Greeley City Council Agenda

Regular Meeting

Tuesday, September 16, 2025 at 6:00 PM

City Council Chambers at City Center South 1001 11th Avenue, Greeley, CO 80631
Zoom: https://greeleygov.zoom.us/j/82030995929

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. Any comments received prior to 12 p.m. on the day of the meeting, will be sent to Council and published in the agenda packet post meeting.

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, September 16, 2025 at 6:00 PM

City Council Chambers at City Center South 1001 11th Avenue, Greeley, CO 80631
Zoom: https://greeleygov.zoom.us/j/82030995929

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

    Weld County Board of County Commissioners Present Certificate

    Gold Star Mothers/Families Day Proclamation

    Suicide Awareness and Prevention Month Proclamation

    Hispanic Heritage Month Proclamation

    National Constitution Week Proclamation

    National Preparedness Month Proclamation

    National Public Lands Day

    What's Great about Greeley Report?

6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

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

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

9. Motion to approve the City Council Meeting Proceedings of August 19, 2025, and City Council Work Session Proceedings of August 26, 2025

10. Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles

11. Resolution supporting the application of a grant to the State Board of the Great Outdoors Colorado Trust Fund for Arroyos del Sol Natural Area trailhead improvements

12. Introduction and first reading of an ordinance establishing Local Improvement District No. 9510101 for the oversizing of Non-Potable irrigation infrastructure in Weld County, Colorado; determination of lots and lands to be included within Local Improvement District 9510101; setting forth the property to be included and names of the apparent owners property to be included (Lake Bluff Non-Potable Irrigation Pump Station)

End of Consent Agenda

13. Pulled Consent Agenda Items

14. Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located east of Weld County Road 17 and north of Weld County Road 60 and west of State Highway 257, into the City of Greeley. The subject site consists of 219.221 acres, known as the Schmerge Annexation (ANX2025-0002).

15. Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located east of 131st Ave and north of US Highway 34 and west of State Highway 257, into the City of Greeley. The subject site consists of 73.319 acres, known as the Kinnison Annexation (ANX2025-0003).

16. Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) zoning for property located generally north of US Highway 34 and east of Weld County Road 17, comprised of approximately 833.786 acres known as the Cascadia PUD (PUD2025-0003).

17. Appointments to Boards and Commissions - Commission on Disabilities, Human Relations Commission, Museum Board and Planning Commission

18. 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

19. Scheduling of Meetings, Other Events

20. Adjournment

Council Agenda Summary

Title:
Recognitions and Proclamations

Summary:
The Weld County Board of County Commissioners will present a certificate.

Mayor Gates will present the following proclamations:

- Gold Star Mothers/Families Day
- Suicide Awareness and Prevention Month
- Hispanic Heritage Month
- National Constitution Week
- National Preparedness Month
- National Public Lands Day

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

Attachments:
Gold Star Mothers/Families Day Proclamation
Suicide Awareness and Prevention Month Proclamation
Hispanic Heritage Month Proclamation
National Constitution Week Proclamation
National Preparedness Month Proclamation
National Public Lands Day Proclamation
Item 5 – Presentation

Gold Star Mother/Families Day

WHEREAS, a 1936 joint U.S. Congressional Resolution established Gold Star Mother's Day to be on the last Sunday of September each year; and

WHEREAS, recent amendments have changed the name to include the families of Gold Star Parents; and

WHEREAS, members of the Weld County Veterans Memorial led by Don Feldhaus over a two-year time frame researched and identified 228 Weld County Military Soldiers as Killed in Action (KIA's) from 1898 to present time; and

WHEREAS, Greeley resident Don Feldhaus a Gold Star family member of Vietnam KIA Spec 4 Thomas v. Feldhaus has tirelessly worked the past few years to create greater public awareness of Gold Star families; and

Whereas, most public programs that recognize U.S. Military Veterans and current service members (such as Memorial Day, Veterans Day, Armed Forces Day, etc.) seldom include acknowledgements of Gold Star Families by asking them to stand with Veteran's to honor their KIA family member; and

Whereas, Stoddard Funeral Home/Sunset Memorial Gardens of Greeley has organized a program to promote a greater awareness of Gold Star Mother/Families Day on September 28, 2025.

NOW, THEREFORE, I, John Gates, by virtue of authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim September 28, 2025, as ***Gold Star Mother/Families Day*** in Greeley, a day to remember, honor, and promote awareness of our local KIA families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 16th Day of September 2025.

_____

John Gates
Mayor

Suicide Awareness and Prevention Month

WHEREAS, suicide can affect anyone, regardless of age, gender, race, orientation, income level, or background; and

WHEREAS, over 49,000 deaths annually are attributed to suicide; with suicide rates in Colorado ranking 6th nationally, and 67 Weld County lives lost to suicide in 2024; and

WHEREAS, through the collaborative efforts of North Range Behavioral Health, Suicide Education and Support Services (SESS), Imagine Zero of Weld County, and others, support is available; and

WHEREAS, September is recognized as National Suicide Awareness and Prevention Month with the goal of challenging stigma around mental health and promoting awareness around suicide prevention; and

WHEREAS, helping others feel seen, valued, and supported is one of the most important things we can do to prevent suicide. We encourage all residents to learn how to talk about mental health, become familiar with national and local suicide prevention resources, and check in on your family, friends, and neighbors.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim September 2025 as ***Suicide Awareness and Prevention*** **Month** and call upon the citizens, government agencies, public and private institutions, businesses, and schools to recommit our community to increasing awareness and understanding of behavioral health, and the need for appropriate and accessible services for all citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 16th day of September 2025.

_____

John Gates, Mayor

Hispanic Heritage Month

WHEREAS, the City of Greeley is a community enriched by the variety of the ethnicities of the residents who call Greeley home; and

WHEREAS, residents who identify as Hispanic comprise nearly 40% of its residents; and

WHEREAS, the City of Greeley City Council benefits from the service of several of its Hispanic residents as employees, volunteers, representatives of City boards and commissions, and as members of City Council; and

WHEREAS, the roots of Hispanic Heritage Month go back to 1968 by recognizing the contributions made and the important presence, heritage and culture of Hispanic and Latino Americans to the United States; and

WHEREAS, the term Hispanic or Latino refers to Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race; and

WHEREAS, Dia De Los Muertos is a significant holiday to this community that follows Hispanic Heritage month.

NOW THEREFORE, I, John Gates, Mayor, of the City of Greeley, Colorado, do hereby proclaim September as ***Hispanic Heritage Month*** and encourage all community members to join in celebratory events this month and throughout the year in recognition of the contributions of this important culture within our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 16th day of September 2025.

_____
John Gates, Mayor

National Constitution Week

WHEREAS, September 17, 2025, marks the 238th anniversary of the drafting of the Constitution of the United States of America by the constitutional convention; and

WHEREAS, September 17, 1787, a newly created national Constitution was signed – a document that laid the foundations for a democratic society, establishing a federal government of the people, by the people and for the people; and

WHEREAS, the Constitution of the cornerstone of the American Republic, the document which has come to symbolize our national ideals of freedom, justice, and equal opportunity and hope; and

WHEREAS, September 17, 2025, Americans everywhere will join to honor both the signing of the Constitution and the free society which it helped create; and

Whereas, Public Law No. 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week; and

Whereas, citizens are encouraged to learn more about their system of government and to pay tribute to the document that produced a way of life envied the world over.

NOW, THEREFORE, I, John Gates, by virtue of authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim the week of September 17 through the 23, 2025, as ***National Constitution Week*** in the City of Greeley, and urge all citizens to recommit themselves to the values of freedom, justice, and equality for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 16th day of September 2025.

_____

John Gates, Mayor

National Preparedness Month

WHEREAS, during National Preparedness Month, we recommit to empowering every household in our community to act because Preparedness Starts at Home; and

WHEREAS, the City of Greeley continues to take historic steps to strengthen our community resilience, most recently by establishing a stand-alone Office of Emergency Management to lead mitigation, preparedness, response, and recovery efforts; and

WHEREAS, the City of Greeley has faced the impacts of extreme weather—heatwaves, hailstorms, and flash floods—that have disrupted lives, damaged infrastructure, and tested our emergency systems; and

WHEREAS, these events remind us that preparedness is not just a government responsibility, it's a shared commitment that begins with each of us, in our homes, schools, and neighborhoods; and

WHEREAS, starts with knowing your risks, making a plan, building an emergency kit, and staying informed. That's why we're encouraging every Greeley community member to visit www.greeleyco.gov to learn how to prepare for emergencies—from tornados to winter storms; and

WHEREAS, we recommit to building a culture of preparedness one household, one neighborhood, one city at a time. Together, we can ensure that the City of Greeley is ready for whatever challenges lie ahead.

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim September 2025, as ***National Preparedness Month*** in the City of Greeley and urge all community members to take proactive steps to protect themselves, their families, and their community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 16th Day of September 2025.

_____

John Gates, Mayor

Recognizing National Public Lands Day

WHEREAS, National Public Lands Day fosters a strong connection between people and nature; and

WHEREAS, the City's natural areas, parks, and other natural spaces are recognized for their significant positive impacts to Greeley residents' quality of life; and

WHEREAS, the City of Greeley encourages all residents to join in the care and celebration of our public lands; and

WHEREAS, 2025 marks the 32nd annual National Public Lands Day celebration.

NOW THEREFORE, I, John Gates, Mayor of the City of Greeley, Colorado, do hereby proclaim September 16, 2025, as ***National Public Lands Day*** in the City of Greeley, and encourage all residents to engage in the celebration and stewardship of Greeley's natural areas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 16th day of September 2025.

_____
John Gates, Mayor

City of Greeley Colorado

greeleygov.com

City Council Meeting

September 16, 2025

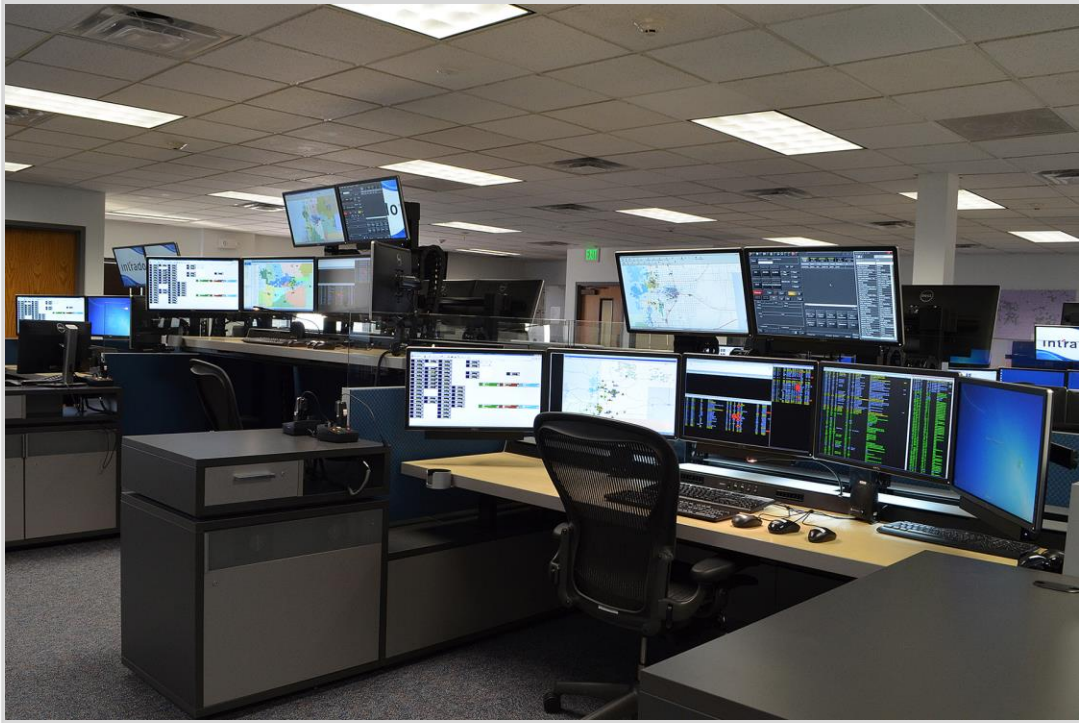
In all ways, we will transmit this City not only, not less, but greater and more beautiful than it was transmitted to us.
- Athenian Oath

BizWest 2025 Women of Distinction Awards Honor Five Local Leaders

- Terri Pappas – Outstanding Mentor
- Erin Brady – Real Estate
- Deana Lemos-Garcia – Business/Business Services
- Brittany Smith – Emerging Leader
- Keiko Krahnke - Education

Weld County Regional Communications Center an Accredited Center of Excellence

- Fifth consecutive ACE award since 2013 by the International Academies of Emergency Dispatch.



Weld County Human Services Wins Distinguished Performance Award from Colorado Department of Human Services

- This marks the county's third time receiving the award.
- C-Stat Distinguished Performance award given to counties that meet or exceed 75% of monthly performance goals.

City of Greeley Colorado

Greeley West's, Kaitlyn Fenton, Elected FFA State Sentinel

- FFA – Future Farmers of America
- Youth organization prepares members for leadership, personal growth and career success through agricultural education.

Tointon Academy of Pre-Engineering Recognized as a Distinguished Program

- Recognized by Project Lead the Way
- Program celebrates schools fostering engagement, achievement and a love for STEM learning.
- STEM – Science, technology, engineering and mathematics.

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.

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.

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	Staff will schedule for a later date.	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	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. At the June 10 WS council requested staff to pause construction to ensure Lincoln Park compliments future vision for Greeley's Downtown Civic Campus.	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	DTA was awarded the contract and that process has now started. The consultant is working on completing the study which is tentatively planned for September.	Allena Portis/Robert Miller
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	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. A more detailed update regarding Code Compliance progress was provided in the August 29 weekly update. A follow-up worksession will be scheduled this winter.	Kelli Johnson/Buxton Demers
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 Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.	Brian McBroom
3-2025	DeBoutez	**Public Art Program**	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.	This is scheduled for the October 14 WS.	Diana Frick
4-2025	Butler	**Civic Campus Funding**	4/15/2025 Council Meeting	Requested staff to bring back funding plan options that does not require the funding to go to voters.	Staff will return with a presentation including the Financial Model at the Aug 26 WS. Staff will come to Council with the Plan of finance at a work session late fall Oct/Nov timeframe.	Allena Portis

5-2025	Hall	**Contracts**	April 22,2025 Work Session	Staff to send a descriptive memo or schedule a work session regarding all contract policies and options that were discussed at a previous meeting.	Stacey will provide a memo to council regarding the policies regarding contracts. A presentation is scheduled for the August 12 WS. Staff will return to Council at the Sept 23 work session	Stacey Aurzada/Allena Portis
07-2025	Butler	**Quiet Zones**	May 6, 2025 Council Meeting	Update at a future work session quiet zone projects.	Memo will be sent to Council.	Public Works
11-2025	McDonald	**Contractor Licensing**	Council Meeting	Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	Staff will be scheduling a work session.	Brian McBroom

Council Agenda Summary

September 16, 2025
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Meeting Proceedings of August 19, 2025, and City Council Work Session Proceedings of August 26, 2025

Summary:

The regular meetings of the City Council were held in City Council Chambers on August 19, 2025. The work session of the City Council was held in City Council Chambers on August 26, 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.

Legal Issues:

None.

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

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

Council's Recommended Action:

Approve the motion.

Attachments:

1. 08.19.2025 Regular Meeting Draft Proceedings
2. 8.26.2025 Work Session Draft Proceedings

City of Greeley, Colorado
City Council Meeting Proceedings
August 19, 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 Johnny Olson
   Councilmember Melissa McDonald
   Mayor John Gates

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

5. **Recognitions and Proclamation**
   Mayor Gates recognized Nathan Mosley, the new Budget and Policy Director for the City of Greeley.

   Councilmember DeBoutez presented “What’s Great about Greeley?” report at 6:02 p.m.

6. **Citizen Input**
   1. Bill Gillard spoke about the timing of the Cascadia project and mortgaging public parks without a vote of the people.
   2. Steve Teets questioned how the project would bring housing for all and concern about potential budget cuts to services.
   3. Sandy Cummings spoke about the financial risk if the West Greeley project doesn't generate promised revenue.
   4. Tom Donkle thanked council for their leadership and managing Greeley's growth.
   5. Pam Bricker spoke against the Cascadia project.

6. Bernie Kendall spoke about not honoring the petition signed by 9,000 residents asking for a vote on the Cascadia project.
7. Mary Metzger spoke about mortgaging 46 public buildings and revenues going to Windsor and Severance schools.
8. Mary Monahan spoke against council's fiscal decisions regarding the project, securing COPs and paying interest, while not allowing a vote.
9. Rhonda Sizemore spoke about the educational implications of the project and the developer's past actions regarding school bonds in Windsor.
10. Lisa Denke stated that she was a volunteer circulator and not paid.
11. Morgan Nudelman spoke that the project created division in the community and the financial risk would fall entirely on the city.
12. Rachel Burdan spoke to stop the project and allow voters to consider alternatives such as selling a parcel to the developer for a hockey rink.
13. Connie Garcia questioned how the council could spend $1.1 billion without input from citizens.
14. Kathy Ensz stated the project was an irresponsible move.
15. Antonio Molina-Haro asked who the project was for and that middle income earners could not afford to use it.
16. Brad Inhulsen, speaking virtually, thanked the council for their time and effort on the project.
17. Joel Patterson questioned whether the city was paying the developer to build his own arena.

7. Reports from Mayor and Councilmembers

Councilmember McDonald attended the opening of the Mike Lee 9 at Boomerang, a new 9-hole golf course for beginners and children. She also addressed the petition numbers regarding the Cascadia project, noting that 5,538 valid signatures represented only 7% of registered voters in Greeley.

8. Initiatives from Mayor and Councilmembers

Councilmember McDonald requested a work session to discuss changing the city code for contractor licensing in Greeley. Currently only plumbers and electricians were licensed and wanted higher standards for roofing replacement. She noted that after a storm, residents could be targeted by "fly-by-night" contractors.

Councilmember Butler supported the initiative, noting it was an important consumer protection measure, mentioning that Evans and other municipalities already have such ordinances.

The council reached consensus to move forward with the initiative.

Consent Agenda

9. **Motion to approve the City Council Meeting Proceedings of July 15, 2025, and City Council Work Session Proceedings of July 22, 2025**

10. **Resolution of the City Council of the City of Greeley, Colorado approving a Change Order with Wright Express Financial Services (WEX) (Change Order #1)**

11. **Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 9th & 10th Street Mobility Improvements**

12. **Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 35th Avenue Adaptive Signal**

13. **Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 11th Avenue & 26th Street pedestrian safety improvements**

14. **Resolution supporting the application of a grant to the State Board of the Great Outdoors Colorado Trust Fund for Generation Wild of Greeley**

15. **Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series**

16. **Introduction and first reading ordinance 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)**

17. **Introduction and first reading ordinance 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)**

18. **Introduction and first reading ordinance to consider a request for annexation of approximately 84.40 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 3 (ANX2024-0003)**

19. **Introduction and first reading ordinance 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)**

End of Consent Agenda

Councilmember DeBoutez requested that Item 13 be pulled from the consent agenda. Councilmember Butler requested that Item 15 be pulled from the consent agenda.

Councilmember Butler moved to approve Consent Agenda Items 9-12, 14, and 16-19. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:00 p.m.

20. Pulled Consent Agenda Items

Item #13 - Resolution authorizing the City to Enter into an Intergovernmental Agreement with the Colorado Department of Transportation for the 11th Avenue & 26th Street pedestrian safety improvements

Councilmember DeBoutez asked about the intersection of Highway 34 and 11th Avenue, located two blocks south of the project area. She was concerned about pedestrian safety Managing Director Paul Trombino explained that the City has been working on that intersection since 2022 but hasn't been successful in finding a solution addressing CDOT's concerns about traffic movements. He confirmed they would continue seeking alternatives for the 11th and 34 intersection.

Councilmember DeBoutez moved to adopt the resolution as presented. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:03 p.m.

Item #15 - Resolution authorizing the addition of property to the property pool for the Certificate of Participation 2025 Series

Councilmember Butler asked about the purpose of the resolution. Chief Financial Officer Allena Portis explained that Ordinance 15-2025 required council approval by resolution to add additional property to the property pool for certificates of participation. During due diligence for the first issuance, they discovered that the City Center North parcel was already included as collateral for 2016 COPs that funded City Center South.

Since they couldn't use that property, they needed to add the Union Colony Civic Center (valued at approximately $27 million) to the property pool to enable issuance of the full $115 million. City Center North building was valued at $6 million, and although the property pool would now be valued at $138 million, they would only use $115 million.

Councilmember DeBoutez asked whether there were deed restrictions on the Union Colony Civic Center, given its history of private funding. City Attorney Stacey Aurzada confirmed there were no deed restrictions, and the property was owned by the City.

Councilmember Butler moved to adopt the resolution as presented. Councilmember Payton seconded the motion. The motion passed 5-2 at 7:07 p.m. with Councilmembers Butler and DeBoutez voting "nay".

21. **Public hearing and second reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, West Greeley project area General Improvement District (GID) and other details relating thereto (Residential West Greeley GID)**
Community Development Director Brian McBroom introduced the item at 7:08 p.m. and noted that the presentation would cover both Items 21 and 22.

Mr. McBroom explained that GIDs are local taxing entities that fund regional infrastructure projects, benefiting a specific region rather than the entire city. This localizes costs to the areas directly benefiting from the infrastructure. GIDs can finance improvements through general obligation bonds, revenue bonds, or COPs, and typically generate revenue through property taxes and special assessments.

Mr. McBroom clarified that the establishing ordinances themselves do not establish mill levies or authorize debt issuance. He noted that should the ordinances pass, the first GID board meetings would occur in two weeks on September 2, where ballot language for possible TABOR elections would be considered. An impact fee study was also underway. The long-term goal is to enable a first round of GID funding in 2026.

Councilmember Butler asked about the GID board meeting agenda for September 2, 2025, and inquired about the debt repayment process. Mr. McBroom explained that the September meeting would include housekeeping items like bylaws and establishing officers, along with ballot language for the TABOR election. He clarified that the GID debt would not be a City obligation and would not appear on financial statements.

Councilmember DeBoutez questioned the process, noting that normally zoning would be established before creating special districts. She expressed concern about "leapfrogging" development toward the western boundary, approving a special district for property that had not yet gone through planning commission review. Mr. McBroom acknowledged her concern but noted that another property in West Greeley, including the Delantero development, would benefit from the GID infrastructure.

Councilmember Olson asked who would vote on the GID. Mr. McBroom confirmed that only the two property owners (one in each GID) would vote on the TABOR elections in November.

Mayor Gates opened the public hearing at 7:26 p.m.

1. Steve Teets asked about points discussed during the 2018 Imagine Greeley meetings, emphasizing that priorities at the time were affordable housing, improved transportation, and repairing infrastructure. He questioned the financial

feasibility of taking on new projects when existing infrastructure remained unresolved.

2. Connie Garcia asked about the TABOR vote, asking whether it would be a citywide ballot question. City Attorney Stacey Aurzada explained that only the property owners located within the General Improvement District (GID) boundaries would vote on the GID-related ballot measures. The voting process was limited to just two property owners, one for each GID area, based on their inclusion in the district.
3. Joel Patterson asked about financial implications and if GIDs fail to meet their financial obligations what would that mean for local taxpayers.
4. Morgan Nudelman asked why only the property owner was allowed to vote.

With no further speakers, the public hearing closed at 7:40 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 5-2 at 7:40 p.m. with Councilmembers Butler and DeBoutez voting "nay".

22. Public hearing and second reading ordinance of the City of Greeley, Colorado establishing the City of Greeley, Commercial General Improvement District (GID) and other details relating thereto)

Councilmember DeBoutez asked whether the commercial development in this area would align with the City's entryway plan. Mr. McBroom noted that while the 2018 Imagine Greeley comprehensive plan discussed entryway features conceptually, there weren't specific features included in the plan. He stated there was a strong belief that the Catalyst project will serve as an excellent gateway into Greeley, and that the interchange at County Road 17 would include entry features and signage.

Mayor Gates opened the public hearing at 7:43 p.m.
With no speakers, the public hearing closed at 7:44 p.m.

Councilmember Payton moved to adopt the ordinance and publish with reference to title only. Councilmember McDonald seconded the motion. The motion passed 5-2 at 7:44 p.m. with Councilmembers Butler and DeBoutez voting "nay".

23. Appointments to Boards and Commissions - Citizen Budget Advisory Committee, Construction Trades Advisory and Appeals Board, Human Relations Commission, Museum Board, Planning Commission and Stormwater Board

City Clerk Heidi Leatherwood presented the following appointments:

- Citizen Budget Advisory Committee: Laura Gurney for a 3-year term.
- Construction Trades Advisory and Appeals Board: Jason Mossman, Mark Benjamin, Morgan Kidder each for 3-year terms.

- Human Relations Commission: Sohail Akhavein for a 3-year term.
- Museum Board: Anne Masterson for a 3-year term.
- Planning Commission: Eric Brisco, Louisa Anderson each for 3-year terms.
- Stormwater Board: Paul Henneck for a 3-year term.

24. 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 Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed with a voice vote of 7-0 at 7:45 p.m.

25. Scheduling of Meetings, Other Events

None.

26. Adjournment of

With no further business to come before the Greeley City Council, Mayor Gates adjourned the meeting at 7:46 p.m.

Approved

X _____

John Gates
Mayor

Attest

X _____

Heidi Leatherwood
City Clerk

City of Greeley, Colorado
City Council Work Session Proceedings
August 26, 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 Hall
   Councilmember Brett Payton
   Councilmember Johnny Olson
   Councilmember Melissa McDonald
   Mayor John Gates

4. **Reports from Mayor and Councilmembers**

   Councilmember McDonald attended the Greeley Transitional House fundraiser where they raised over $100,000 for transitional housing for families. She attended the Youth Commission meeting noting how engaged they were while working on an accessibility project.

   Councilmember Butler attended the Rodarte Board meeting and shared that they are planning activities, including a Thanksgiving turkey giveaway and meal, Christmas events, and a new community garden.

5. **Culture, Parks, and Recreation Comprehensive Plan**
   Director of Culture, Parks, and Recreation Diana Frick began the presentation at 6:03 p.m.

   Ms. Frick introduced Deputy Director Jill Krantz, Berry Dunn Parks and Recreation Director Nikki Ginger and Practice Lead & Senior Manager Jason Genck. Ms. Frick emphasized CPRD's significant impact on residents' lives through parks, culture, and recreation, and stressed the importance of addressing community needs as Greeley grows. She outlined the presentation's roadmap: the plan's significance, service gaps, growth implications, community engagement findings, strategic themes, and council recommendations.

   Deputy Director Jill Krantz discussed Greeley's foundation, noting extensive facilities such as parks, museums, and golf courses. She highlighted the unequal access, particularly in southeast Greeley, and underscored the importance of maintaining

existing parks and facilities alongside new development. Ms. Krantz pointed out that while Greeley meets the National Recreation and Park Association (NRPA) benchmarking standards in terms of acreage, certain areas like southeast Greeley have gaps in services. She mentioned the community's interest in modernizing facilities to stay relevant and sustainable, given that Greeley's population is projected to exceed 150,000 by 2045.

Ms. Ginger outlined the community engagement approach, which aimed to gather as much feedback as possible through events like the farmers market, focus groups, and online platforms. She explained that they consulted community members on their investment priorities, highlighting areas such as festivals, adult fitness, nature programs, and recreational facilities like splash pads and indoor spaces. Ms. Ginger revealed that nature areas and trails consistently rank as top priorities, which aligns with trends observed nationwide. The engagement process included statistically valid surveys to gauge community preferences and needs.

Mr. Genck shared insights from cultural and sports assessments, noting a high demand for sports fields. He pointed out that adult soccer demand is particularly strong, with limited access to fields. Mr. Genck also emphasized investment in culture and arts to maintain community engagement and connectivity through events.

Ms. Frick presented short, medium, and long-term recommendations, stating the challenges faced, such as staffing levels, deferred maintenance, outdated facilities, and rising expenses. She introduced five strategic themes for the department:

- improving maintenance and safety,
- activating community spaces,
- expanding access and equity,
- creating dynamic destinations, and
- ensuring financial resilience.

Councilmember McDonald thanked staff for efforts to maintain the parks, noting projects like the cornhole setup at Farr Park and the conversion of Sherwood tennis courts into pickleball courts as positive developments.

Councilmember Olson emphasized the need for sports field investments highlighting missed opportunities to attract major sports events and hosting large-scale tournaments.

Mayor Gates confirmed council support for the plan, with Councilmember Butler advocating for quicker turnaround in implementing the recommendations.

Mayor Gates thanked staff and the consultants for the information.

6. **Budget Update – Capital Improvement Plan (CIP)**
Director of Budget and Policy Nathan Mosley introduced the item at 6:55 p.m.

Mr. Mosley explained that the purpose of the item was to present an overview of the recommended capital improvement plan for the 2026 budget. He noted that the City develops a 5-year CIP plan annually, approving only the first year (2026) while

planning through 2030. The main funding sources were dedicated sales tax, utility rate revenues, and development impact fees.

Mr. Mosley stated the 2026 plan included new revenue projections that were significantly reduced due to a decline in development. He reviewed the July 8, 2025, CIP Prioritization Work Session results where consensus on priority projects such as the Downtown Civic Campus, Greeley-Weld Airport, public maintenance campus, Island Grove master plan, and critical asset replacement and maintenance were decided.

Ms. Myers presented key projects according to fund. She began with the Food Tax Fund, which included an annual capital maintenance budget of $5.5 million, $11 million allocated for the Greeley-Weld Airport, a $1.5 million critical replacement at the FunPlex, and a food tax rebate for income-qualifying households.

Under the “Quality of Life” fund, $30 million was dedicated to MERGE, a railway quiet zone intersection, event center roof replacement, Poudre River restoration phase 3 design, and the Island Grove master plan. Unfunded CPRD projects for 2026 that have been deferred amount to $115 million for the food tax and $514 million for quality of life over ten years.

The Transportation Fund include $20 million annually for pavement rehab under the “Keep Greeley Moving” initiative, along with several grant-funded projects. Key investments for Utilities (water, sewer, stormwater) were the Bellevue Pipeline Gold Hill segment, 23rd Avenue reservoirs replacement, and Milton Seaman reservoir maintenance.

Culture Parks and Recreation Department (CPRD) Development Fund included a plan for Calabaza Park in 2026, a focus on trail development in priority sections, and an Island Grove access control project. The total capital budget for 2026 is $185 million, with the full five-year plan approaching $958 million.

Mayor Pro Tem Hall and other council members raised concerns about deferred maintenance. Mayor Pro Tem Hall highlighted the importance of addressing deferred maintenance and compared it to his experience in real estate investment, emphasizing the necessity of maintaining what exists before acquiring or building new assets. He questioned the sufficiency of the $5 million allocated for annual capital maintenance, with concerns doubts about deferred maintenance. In response, Ms. Myers explained the efforts underway to develop a more comprehensive asset management system, aligning with future budget processes to ensure maintenance priorities are duly addressed.

Mayor Pro Tem Hall suggested that council should have more involvement in the mid-year adjustments when new priorities are assigned. City Manager Raymond Lee acknowledged concerns and mentioned that further council involvement in the CIP changes could be considered.

Councilmember Olson asked for quarterly updates on CIP progress. He had concern about projects being delayed for years and the impact on constituents who expect timely completion based on original projections. He also mentioned that deferred

maintenance creates a financial burden if not addressed promptly, as repairs might escalate into costly replacements.

Councilmember Butler asked about the Poudre River Ranch stormwater project. He questioned the timeline for reevaluating these projects, particularly identifying potential cost savings or opportunities for reallocating funds, especially for those facing delays. Additionally, he desired adjustments to the city's budget if major projects remain stalled due to surveys or permits, questioning when these funds would be reallocated or redirected to other urgent stormwater projects. Ms. Myers noted the complexity of fund management and assured a continuous review process to identify potential reallocation opportunities over time as project statuses become clearer.

Councilmember DeBoutez asked about public art, seeking details on the 1% public art policy application to water and sewer projects. She inquired whether all eligible projects contribute and queried the adequacy of allocations, highlighting potential gaps in capture and utilization of all available funding avenues. Ms. Myers clarified that while generally applicable to new construction, some constraints exist concerning grant-funded projects, affecting the full capture of art allocations.

Councilmember DeBoutez asked to reassess development fees, such as Greeley's growth with developments like Westgate, Union Colony, Hope Springs, and Star Rise. She questioned if current fees inadequately supported critical infrastructure, especially fire facilities needed for expanding areas. Ms. Myers acknowledged ongoing evaluations and underscored the importance of aligning infrastructure planning with growth demands, while ensuring fee structures sufficiently address future service needs.

Mr. Mosley outlined the next steps, providing a timeline for the budget process. He indicated that the council would receive the proposed 2026 budget on September 5, with anticipation of adoption by October 21.

Mayor Gates thanked staff for the information.

7. **Scheduling of Meetings, Other Events**
None.

8. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 9:00 p.m.

Approved

X

John Gates
Mayor

Attest

X

Heidi Leatherwood
City Clerk

Council Agenda Summary

September 16, 2025
Key Staff Contact: Blair Snow, Chief Operating Officer

Title:

Resolution approving an agreement as to the Principal and Primary Terms for Lease Agreement with the Colorado Eagles

Summary:

This item seeks City Council approval of the Principal and Primary Terms for the lease agreement with the Colorado Eagles. Section 6 of the Pre-Development Services and Financing Agreement entered into by the City and Trollco, Inc. (doing business as The Water Valley Company) limits the release of funds for pre-development activities until the parties reach agreement on the principal and primary terms for the arena lease agreement with the Colorado Eagles.

The principal and primary terms include such things as a 40-year lease term; a per-game rent to be paid by the Colorado Eagles for use of the arena; and revenue-sharing provisions related to food and beverage sales, sponsorships, and naming rights. When incorporated into the final agreement, these terms preserve the City's long-term interests in the facility and formalize a partnership intended to promote economic development and community benefit through professional hockey in Greeley.

The parties are in the process of negotiating a comprehensive agreement for the use of the arena by the Eagles, and this agreement will be presented to Council after design work for the arena has been completed.

At the September 2, 2025, council meeting, council voted to table the item until September 16, 2025, so there can be further review and discussion at a future work session regarding the terms of the agreement. At the September 9, 2025, work session, staff presented information on the Colorado Eagles lease terms.

Fiscal Impact:

The agreement as to the principal and primary terms of the agreement with the Colorado Eagles will allow funds to be released as provided in the Pre-Development Services Agreement.

Legal Issues:

None.

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. 57, 2025 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 57, 2025

A RESOLUTION APPROVING AN AGREEMENT AS TO THE PRINCIPAL AND PRIMARY TERMS FOR A LEASE AGREEMENT WITH THE COLORADO EAGLES

WHEREAS, the City of Greeley is a home rule municipality and political subdivision of the State of Colorado organized and existing under its home rule charter pursuant to Article XX of the Constitution of the State; and

WHEREAS, the City entered into a Pre-Development Services Agreement ("PDSA") with Trollco, Inc. d/b/a The Water Valley Company on April 15, 2025 which relates to a public development project located on land owned by Greeley located West of Highway 257 and east of County Road 17 in Weld County, Colorado (the "Project"); and

WHEREAS, as provided in the PDSA the Project will include an arena ("Arena") and youth hockey facility ("Ice Center") among other facilities; and

WHEREAS, the PDSA set forth terms for which the Colorado Eagles will enter into a long-term agreement ("Lease") with Greeley to be the anchor tenant at the Arena; and

WHEREAS, the obligation of Greeley to consider ordinances authorizing the construction of the Project is contingent upon, among other things, the execution of a Lease providing for the use of the Arena and Ice Center by the Colorado Eagles; and

WHEREAS, the Colorado Eagles organization was a signatory to the PDSA evidencing agreement with the terms set forth therein; and

WHEREAS, the City and the Colorado Eagles are actively negotiating a Lease to be finalized prior to construction of the Project; and

WHEREAS, the Parties wish to set forth their agreement as to the principal and primary terms of the Lease to satisfy conditions contained in the PDSA related to the release of funds for pre-development activities; and

WHEREAS, the City Council finds that entering into this agreement setting forth the principal and primary terms of the Lease with the Eagles advances the City's goals for public-private partnerships, economic development, and community recreation.

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

Section 1. The City Council hereby approves the Agreement as to Principal and Primary Terms for a Lease Agreement with the Colorado Eagles attached hereto and incorporated herein as Exhibit A.

Section 2. The City Manager, City Attorney and Chief Financial Officer are hereby authorized to execute the agreement.

Section 3. The City Manager and the City Attorney may make changes to this agreement prior to execution provided that the substance of the agreement remains unchanged.

Section 4. 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**

AGREEMENT AS TO PRINCIPAL AND PRIMARY TERMS FOR LEASE AGREEMENT WITH THE COLORADO EAGLES

THIS AGREEMENT ("Agreement") made this ___ day of _____, 2025 (the "Effective Date"), by and between the City of Greeley ("Greeley") and Soaring Sports Group, LLC d/b/a the Colorado Eagles ("SSG"). Greeley and SSG are collectively referred to in this Agreement as "the Parties."

RECITALS

WHEREAS, Greeley is a home rule municipality and political subdivision of the State of Colorado organized and existing under its home rule charter pursuant to Article XX of the Constitution of the State; and

WHEREAS, the City entered into a Pre-Development Services Agreement ("PDSA") with Trollco, Inc. d/b/a The Water Valley Company ("Fee Developer") on April 15, 2025 which relates to a public development project located on land owned by Greeley located West of Highway 257 and east of County Road 17 in Weld County, Colorado (the "Project"); and

WHEREAS, as provided in the PDSA the Project will include an arena ("Arena") and youth hockey facility ("Ice Center") among other facilities; and

WHEREAS, Larimer County Sports, LLC ("LCS") was granted an American Hockey League ("AHL") franchise to operate a professional hockey team known as the Colorado Eagles;

WHEREAS, the PDSA set forth terms for which the Colorado Eagles will enter into a long-term agreement styled as a lease, license or use agreement ("Lease") with Greeley to be the anchor tenant at the Arena; and

WHEREAS, on April 16, 2025, LCS changed their name to SSG by submission of Articles of Amendment to the Colorado Secretary of State; and

WHEREAS, SSG holds the franchise to operate the Colorado Eagles; and

WHEREAS, as detailed in the PDSA the Project will be constructed using bonds that are issued by a conduit borrower; and

WHEREAS, through a competitive procurement process, Greeley has selected Provident Resources Group ("Provident") to be the conduit borrower; and

WHEREAS, Greeley will issue a ground lease to Provident and Provident will be the owner and operator of the facilities including the Arena and Ice Center during the term of the bond indebtedness; and

WHEREAS, the Arena is scheduled to open on or before July 1, 2028; and

WHEREAS, SSG acknowledges and agrees that the success of the Project is dependent upon the execution of a long-term agreement between SSG, Greeley and Provident providing for the use of the Arena and Ice Center by the Colorado Eagles; and

WHEREAS, the obligation of Greeley to consider ordinances authorizing the construction of the Project is contingent upon, among other things, the execution of a Lease providing for the use of the Arena and Ice Center by the Colorado Eagles; and

WHEREAS, the Parties are actively negotiating a Lease to be finalized prior to construction of the Project; and

WHEREAS, the PDSA provided that the agreement as to the primary and principal terms for the Lease is a condition precedent for the release of funds in excess of $11,500,000 for the Project; and

NOW THEREFORE in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the parties hereby set forth their agreements below.

A. Incorporation of Recitals. The Recitals set forth above are incorporated into this Agreement.

B. Incorporation of PDSA terms. The terms of the PDSA relating to the Lease and terms thereof are incorporated herein by this reference as if fully set forth herein. If there is a conflict between the terms in the PDSA and the terms set forth in this Agreement, this Agreement terms shall control.

C. Incorporation of proforma. The parties have agreed to the proforma attached hereto as Exhibit A and it is incorporated herein by this reference.

D. Termination upon execution of Lease. The parties acknowledge and agree that this Agreement is intended solely as a summary of certain principal terms of the proposed transaction and is not intended to be, and does not constitute, a complete or exhaustive listing of all terms and conditions applicable to the transaction. All terms, conditions, covenants, representations, warranties and other provisions relating to the proposed transaction will be set forth in the Lease to be negotiated, agreed upon and executed by the parties. This Agreement shall inform the Parties negotiation of the Lease and shall terminate upon execution of the Lease.

E. Principal and Primary Terms for Lease Agreement. The Parties agree to the following principal and primary terms for the Lease regarding the use of the Arena and Ice Center by SSG.

1. Term. The term of the Lease shall be 40 years beginning August 1, 2028 or the date the Certificate of Occupancy on the Arena is issued, whichever first occurs, and shall expire July 31, 2068, unless sooner terminated as provided for in the Lease.

2. Termination. SSG shall have the option to terminate the Lease if any of the following conditions occur: (a) the Colorado Eagles' affiliation agreement with an NHL Affiliate ("Affiliation Agreement") is terminated for any reason other than a material breach by SSG and neither SSG nor its successors or assigns, nor an entity controlling, controlled by, or under common control with SSG, nor an entity controlled directly or indirectly by Martin Lind or Water Valley Company, enters into a new affiliation agreement with the NHL Affiliate or a replacement NHL

franchise team, within one hundred eighty (180) days following the effective date of such termination of the Affiliation Agreement; (b) the AHL goes out of business or is acquired or sold, and in the case of acquisition or sale, such acquisition or sale results in the termination of the AHL franchise agreement with SSG; (c) AHL defaults and/or NHL defaults in its agreement with SSG, and such default has a material adverse impact on SSG's ability to conduct games at the Arena or otherwise perform its obligations under the Lease; and/or (d) a force majeure condition exists that prevents or substantially interferes with a Team Event for a period of sixty (60) consecutive days or more.

3. Scheduling. SSG shall be entitled to use the Arena and Ice Center for games, practices, and training camps as more specifically identified below.

a. Home Games. SSG shall have the exclusive right to use the Arena for all exhibition, pre-season, AHL All-Star games, and regular season home games each season as determined by the AHL. Such use shall generally include exclusive use of the Arena beginning at 10:00 pm the night before each home game and three hours after each home game. However, the Arena operator may in extraordinary cases shorten these hours before or after a home game in order to facilitate other events with at least 30 days' advance notice to SSG.

b. Playoff Games. The Lease shall entitle SSG to use of the Arena for playoff games as determined by the AHL. Such use shall generally include exclusive use of the Arena beginning at 10:00 pm the night before each home game and three hours after each home game. However, the Arena operator may in extraordinary cases shorten these hours in order to facilitate other events with at least 30 days' advance notice to SSG. SSG will have priority in scheduling playoff games in the Arena.

c. Practices. SSG will be entitled to use the Arena and the Ice Center for practices beginning one week before the start of the AHL season through the conclusion of the AHL playoffs. SSG will incur no additional cost to conduct the Practices; provided, however, SSG will be responsible for all incremental, out-of-pocket, hard costs incurred by Greeley in accommodating the Practices (including, without limitation, the cost of personnel, security, utilities, maintenance, ice preparation, cleaning, and other services or supplies required specifically for such Practices and not otherwise provided in connection with standard Venue operations).

d. Training Camps. SSG will be entitled to host training camp in the Arena and Ice Center for up to 20 days per season for no additional cost; provided, however, SSG will be responsible for all incremental, out-of-pocket, hard costs incurred by Greeley in accommodating such Training Camp (including, without limitation, the cost of personnel, security, utilities, maintenance, ice preparation, cleaning, and other services or supplies required specifically for such Training Camp and not otherwise provided in connection with standard Venue operations). Up to 5 days of training camp will be held in the Arena.

e. The process for scheduling dates for use of the Arena and Ice Center will be further addressed in the Lease.

4. Use Costs.

a. The gross usage rate will be on a per game basis and will be scaled based on paid attendance for games.

i. $22,000 for each Eagles Game played in the Facilities Area for which the paid attendance is less than 5,000.

ii. $20,000 for each Eagles Game played in the Facilities Arena for which the paid attendance is 5,000 or greater.

b. The Use Costs shall escalate at a rate of ten percent (10%) upon every fifth anniversary of the term commencement date.

c. Upon advancing to the Division Finals, the team will receive a rebate in the amount of $1/ticket. Upon advancing to the Conference Finals or Finals, the team will receive a rebate in the amount of $2/ticket.

5. Facility Fee. Greeley will receive a facility management fee of $2.50 per ticket sold to each Eagles game, such fee shall be collected from the ticket purchaser and no such fee shall be due in connection with any complimentary tickets issued by SSG.

6. Leased Areas. SSG will be entitled to exclusive use of certain areas within the Arena at all times and on all days. These areas will be determined upon completion of the Arena design but shall generally include those areas identified in Paragraph 21 of Exhibit O to the PDSA.

7. Food and Beverage Revenue. SSG will receive 50% of net food and beverage and catering revenue collected by the Arena operator and/or Provident during all home games.

8. Parking Fees; Parking. Net Parking Income will be allocated between the Parties 70% to Greeley and 30% to SSG as provided in the proforma. Greeley will receive a parking fee in an amount equal to $1.50 per season ticket sold for the applicable season. Greeley and SSG agree to cooperate in connection with the facilitation, coordination, and structure of the model and any fee structure associated with the parking for Eagles games (and related pre-season and exhibition games) at the Arena.

9. Convenience Fee. Greeley will be entitled to impose a per-ticket convenience fee. SSG will be entitled to a 10% share of convenience fees collected by the Arena operator and/or Provident.

10. Naming Rights.

a. Greeley will be entitled to sell naming rights to the Arena and Ice Center. If naming rights are sold for an amount equal to or less than that set forth in the Proforma, Greeley will pay SSG an amount equal to thirty percent (30%) of

the net amounts raised from the sale of naming rights. If naming rights are sold for an amount greater than that set forth in the Proforma, Greeley will pay SSG an additional amount equal to ten percent (10%) of the increment in excess of the sale amount set forth in the Proforma.

b. To partially offset the payments set forth in 10.a. to the team, such naming rights sponsorship will also be backed by the team's inventory, media, and marketing up to a value/amount not to exceed 100% of the amount paid to the team pursuant to paragraph a (based on the rate card used by the team for third party sponsors).

c. SSG will have a right of first refusal to sell all party or game day Suites at a rate equal to a 50% discount of the rate offered to the general public.

11. Pouring Rights, Amenity/Space Naming Rights, and Major Marketing/Sponsorship Categories.

a. SSG will receive 30% of the amounts raised from pouring rights, amenity/space naming rights, and major marketing/sponsorship categories, net of Greeley's expenses.

b. To partially offset the payments set forth in Section 11.a. to the team, the sponsorships for pouring rights, amenity/space naming rights, and major marketing/sponsorship categories will also be backed by the team's inventory, media and marketing up to 100% of the amount paid to the team (based on the rate card used by the team for third party sponsors).

c. Greeley and SSG may choose to collaborate on exclusive advertising deals amongst the parties. The division of the net revenue shall be divided based upon each party's rack rate of assets provided to the client as part of the advertising deal. All exclusive advertising deals must be outlined in writing.

12. Premium and Club Seats. Season tickets will be included as part of the Club Seat offering.

13. Suites.

a. SSG, at no cost to SSG, will receive two large suites for all events held in the Arena. If a non-Eagles event is scheduled for a multi-day run, SSG will be entitled to use the two suites for a maximum of two performances.

b. SSG, at no cost to SSG, will be entitled to use one bunker suite for all Eagles hockey games, NHL exhibition game, and any AHL All-Star game.

c. SSG will be entitled to a 20% commission on single-suite sales and annual suite sales initiated by SSG.

14. Event Tickets and Hospitality.

a. SSG will be authorized to use a hospitality space up to 15 uses per year on all non-Eagles event days. SSG's use shall be at no additional charge, except for staffing, catering and other related operational costs incurred in connection with SSG's use of the hospitality space.

b. SSG will receive complimentary tickets to non-Eagles Arena events up to a maximum of 20 tickets per event.

15. Retail Pro-Shop Operations. SSG will be exclusively authorized to sell team-branded and AHL/NHL merchandise from a permanent store and at kiosks in the Arena. The permanent store will be authorized to also operate in the event plaza. Prior to the inaugural game of the season, Greeley and SSG shall agree upon a merchandising plan for the sale of AHL/NHL merchandise throughout the Term, which will include the number and location of merchandise outlets, and whether any other non-Eagles related operating stores will operate on game days.

16. Other Hockey Revenue.

a. SSG will receive 10% of net event revenue for youth and high school hockey games played inside the Arena.
b. SSG will receive 50% of net event revenue for any college hockey games played in the Arena.
c. Greeley shall have the right to host junior, Olympic, or professional ice hockey in the Arena and Ice Center with the prior approval of SSG, which approval shall not be unreasonably withheld.

17. Other Terms.

a. Provident, at Provident's sole cost, shall cause the Arena to be maintained as provided in the proforma pursuant to plans and specifications agreed upon by Provident and SSG.
b. SSG shall receive complimentary parking passes to all Eagles/hockey events, provided the number of such complimentary passes shall be further addressed in the Lease.
c. SSG shall be entitled to prominent signage on the exterior and interior of the Arena, such signage rights and other signage rights to be addressed in the Lease.

F. Miscellaneous terms.

1. No Waiver of Governmental Immunity. Nothing in this Agreement is intended or shall be construed as a waiver by any of the Municipal Entities of the monetary limitations or any other rights, immunities, and protections to which they are entitled as public entities under applicable law, including, without limitation, under the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq., as exists now or is hereafter amended.

2. No General Multiple-Year Fiscal Obligation or Indebtedness by Greeley. Notwithstanding any provision of this Agreement to the contrary, Greeley's obligations in fiscal years after the fiscal year in which this Agreement is executed shall be expressly contingent on the appropriation by of funds sufficient and intended for such purpose in the fiscal year in which the obligation is incurred. Nothing in this Agreement is intended or shall be construed to constitute a general obligation or other indebtedness, or a multiple fiscal year direct or indirect debt or other financial obligation of the City of Greeley, whether under the Constitution and laws of the State of Colorado or the charter and ordinances of the City of Greeley. The determination of whether funds

have been appropriated in sufficient amounts and intended for the purposes of this Agreement shall be made in Greeley's sole discretion.

3. Amendment and Waiver. This Agreement may only be amended in a writing duly authorized and executed by the Parties. Any waiver of a term, condition, or potential breach of this Agreement must be made in a writing duly authorized and executed by the waiving party or parties.

4. Assignment. Greeley may assign, delegate or transfer its rights and obligations under this Agreement or any resulting agreement upon written notice to SSG, so long as the assignee affirmatively assumes all obligations under the Agreement. SSG may not assign, delegate, transfer, pledge or otherwise convey any of its rights or obligations under this Agreement or any resulting agreement, whether voluntarily or involuntarily, directly indirectly (including by merger, consolidation, sale or transfer of stock or membership interests, change of control or otherwise), without the prior written consent of Greeley which may be granted or withheld in its sole discretion. Any approved assignment shall be effective only if the assignee has executed and delivered to Greely an instrument in form and substance reasonably satisfactory to Greeley by which the assignee expressly assumes and agrees to perform all of SSG's obligations under this Agreement and any resulting agreement. Any attempted assignment in violation of this provision shall be void and of no effect. The provisions of this Agreement are binding on the Parties and their respective successors and permitted assigns.

5. Third-Party Beneficiaries. This Agreement is entered into between the Parties for the purposes set forth herein. Provident is an intended third-party beneficiary to this Agreement. Any other party that realizes a benefit pursuant to this Agreement shall be deemed an incidental beneficiary only.

6. Governing Law. This Agreement is governed by and shall be construed in accordance with Colorado law, with proper venue in Weld County District Court, and without reference to its conflicts of laws principles.

7. Severability. The invalidity or unenforceability of any provision of this Agreement, if found by a court of competent jurisdiction, shall not affect the validity or enforceability of any other provision of this Agreement unless the exclusion of such provision would frustrate the purpose of this Agreement.

8. Cumulative Remedies. The rights, remedies, powers, and privileges provided in this Agreement shall not exclude any other rights, remedies, powers, and privileges to which any party may be entitled by law or in equity.

9. Entire Agreement. This Agreement constitutes the entire agreement among the Parties.

10. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, which when combined shall constitute one and the same agreement. The Parties agree to be bound by electronic signatures.

11. Signatory Authority. The Parties represent that the individuals executing this Agreement below have the authority to bind the party they are signing on behalf of to this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Venue Use Agreement as of the Effective Date.

City of Greeley, Colorado

APPROVED AS TO SUBSTANCE:

By: _____
Raymond Lee, City Manager

AVAILABILITY OF FUNDS:

By:_____
Allena Portis, Chief Financial Officer

APPROVED AS TO LEGAL FORM:

By: _____
Stacey Aurzada, City Attorney

Soaring Sports Group, LLC, a Colorado limited liability company

By: _____
Name: _____
Title: _____

OAK VIEW GROUP
West Side Development Arena and Ice Center
PRO FORMA OPERATING STATEMENT

	Y1 provided 10-17	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20
Number of Events	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249
Number of Event Days	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249	249
Total Attendance	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234	505,234
Gross Ticket Sales	$ 17,265,000	$ 17,265,000	$ 17,782,950	$ 18,316,439	$ 18,865,932	$ 19,431,910	$ 20,014,867	$ 20,615,313	$ 21,233,772	$ 21,870,785	$ 22,526,909	$ 23,202,716	$ 23,898,798	$ 24,615,762	$ 25,354,235	$ 26,114,862	$ 26,898,307	$ 27,705,257	$ 28,536,414	$ 29,392,507	$ 30,274,282
Gross F & B Sales	$ 9,508,412	$ 9,724,412	$ 10,016,144	$ 10,316,629	$ 10,626,128	$ 10,944,911	$ 11,273,259	$ 11,611,456	$ 11,959,800	$ 12,318,594	$ 12,688,152	$ 13,068,797	$ 13,460,860	$ 13,864,686	$ 14,280,627	$ 14,709,046	$ 15,150,317	$ 15,604,827	$ 16,072,971	$ 16,555,160	$ 17,051,815
Rental Income																					
Rental Income	$ 2,517,500	$ 2,337,500	$ 2,386,025	$ 2,436,006	$ 2,487,486	$ 2,540,511	$ 2,667,126	$ 2,723,380	$ 2,781,321	$ 2,841,001	$ 2,902,471	$ 3,044,985	$ 3,110,198	$ 3,177,368	$ 3,246,553	$ 3,317,814	$ 3,478,332	$ 3,553,933	$ 3,631,801	$ 3,712,005	$ 3,794,616
Event Revenues (Expenses)	$ (1,737,500)	$ (1,557,500)	$ (1,604,225)	$ (1,652,352)	$ (1,701,922)	$ (1,752,980)	$ (1,805,569)	$ (1,859,736)	$ (1,915,529)	$ (1,972,994)	$ (2,032,184)	$ (2,093,150)	$ (2,155,944)	$ (2,220,623)	$ (2,287,241)	$ (2,355,858)	$ (2,426,534)	$ (2,499,330)	$ (2,574,310)	$ (2,651,539)	$ (2,731,086)
Direct Event Income (Net Rent)	**$ 780,000**	**$ 780,000**	**$ 781,800**	**$ 783,654**	**$ 785,564**	**$ 787,531**	**$ 861,556**	**$ 863,643**	**$ 865,792**	**$ 868,006**	**$ 870,286**	**$ 951,835**	**$ 954,254**	**$ 956,746**	**$ 959,312**	**$ 961,955**	**$ 1,051,798**	**$ 1,054,602**	**$ 1,057,491**	**$ 1,060,466**	**$ 1,063,530**
Ancillary Revenue																					
Concessions and Premium Concessions Revenue	$ 2,563,459	$ 2,632,067	$ 2,711,029	$ 2,792,360	$ 2,876,130	$ 2,962,414	$ 3,051,287	$ 3,142,825	$ 3,237,110	$ 3,334,223	$ 3,434,250	$ 3,537,278	$ 3,643,396	$ 3,752,698	$ 3,865,279	$ 3,981,237	$ 4,100,674	$ 4,223,694	$ 4,350,405	$ 4,480,917	$ 4,615,345
Novelties	$ 159,550	$ 159,550	$ 164,336	$ 169,266	$ 174,344	$ 179,574	$ 184,962	$ 190,511	$ 196,226	$ 202,113	$ 208,176	$ 214,421	$ 220,854	$ 227,480	$ 234,304	$ 241,333	$ 248,573	$ 256,030	$ 263,711	$ 271,623	$ 279,771
Ticket Convenience Fees	$ 1,486,990	$ 1,564,750	$ 1,611,692	$ 1,660,043	$ 1,709,844	$ 1,761,139	$ 1,813,974	$ 1,868,393	$ 1,924,445	$ 1,982,178	$ 2,041,643	$ 2,102,893	$ 2,165,979	$ 2,230,959	$ 2,297,888	$ 2,366,824	$ 2,437,829	$ 2,510,964	$ 2,586,293	$ 2,663,881	$ 2,743,798
Facility Surcharge	$ 1,566,000	$ 1,566,000	$ 1,612,980	$ 1,661,369	$ 1,711,210	$ 1,762,547	$ 1,815,423	$ 1,869,886	$ 1,925,982	$ 1,983,762	$ 2,043,275	$ 2,104,573	$ 2,167,710	$ 2,232,742	$ 2,299,724	$ 2,368,716	$ 2,439,777	$ 2,512,970	$ 2,588,359	$ 2,666,010	$ 2,745,990
Parking Revenue	$ 1,248,057	$ 1,491,057	$ 1,535,788	$ 1,581,862	$ 1,629,318	$ 1,678,197	$ 1,728,543	$ 1,780,400	$ 1,833,812	$ 1,888,826	$ 1,945,491	$ 2,003,856	$ 2,063,971	$ 2,125,890	$ 2,189,667	$ 2,255,357	$ 2,323,018	$ 2,392,708	$ 2,464,490	$ 2,538,424	$ 2,614,577
Tenant F & B Sharing	$ (685,625)	$ (768,716)	$ (791,777)	$ (815,531)	$ (839,996)	$ (865,196)	$ (891,152)	$ (917,887)	$ (945,423)	$ (973,786)	$ (1,003,000)	$ (1,033,090)	$ (1,064,082)	$ (1,096,005)	$ (1,128,885)	$ (1,162,752)	$ (1,197,634)	$ (1,233,563)	$ (1,270,570)	$ (1,308,687)	$ (1,347,948)
Promoter Rebate	$ (1,188,000)	$ (1,018,000)	$ (1,048,540)	$ (1,079,996)	$ (1,112,396)	$ (1,145,768)	$ (1,180,141)	$ (1,215,545)	$ (1,252,012)	$ (1,289,572)	$ (1,328,259)	$ (1,368,107)	$ (1,409,150)	$ (1,451,425)	$ (1,494,967)	$ (1,539,816)	$ (1,586,011)	$ (1,633,591)	$ (1,682,599)	$ (1,733,077)	$ (1,785,069)
Total Ancillary Revenue	**$ 5,150,430**	**$ 5,626,707**	**$ 5,795,508**	**$ 5,969,373**	**$ 6,148,455**	**$ 6,332,908**	**$ 6,522,896**	**$ 6,718,582**	**$ 6,920,140**	**$ 7,127,744**	**$ 7,341,576**	**$ 7,561,824**	**$ 7,788,678**	**$ 8,022,339**	**$ 8,263,009**	**$ 8,510,899**	**$ 8,766,226**	**$ 9,029,213**	**$ 9,300,089**	**$ 9,579,092**	**$ 9,866,465**
Total Net Arena Event Revenue	**$ 5,930,430**	**$ 6,406,707**	**$ 6,577,308**	**$ 6,753,027**	**$ 6,934,018**	**$ 7,120,439**	**$ 7,384,452**	**$ 7,582,226**	**$ 7,785,932**	**$ 7,995,750**	**$ 8,211,863**	**$ 8,513,659**	**$ 8,742,932**	**$ 8,979,084**	**$ 9,222,321**	**$ 9,472,855**	**$ 9,818,024**	**$ 10,083,815**	**$ 10,357,580**	**$ 10,639,558**	**$ 10,929,995**
Sponsorships & Premium Seating																					
Naming Rights Revenue	$ 1,400,000	$ 1,400,000	$ 1,442,000	$ 1,485,260	$ 1,529,818	$ 1,575,712	$ 1,622,984	$ 1,671,673	$ 1,721,823	$ 1,773,478	$ 1,826,682	$ 1,881,483	$ 1,937,927	$ 1,996,065	$ 2,055,947	$ 2,117,626	$ 2,181,154	$ 2,246,589	$ 2,313,987	$ 2,383,406	$ 2,454,908
Advertising	$ 2,625,000	$ 3,435,000	$ 3,538,050	$ 3,644,192	$ 3,753,517	$ 3,866,123	$ 3,982,106	$ 4,101,570	$ 4,224,617	$ 4,351,355	$ 4,481,896	$ 4,616,353	$ 4,754,843	$ 4,897,489	$ 5,044,413	$ 5,195,746	$ 5,351,618	$ 5,512,167	$ 5,677,532	$ 5,847,858	$ 6,023,293
Suites & Loge Boxed	$ 2,479,250	$ 2,479,250	$ 2,658,750	$ 2,756,450	$ 2,839,144	$ 2,924,318	$ 3,012,047	$ 3,102,409	$ 3,195,481	$ 3,291,345	$ 3,390,086	$ 3,491,788	$ 3,596,542	$ 3,704,438	$ 3,815,571	$ 3,930,039	$ 4,047,940	$ 4,169,378	$ 4,294,459	$ 4,423,293	$ 4,555,992
Club Seats	$ 1,768,500	$ 1,768,500	$ 1,876,500	$ 1,954,800	$ 2,013,444	$ 2,073,847	$ 2,136,063	$ 2,200,145	$ 2,266,149	$ 2,334,133	$ 2,404,157	$ 2,476,282	$ 2,550,571	$ 2,627,088	$ 2,705,900	$ 2,787,077	$ 2,870,690	$ 2,956,810	$ 3,045,515	$ 3,136,880	$ 3,230,987
Sales Agency Commission	$ (1,654,550)	$ (1,816,550)	$ (1,903,060)	$ (1,968,140)	$ (2,027,185)	$ (2,088,000)	$ (2,150,640)	$ (2,215,159)	$ (2,281,614)	$ (2,350,062)	$ (2,420,564)	$ (2,493,181)	$ (2,567,977)	$ (2,645,016)	$ (2,724,366)	$ (2,806,097)	$ (2,890,280)	$ (2,976,989)	$ (3,066,298)	$ (3,158,287)	$ (3,253,036)
Tennant Share	$ (1,444,320)	$ (2,604,720)	$ (2,737,452)	$ (2,835,228)	$ (2,920,285)	$ (3,007,894)	$ (3,098,131)	$ (3,191,074)	$ (3,286,807)	$ (3,385,411)	$ (3,486,973)	$ (3,591,582)	$ (3,699,330)	$ (3,810,310)	$ (3,924,619)	$ (4,042,358)	$ (4,163,628)	$ (4,288,537)	$ (4,417,193)	$ (4,549,709)	$ (4,686,200)
Other Sponsorship/Premium Fulfillment Costs	$ (144,115)	$ (144,115)	$ (152,774)	$ (158,455)	$ (163,209)	$ (168,105)	$ (173,149)	$ (178,343)	$ (183,693)	$ (189,204)	$ (194,880)	$ (200,727)	$ (206,748)	$ (212,951)	$ (219,339)	$ (225,920)	$ (232,697)	$ (239,678)	$ (246,868)	$ (254,274)	$ (261,903)
Total Sponsorships & Premium Seating	**$ 5,029,765**	**$ 4,517,365**	**$ 4,722,014**	**$ 4,878,877**	**$ 5,025,244**	**$ 5,176,001**	**$ 5,331,281**	**$ 5,491,219**	**$ 5,655,956**	**$ 5,825,635**	**$ 6,000,404**	**$ 6,180,416**	**$ 6,365,828**	**$ 6,556,803**	**$ 6,753,507**	**$ 6,956,113**	**$ 7,164,796**	**$ 7,379,740**	**$ 7,601,132**	**$ 7,829,166**	**$ 8,064,041**
Ice Rink Revenues																					
Hourly practice rental	$ 1,749,384	$ 1,749,384	$ 1,801,866	$ 1,855,921	$ 1,911,599	$ 1,968,947	$ 2,028,016	$ 2,088,856	$ 2,151,522	$ 2,216,067	$ 2,282,549	$ 2,351,026	$ 2,421,557	$ 2,494,203	$ 2,569,029	$ 2,646,100	$ 2,725,483	$ 2,807,248	$ 2,891,465	$ 2,978,209	$ 3,067,555
Leagues	$ 724,500	$ 724,500	$ 746,235	$ 768,622	$ 791,681	$ 815,431	$ 839,894	$ 865,091	$ 891,044	$ 917,775	$ 945,308	$ 973,667	$ 1,002,877	$ 1,032,964	$ 1,063,953	$ 1,095,871	$ 1,128,747	$ 1,162,610	$ 1,197,488	$ 1,233,413	$ 1,270,415
Skating	$ 208,600	$ 208,600	$ 214,858	$ 221,304	$ 227,943	$ 234,781	$ 241,825	$ 249,079	$ 256,552	$ 264,248	$ 272,176	$ 280,341	$ 288,751	$ 297,414	$ 306,336	$ 315,526	$ 324,992	$ 334,742	$ 344,784	$ 355,128	$ 365,781
Concessions and Catering	$ 60,000	$ 60,000	$ 61,800	$ 63,654	$ 65,564	$ 67,531	$ 69,556	$ 71,643	$ 73,792	$ 76,006	$ 78,286	$ 80,635	$ 83,054	$ 85,546	$ 88,112	$ 90,755	$ 93,478	$ 96,282	$ 99,171	$ 102,146	$ 105,210
Ice Rentals	$ 15,940	$ 15,940	$ 16,418	$ 16,911	$ 17,418	$ 17,941	$ 18,479	$ 19,033	$ 19,604	$ 20,192	$ 20,798	$ 21,422	$ 22,065	$ 22,727	$ 23,408	$ 24,111	$ 24,834	$ 25,579	$ 26,346	$ 27,137	$ 27,951
Sharing of Hockey league profit with Eagles		$ (362,250)	$ (373,118)	$ (384,311)	$ (395,840)	$ (407,716)															
Interest & Misc. Income	$ 50,000	$ 50,000	$ 51,500	$ 53,045	$ 54,636	$ 56,275	$ 57,964	$ 59,703	$ 61,494	$ 63,339	$ 65,239	$ 67,196	$ 69,212	$ 71,288	$ 73,427	$ 75,629	$ 77,898	$ 80,235	$ 82,642	$ 85,122	$ 87,675
Total Net Ice Rink Revenue	**$ 2,808,424**	**$ 2,446,174**	**$ 2,519,559**	**$ 2,595,146**	**$ 2,673,000**	**$ 2,753,190**	**$ 3,255,733**	**$ 3,353,405**	**$ 3,454,007**	**$ 3,557,627**	**$ 3,664,356**	**$ 3,774,287**	**$ 3,887,516**	**$ 4,004,141**	**$ 4,124,265**	**$ 4,247,993**	**$ 4,375,433**	**$ 4,506,696**	**$ 4,641,897**	**$ 4,781,154**	**$ 4,924,588**
TOTAL OPERATING REVENUE	**$ 13,768,619**	**$ 13,370,246**	**$ 13,818,882**	**$ 14,227,051**	**$ 14,632,262**	**$ 15,049,630**	**$ 15,971,466**	**$ 16,426,850**	**$ 16,895,896**	**$ 17,379,013**	**$ 17,876,623**	**$ 18,468,362**	**$ 18,996,276**	**$ 19,540,029**	**$ 20,100,094**	**$ 20,676,960**	**$ 21,358,253**	**$ 21,970,251**	**$ 22,600,609**	**$ 23,249,878**	**$ 23,918,625**
Indirect Operating Expenses																					
Salaries and Benefits	$ 3,966,047	$ 3,966,047	$ 4,085,028	$ 4,207,579	$ 4,333,807	$ 4,463,821	$ 4,597,736	$ 4,735,668	$ 4,877,738	$ 5,024,070	$ 5,174,792	$ 5,330,036	$ 5,489,937	$ 5,654,635	$ 5,824,274	$ 5,999,002	$ 6,178,972	$ 6,364,341	$ 6,555,271	$ 6,751,930	$ 6,954,488
Materials, Supplies, and Services	$ 2,983,700	$ 2,962,668	$ 3,051,548	$ 3,143,094	$ 3,237,387	$ 3,334,509	$ 3,434,544	$ 3,537,581	$ 3,643,708	$ 3,753,019	$ 3,865,610	$ 3,981,578	$ 4,101,025	$ 4,224,056	$ 4,350,778	$ 4,481,301	$ 4,615,740	$ 4,754,212	$ 4,896,839	$ 5,043,744	$ 5,195,056
Base Fee	$ 350,000	$ 350,000	$ 360,500	$ 371,315	$ 382,454	$ 393,928	$ 405,746	$ 417,918	$ 430,456	$ 443,370	$ 456,671	$ 470,371	$ 484,482	$ 499,016	$ 513,987	$ 529,406	$ 545,289	$ 561,647	$ 578,497	$ 595,852	$ 613,727
Qualatative Fee	$ 87,500	$ 87,500	$ 90,125	$ 92,829	$ 95,614	$ 98,482															
Incentive Fee	$ 197,771	$ 220,576	$ 269,373	$ 319,635	$ 382,106	$ 462,089	$ 692,057	$ 780,691	$ 871,985	$ 966,017	$ 1,062,871	$ 1,186,390	$ 1,289,141	$ 1,394,976	$ 1,503,985	$ 1,616,264	$ 1,758,048	$ 1,877,165	$ 1,999,856	$ 2,126,228	$ 2,256,390
Total Indirect Operating Expenses	**$ 7,585,018**	**$ 7,586,791**	**$ 7,856,575**	**$ 8,134,452**	**$ 8,431,368**	**$ 8,752,829**	**$ 8,032,280**	**$ 8,273,248**	**$ 8,521,446**	**$ 8,777,089**	**$ 9,040,402**	**$ 9,311,614**	**$ 9,590,962**	**$ 9,878,691**	**$ 10,175,052**	**$ 10,480,303**	**$ 10,794,712**	**$ 11,118,554**	**$ 11,452,110**	**$ 11,795,674**	**$ 12,149,544**
Net Operating Income	**$ 6,183,601**	**$ 5,783,455**	**$ 5,962,307**	**$ 6,092,599**	**$ 6,200,895**	**$ 6,296,802**	**$ 7,939,186**	**$ 8,153,602**	**$ 8,374,450**	**$ 8,601,924**	**$ 8,836,221**	**$ 9,156,748**	**$ 9,405,314**	**$ 9,661,338**	**$ 9,925,042**	**$ 10,196,657**	**$ 10,563,541**	**$ 10,851,698**	**$ 11,148,499**	**$ 11,454,204**	**$ 11,769,081**

This Pro Forma is a good faith estimate of the projected performance of the West Side Development Arena and is based upon the information available to Oak View Group as of the date of issuance. Actual results may vary from this projection due to, among other factors, changes in the marketplace and assumptions that do not materialize.

Global Spectrum, L.P. d/b/a Spectra - Proprietary and Confidential

Council Agenda Summary

September 16, 2025
Key Staff Contact: Diana Frick, Cultural Parks and Recreation Director, Karen Scopel, Justin Scharton, Natural Areas & Trails Manager

Title:
Resolution supporting the application of a grant to the State Board of the Great Outdoors Colorado Trust Fund for Arroyos del Sol Natural Area trailhead improvements

Summary:
In 2022, City of Greeley acquired the Arroyos del Sol Natural Area in partnership with Trust for Public Land using a combination of city and grant funding. Since the acquisition, Natural Areas & Trails staff have led a two-year community engagement and site planning process released in 2025. The full site plan includes over ten miles of trails, a visitor hub, restored natural habitat, and new recreational amenities. The City of Greeley acquired complete ownership of the property in 2025. The first phase of development is the construction of a permanent trailhead; the essential gateway for residents and visitors to access the site. The enhancements will increase the experience for users already visiting the site, providing essential amenities that improve access, comfort, and functionality.

While this first phase will not significantly impact long-term maintenance costs, future phases will increase operational responsibilities and will require ongoing financial planning and funding. Proposed improvements at the trailhead include:

- A pavilion with five picnic tables and a stone gathering area for families and groups.
- A vault toilet, sign kiosk, and improved walkways to meet accessibility standards.
- Expanded parking with a turnaround to accommodate school buses and group visits.
- Earthwork and excavation are necessary to prepare the site for long-term development.

If awarded, this Great Outdoors Colorado (GOCO) grant will be combined with committed match funding from the Weld Community Foundation ($200,000), a City contribution of $200,000, and pending requests from other grant and charitable sources ($200,000). The total project budget is approximately $1.17 million, with GOCO funding requested at $570,821. Staff recommend the Council adopt the resolution supporting the City's application to Great Outdoors Colorado for $570,821 to fund the first phase of trailhead improvements at Arroyos del Sol Natural Area.

Fiscal Impact:
Positive impact:

If awarded, the total grant funds budgeted to City of Greeley would be $570,821. The City of Greeley total cash match is $200,000 from existing Trail Development Funds.

Is it budgeted? No, but Trail Development Funds will be used.

Does it require a new appropriation? Yes

Are there any long-term financial impacts? While this trailhead phase will not significantly increase maintenance costs, future phases of the Arroyos del Sol site plan (such as miles of new trails, additional facilities, and expanded amenities) will result in ongoing operational and maintenance expenses for the City. These costs will need to be factored into future budgets and long-term financial planning.

Is there grant funding for this item?
Yes, this item is seeking grant funding from Great Outdoors Colorado.

Legal Issues:

None.

Other issues and Considerations:

This resolution represents a strategic opportunity to leverage outside dollars for immediate community benefit while Council retains oversight of future investment decisions.

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. 59, 2025

CITY OF GREELEY, COLORADO

RESOLUTION NO. 59, 2025

A RESOLUTION SUPPORTING THE APPLICATION OF A GRANT TO THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR ARROYOS DEL SOL NATURAL AREA TRAILHEAD IMPROVEMENTS

WHEREAS, the City of Greeley supports the grant application to Great Outdoors Colorado for the Community Impact grant cycle for a grant to improve the trailhead and associated amenities at Arroyos del Sol natural area; and

WHEREAS, the City of Greeley supports the completion of the project; and

WHEREAS, the City of Greeley has requested $570,821 from Great Outdoors Colorado to fund trailhead improvements at Arroyos del Sol natural area; and

WHEREAS, the City of Greeley has received a pledge of $200,000 in match funds from the Weld Community Foundation; and

WHEREAS, the City is seeking an additional $200,000 in match funds from various grant and charitable sources; and

WHEREAS, the City of Greeley will provide $200,000 in match funds; and

WHEREAS, it is in the best interest of the citizens of Greeley to apply for this grant and accept funds for the project if awarded.

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

Section 1. The City Council of the City of Greeley strongly supports the application for a grant with Great Outdoors Colorado.

Section 2. If the grant is awarded, the City Council of the City of Greeley strongly supports the fulfillment of the project.

Section 3. If the grant is awarded, the City Council hereby authorizes the Culture, Parks and Recreation Department Director to sign the grant agreement with Great Outdoors Colorado.

Section 4. If the grant is awarded, the City Council of the City of Greeley authorizes the expenditure of funds necessary to meet the terms and obligations of the grant agreement.

Section 5. This resolution to be in full force and effect from and after its passage and approval.

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

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

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

Council Agenda Summary

September 16, 2025
Key Staff Contact: Sean Chambers, Water & Sewer Director, Adam Prior, Chief Engineer

Title:
Introduction and first reading of an ordinance establishing Local Improvement District No. 9510101 for the oversizing of Non-Potable irrigation infrastructure in Weld County, Colorado; determination of lots and lands to be included within Local Improvement District 9510101; setting forth the property to be included and names of the apparent owners property to be included (Lake Bluff Non-Potable Irrigation Pump Station)

Summary:
The Lake Bluff Subdivision Developer completed construction of the Lake Bluff Area Irrigation Pump Station on 7th Street just west of 95th Avenue to serve the Lake Bluff Subdivision and the surrounding development areas north of 10th Street and west of 95th Avenue. This new non-potable water irrigation pump station was designed and constructed pursuant to a development agreement with Greeley-Rothe LLC, the Lake Bluff developer. This new regional non-potable water irrigation pump station was designed and constructed under the guidance of the non-potable master plan with sufficient additional capacity to serve properties beyond the Lake Bluff development, for the benefit of those properties located within the specific service area of the pump station that will utilize it in the future.

A Local Improvement District (LID) is a method by which the city may assess costs associated with improvements of a special nature against properties that benefit by such area-specific infrastructure. This Ordinance will establish the LID, identify the properties to be included within the LID, and establish the estimated maximum costs of construction for the oversizing, which will be assessed as a fee per acre against each parcel yet to be developed within the LID that connects to and benefits from the non-potable irrigation infrastructure.

The Lake Bluff non-potable project LID was reviewed and recommended for approval by the Greeley Water & Sewer Board on July 16, 2025. An informational meeting was held on August 21, 2025, for landowners within the planned Lake Bluff Local Improvement District to discuss the project, its costs, and to provide them with an opportunity to ask questions. Letters were mailed to the landowners in advance of the meeting. The meeting was held at the City Council Chambers with the option to attend virtually.

Background on Non-Potable Systems: The Lake Bluff project and others were prioritized in the 2021 Non-Potable Water Master Plan because they offer cost efficiency, service reliability, climate resiliency and supports a clean green and beautiful city. Building regional non-potable pump stations with development provides for the opportunity to achieve economies of scale in infrastructure, an investment that will provide cost effective irrigation water. A regional pump station is more cost effective to operate than several smaller pump stations, and city operations and maintenance will provide a high standard of service and reliability (compared to some neighboring communities where O&M is an obligation of the metro district or HOA).

The City utilizes irrigation ditches to convey non-potable water (raw water) to storage ponds and then pumps the water to both city and private customers for landscape irrigation. This existing network of ditches, canals, buried pipes and lateral infrastructure has been conveying irrigation water for more than 125 years. The city uses non-potable water for irrigation because it makes best use of very affordable lower Poudre River supplies that are not suitable quality for drinking and leverages the network of ditch infrastructure across the city that deliver raw water cost effectively. Furthermore, the use of lower quality raw water and non-potable infrastructure for irrigation allows the city to make the most efficient use of our water treatment facilities and pipeline capacities for drinking and commercial uses. For these reasons, the policy provides for a discount on water Plant Investment Fees (PIFs) where non-potable water is used for irrigation, in some cases a 50% discount on PIFs for higher non-potable use. The property owners also benefit from reduced water usage fees that are 30% lower than potable drinking water.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

No Impact: $1,800,000 to be recovered through the Local Improvement District (LID)

Positive Impact: What is the onetime and/or ongoing amount? None
Is it budgeted? No
Does it require a new appropriation? No
Are there any long-term financial impacts? If the LID then the Plant Investment Fees or rates would have to be increased to cover the cost.
Is there grant funding for this item? No

Does this action have potential long-term fiscal implications? No

Legal Issues:

None.

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility
Quality of Life

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 October 21, 2025

Attachments:

1. Ordinance No. 31, 2025 with Exhibit A

CITY OF GREELEY, COLORADO
ORDINANCE NO. 31, 2025

AN ORDINANCE ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 9510101 FOR THE OVERSIZING OF NON-POTABLE IRRIGATION INFRASTRUCTURE IN WELD COUNTY, COLORADO; DETERMINATION OF LOTS AND LANDS TO BE INCLUDED WITHIN LOCAL IMPROVEMENT DISTRICT 9510101; SETTING FORTH THE MAXIMUM COSTS OF CONSTRUCTION; AND SETTING FORTH THE PROPERTY TO BE INCLUDED AND NAMES OF THE APPARENT OWNERS OF PROPERTY TO BE INCLUDED (LAKE BLUFF NON-POTABLE IRRIGATION PUMP STATION)

WHEREAS, the City of Greeley, Colorado ("City") is a home rule municipality empowered pursuant to Sections 1 and 6 of Article XX, and Section 7 of Article X of the Colorado Constitution to, *inter alia,* levy assessments against real property within the City for municipal purposes, including, without limitation, for local improvements; and

WHEREAS, the Charter for the City of Greeley, Colorado further empowers the City to establish local improvement districts, for the purpose of, *inter alia,* constructing local improvements and assessing the costs thereof upon the property especially benefitted by such improvements; and

WHEREAS, Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code sets forth the particular authority and procedures by which the City may establish such local improvement districts; and

WHEREAS, the City anticipates continued development in west Greeley, with new developments containing over two (2) acres of irrigable area being required to utilize non-potable water for irrigation purposes, and has accordingly identified a need for additional non-potable irrigation infrastructure in this general area; and

WHEREAS, the City has identified more specifically a near-term need for a regional non-potable irrigation pump station ("Lake Bluff Non-Potable Irrigation Pump Station") to serve the geographic area located generally north of West 10th Street and west of 95th Avenue in northwest Greeley ("Lake Bluff Non-Potable Service Area"); and

WHEREAS, the City Council desires, on its own initiative, to establish a local improvement district for the oversizing of the Lake Bluff Non-Potable Irrigation Pump Station, to ensure capacity in the system is sufficient to meet anticipated demands, to the benefit of properties that will be required to utilize non-potable irrigation service in the Lake Bluff Non-Potable Service Area;

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

Section 1. Establishment of Local Improvement District 9510101. Pursuant to the authority set forth in Section 18-379(d) of the Greeley Municipal Code, the City Council hereby orders the creation of a local improvement district for the oversizing of the Lake Bluff Non-Potable Irrigation Pump Station to the benefit of properties that will be required to utilize non-potable irrigation service within the Lake Bluff Non-Potable Service Area. The local improvement district shall be assigned number 9510101 and contain the lots and lands set forth in Section 7 below. The location of the Lake Bluff Non-Potable

Irrigation Pump Station, as well as the lots and lands to be included within Local Improvement District No. 9510101, are shown on the map attached hereto as Exhibit A.

Section 2. Lake Bluff Non-Potable Service Area. The City anticipates that the capacity associated with oversizing the Lake Bluff Non-Potable Irrigation Pump Station will serve 812.734 bulk acres that may be required by the Greeley Municipal Code to connect to the City's non-potable irrigation infrastructure.

Section 3. Estimation and Description of Maximum Costs. The maximum cost of construction and incidental expenses associated with oversizing the Lake Bluff Non-Potable Irrigation Pump Station is estimated to be $1,800,000. Incidental expenses may include those expenses associated with design, inspection, engineering, advertising, abstracting, publishing, postage, collections, and other similar expenses attributable to the construction of oversizing for the Lake Bluff Non-Potable Irrigation Pump Station and establishment of Local Improvement District 9510101.

Section 4. City Portion of Infrastructure Costs. Of the total estimated maximum cost set forth in Section 3, the City will bear the portion of that cost attributable to the properties in the Lake Bluff Non-Potable Service Area that are not required or otherwise do not connect to the City's non-potable irrigation system.

Section 5. Assessments against Local Improvement District 9510101 Properties. The final determination of assessments to be made against the lots and lands included in Local Improvement District 9510101 shall be established by an ordinance adopted after completion of the improvements described herein, and such assessments shall be based upon the costs of construction, incidental expenses, and a fair market rate of projected interest to be recommended by the Director of Finance and set forth in the assessment ordinance at the time it is adopted. Interest shall accrue on each assessment from the date of the City's final payment on construction costs until the assessment is paid in full. The portion of the total maximum cost for oversizing of the Lake Bluff Non-Potable Irrigation Pump Station not borne by the City shall be allocated to the 812.734 bulk acres within the Lake Bluff Non-Potable Service Area that may be required by the Greeley Municipal Code to connect to the City's non- potable irrigation infrastructure, as is shown on the map attached hereto as Exhibit A. Within such allocation, the costs and interest shall then be assessed proportionally in accordance with the bulk acreage of each parcel that connects to the City's non-potable irrigation system. Assessments shall be due from the property owner at the earlier of: (i) final plat approval, or (ii) a request from the property owner for connection to the City's non-potable irrigation system, and payable in accordance with the terms set forth in the assessment ordinance.

Section 6. Construction of the Lake Bluff Non-Potable Irrigation Pump Station, including the oversizing of the infrastructure to meet anticipated future needs in the Lake Bluff Non-Potable Service Area, was completed prior to passage of this ordinance. The City shall seek reimbursement of the cost for all developments to share the cost.

Section 7. Lots and Lands to be Included in Local Improvement District 9510101; Owners. The lots and lands that shall be included within Local Improvement District 9510101, the street addresses (if applicable) and legal descriptions of such lots and lands, and the current record owners of such lots and lands, according to the records of the Weld County Clerk and Recorder's Office, are as follows.

1. Owner(s): 67Th AVE LLC; Asset Preservation INC; TV8 LLC
Mailing Address of Owner(s): 3527 PRATOLINA CT
FORT COLLINS,CO 805213548
Address of LID Property: N/A
Weld County Parcel No.: 080735400004
Legal Description of LID Property: GR S2SE4 35-6-67 (GOLDEN TRIANGLE 2ND ANNEX) EXC UPRR RES EXC BEG N87D18W 305.43' TO POB S03D53E 393.36' N74D04W 223.20' N18D15W 75.68' N20D51W 98.57' N18D04W 51.62' N17D19W 57.65' N14D47W 37.38' N21D20W 44.64' N22D53W 84.49' N32D04W 36.74' N36D04W 45.68' N26D09W 26.49' N14D51W 51.29' N12D43W 123.94' N13D34W 121.51' N18D32E 37.13' N23D55E 54.03' N22D07E 154.08' N07D43W 237.48' N07D36W 150.37' N07D55W 95.69' N07D49W 15.08' S88D49E 138.92' S14D13E 1229.10' TO POB

2. Owner(s): 67Th AVE LLC; Asset Preservation INC; TV8 LLC
Mailing Address of Owner(s): 3527 PRATOLINA CT
FORT COLLINS,CO 805213548
Address of LID Property: 10601 HIGHWAY 257 SPUR
Weld County Parcel No.: 095702100059
Legal Description of LID Property: GR PT W2NW4 1-5-67 & PT E2NE4 2-5-67 (GOLDEN TRIANGLE 2ND ANNEX) DESC AS 1-5-67 BEG S4 COR SEC N87D33'E 625.07' N03D30'W 393.55' N25D43'W 2020.60' S72D04'W 920.55' TO TRUE POB N41D25'W 1245.66' N09D56'W 2279.99' TO NW COR S0D46'W 2370.93' TO W4 COR S03D36'W 1241.26' N72D04'E 1395.42' M/L TO TRUE POB (35.77A M/L) ALSO PT E2 2 5 67 LYING N OF FOLLOWING DESC LINE BEG N75D10'E 2803.4' FROM SW COR OF SEC N71D54'E 2792.2' TO PT ON E LN OF E2 OF SAID SEC FROM WHENCE SE COR BEARS S03D31'W 1659.4' M/L EXC BEG NW COR SEC 1 THENCE S0D47'W 1571.98' TO TRUE POB S09D56'E 687.96' S62D12'W 167.63 S10D34'W 180' N59D08'W 577.73' N09D56'W 530.50' N80D03'E 660' TO TRUE POB EXC BEG N87D18W 305.43' TO POB S03D53E 393.36' N74D04W 223.20' N18D15W 75.68' N20D51W 98.57' N18D04W 51.62' N17D19W 57.65' N14D47W 37.38' N21D20W 44.64' N22D53W 84.49' N32D04W 36.74' N36D04W 45.68' N26D09W 26.49' N14D51W 51.29' N12D43W 123.94' N13D34W 121.51' N18D32E 37.13' N23D55E 54.03' N22D07E 154.08' N07D43W 237.48' N07D36W 150.37' N07D55W 95.69' N07D49W 15.08' S88D49E 138.92' S14D13E 1229.10' TO POB

3. Owner(s): NJS&D FARMS INC
Mailing Address of Owner(s): 11333 US HIGHWAY 34
GREELEY, CO 806349042
Address of LID Property: 11333 US HIGHWAY 34
Weld County Parcel No.: 095702100057
Legal Description of LID Property: GR PT W2NW4 1-5-67 & PT E2NE4 2-5-67 (GOLDEN TRIANGLE 2ND ANNEX) DESC AS BEG NW COR SEC 1 THENCE S0D47'W 1571.98' TO TRUE POB S09D56'E 687.96' S62D12'W 167.63 S10D34'W 180' N59D08'W 577.73' N09D56'W 530.50' N80D03'E 660' TO TRUE POB

4.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC; DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	N/A
	Weld County Parcel No.:	095701201007
	Legal Description of LID Property:	PT TRACT 2 JACKSON COMM NW COR TRACT 2 S05D10E 442.86 TO POB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TO POB
5.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC; DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	N/A
	Weld County Parcel No.:	095701201008
	Legal Description of LID Property:	PT TRACT 2 JACKSON COMM NW COR TRACT 2 S05D10E 442.86 S03D52E 148 TO POB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TO POB
6.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC; DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	N/A
	Weld County Parcel No.:	095701201009
	Legal Description of LID Property:	PT TRACT 2 JACKSON COMM NW COR TRACT 2 S05D10E 442.86 S03D52E 296 TO POB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TO POB
7.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC; DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	N/A
	Weld County Parcel No.:	095701201010
	Legal Description of LID Property:	PT TRACT 2 JACKSON COMM NW COR TRACT 2 S05D10E 442.86 S03D52E 444 TO POB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TO POB
8.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC; DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	N/A
	Weld County Parcel No.:	095701201011
	Legal Description of LID Property:	PT TRACT 2 JACKSON COMM NW COR TRACT 2 S05D10E 442.86 S03D52E 592 TO POB S03D52E 148 N86D07E 148 N03D52W 148 S86D07W 148 TO POB
9.	Owner(s):	POUDRE BAY PARTNERS LLC; ALI'S RENTALS LLC;

		DPR GREELEY LLC; POUDRE BAY CAPITAL LLC
	Mailing Address of Owner(s):	PO BOX 135 WINDSOR, CO 805500135
	Address of LID Property:	10925 HIGHWAY 257 SPUR
	Weld County Parcel No.:	095701201012
	Legal Description of LID Property:	TRACT 2 JACKSON SUB EXC BEG SW4 SEC N01D34'E 65.05' TO POB S01D41'W 24.95' S87D33'W 2.77' S87D32'W 1833.43' CURVE R(R=5875') N84D35'E 1077.19' N89D51'E 762.86' TO POB EXC BEG SW COR TRACT TH N01D24E 1190.86 N71D39E 543.01 S01D24W 1366.25 N89D30W 511.12 TPOB ALSO EXC COMM NW COR TRACT 2 S05D10E 442.86 TO POB S03D52E 740 N86D07E 148 N03D52W 740 S86D07W 148 TO POB
10.	Owner(s):	JCK ENTERPRISE LLC
	Mailing Address of Owner(s):	6564 N COUNTY ROAD 11C LOVELAND, CO 805381324
	Address of LID Property:	N/A
	Weld County Parcel No.:	095702402001
	Legal Description of LID Property:	PT TRACT 2 JACKSON SUB BEG SW COR TRACT TH N01D24E 1190.86 N71D39E 543.01 S01D24W 1366.25 N89D30W 511.12 TPOB
11.	Owner(s):	NORTHERN COLORADO RV AND BOAT STORAGE LLC
	Mailing Address of Owner(s):	2981 WAHUPA RANCH RD ESCONDIDO, CA 920295800
	Address of LID Property:	10892 HIGHWAY 257 SPUR
	Weld County Parcel No.:	095711100021
	Legal Description of LID Property:	GR PT NE4 11 5 67 (GOLDEN TRIANGLE 6TH ANNX) BEG N4 COR N89D00'W 1074' S0D0W 702.6' N54D13'E 575' CURVE TO R (R=1910') ARC=675.4' N0D22'E 56.6' TPOB EXC BEG N4 COR SEC 11 S68D38'E 1678.97' TPOB CURVE TO R (R=5880') CHORD=N62D36'E 452.48' S53D17'W 500.05' N0D33'W 90.78' TPOB EXC UPRR RES
12.	Owner(s):	CACHE LLC
	Mailing Address of Owner(s):	1813 61ST AVE STE 200 GREELEY,CO 806348059
	Address of LID Property:	9333 10TH ST
	Weld County Parcel No.:	095906300002
	Legal Description of LID Property:	GR PT SW4 6-5-66 W1700' EXC BEG SW COR SEC TH S89D22'E 1000.67' TPOB TH N0D59'W 1050' S89D22'E 700' S0D59'E 1050' TO S LN SEC TH N89D22'W 700' TO TPOB (GOLDEN TRIANGLE 1ST ANNEX) (2R)
13.	Owner(s):	CACHE LLC
	Mailing Address of Owner(s):	1813 61ST AVE STE 200 GREELEY, CO 806348059
	Address of LID Property:	N/A
	Weld County Parcel No.:	095906000065
	Legal Description of LID Property:	GR 17399-A PT S2W2 6-5-66 DESC AS ALL THAT PT LYING E OF W1700' (GOLDEN TRIANGLE 1ST ANNX)(1D.50R)

14.	Owner(s):	OUR SAVIORS LUTHERAN CHURCH
	Mailing Address of Owner(s):	1800 21ST AVE GREELEY, CO 806315212
	Address of LID Property:	N/A
	Weld County Parcel No.:	095906300001
	Legal Description of LID Property:	GR PT SW4 6-5-66 BEG SW COR S89D22'E 2617.88' THEN ES89D22'E 1000.67' N0D59' W1050' S89D22' E700' S0D59'E 1050' N89D22'W 700' TO POB(GOLDEN TRIANGLE 1ST ANNEX) (2R)

Section 8. Assessments shall be collected only against properties described in Section 7 above that connect to the City's non-potable irrigation infrastructure.

Section 9. Properties within the boundaries of Local Improvement District 9510101 shall annex to the City of Greeley in advance of, and as a prerequisite to, receiving non-potable water service from the City. Properties within the boundaries of Local Improvement District No. 9510101 remain subject to all requirements of the Greeley Municipal Code regarding City non-potable water service and irrigation, including, without limitation, the requirement to construct additional distribution main line extensions, if necessary, to facilitate connection to the Lake Bluff Non-Potable Irrigation Pump Station, and the requirement to pay plant investment fees.

Section 10. This ordinance shall take effect on the fifth (5^{th}) day following its final publication, as contemplated 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**

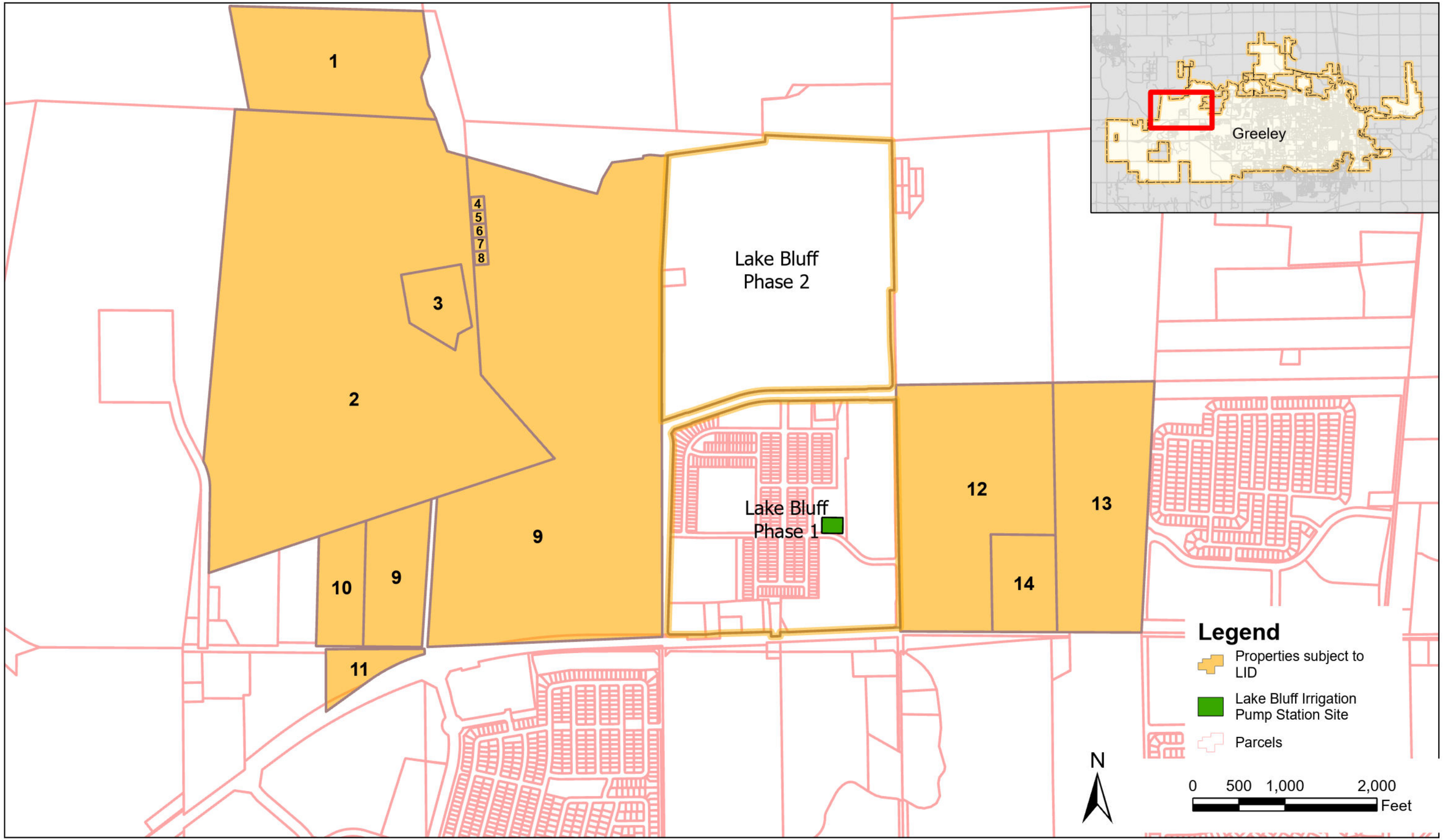


Exhibit A - Local Improvement District No. 9510101 - Lake Bluff

Coordinate System: NAD 1983 HARN StatePlane Colorado North FIPS 0501 Feet
Units: Foot US

Date: 6/25/2025
RDD.aprx

Item 13:

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

September 16, 2025
Key Staff Contact: Brian McBroom, Community Development Director, Katelyn Puga, Planner III, Thomas Gilbert, Civil Engineer IV

Title:
Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located east of Weld County Road 17 and north of Weld County Road 60 and west of State Highway 257, into the City of Greeley. The subject site consists of 219.221 acres, known as the Schmerge Annexation (ANX2025-0002).

Summary:
The property owner, Patriot Energy, LLC and applicant WV Development, LLC have petitioned the City to annex a total of 219.221 acres of unincorporated property. The annexations consist of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of 60-foot right-of-way on the south side of both parcels.

The two parcels included in the annexation applications are unsubdivided in unincorporated Weld County. The subject properties are primarily undeveloped except for oil and gas well sites dispersed throughout the annexation area. The area of annexation is anticipated to develop predominately as single-family residential uses, provided that adequate services can be extended, and a Master Plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Open Space and Natural Areas — Bluffs. The annexation of this property aligns with the goals of the Imagine Greeley Comprehensive Plan.

The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential, commercial, and entertainment district uses for future development outside the annexation area. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City’s Development Code, Imagine Greeley Comprehensive Plan, and Adequate Public Facilities requirements.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, setting the public hearing for September 16, 2025. The first reading and introduction of the ordinance occurred on September 2, 2025.

The annexation application was heard by the Planning Commission on August 26, 2025. The Planning Commission recommended approval of the annexation with a 6-0 vote. Letters regarding the City Council public hearing were mailed to property owners within 1,000 feet, signs were posted on the site, and a public notice was published on the City of Greeley website to comply with city requirements.The item was introduced on September 2, 2025. By a majority vote from the Council, the public hearing and

second reading was scheduled for September 16, 2025.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for a Planned Unit Development (PUD).

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

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

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 28, 2025 with Appendix A
2. Resolution No. 40, 2025 with Exhibit A (Petition, Legal Description, Plat)
3. Vicinity and Zoning Map
4. Annexation Site Analysis Map
5. Adjacent Property Owner Boundary Map
6. Project Narrative
7. Planning Commission Summary Report
8. Draft Planning Commission Minutes August 26, 2025
9. Item 14, 15, and 16 - Staff Presentation
10. Item 14, 15, and 16 - Applicant Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 28, 2025
CASE NO. ANX2025-0002

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE "SCHMERGE," LOCATED GENERALLY EAST OF WELD COUNTY ROAD 17 AND NORTH OF WELD COUNTY ROAD 60 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 219.221 ACRES

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

Section 1. The City Council of Greeley, Colorado, hereby finds that the property, referenced in Section 2 below, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The property referenced in this section and legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 3. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the property map and the original annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado, and three (3) certified copies of this Ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this Ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and map of the property annexed with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section.

Section 4. The City Clerk of the City of Greeley, Colorado, shall promptly transmit to the Northern Colorado Water Conservancy District a certified copy of this Ordinance and shall cooperate with the District to annex the subject area into the District's Municipal Subdistrict pursuant to the provisions of Section 37-45-136 (3.6) of the Colorado Revised Statutes.

Section 5. 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**

APPENDIX A
ORDINANCE NO. 28, 2025
CASE NO. ANX2025-0002

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE "SCHMERGE," LOCATED GENERALLY EAST OF WELD COUNTY ROAD 17 AND NORTH OF WELD COUNTY ROAD 60 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 219.221 ACRES

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;
thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;
thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

CITY OF GREELEY, COLORADO

RESOLUTION NO. 40, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "SCHMERGE" LOCATED GENERALLY EAST OF WELD COUNTY ROAD 17 AND NORTH OF WELD COUNTY ROAD 60 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 219.221 ACRES.

WHEREAS, Patriot Energy, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of Weld County Road 17 and North of Weld County Road 60 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq*.; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED THIS 5TH DAY OF AUGUST, 2025.

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

CITY OF GREELEY INCORPORATED SEAL APRIL 6th, A.D. 1886 WELD COUNTY, COLORADO

By: _____ **By:** _____

City Clerk **Mayor**

Exhibit A – Legal Description

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;
thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

PETITION FOR ANNEXATION

Schmerge **Annexation**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Schmerge Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of $200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. **Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley** and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

PATRIOT ENERGY, LLC

x Martin Lind, Manager

1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

Date of Signing: June 17, 2025

Subscribed and sworn to before me this 17th day of June, 2025, by Martin Lind, Manager

Witness my hand and official seal.

My commission expires: 9/9/2028

Lara D. Wynn
Notary Public

LARA D. WYNN
NOTARY PUBLIC
State of Colorado
Notary ID # 20044032091
My Commission Expires 09/09/2028

Land Owned

Parcels: 095704000031, 095704000006

Please reference attached Exhibit for full legal description

If necessary, attach separate sheet.

EXHIBIT A
LEGAL DESCRIPTION

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;
thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

SCHMERGE ANNEXATION

TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002

OWNER DEDICATION

I, Patriot Energy LLC, being the sole owner(s) in fee of:

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:
Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;
thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;
thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same SCHMERGE ANNEXATION to the City of Greeley, Weld County, Colorado; and does (do) dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

Signature of Owner _____

Witness my hand and seal this _____ day of _____ A.D. _____ .

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20__ ,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being the Southeast Quarter (SE1/4) and a portion of the Southwest Quarter (SW1/4) of Section Four (4), and a portion of the Northeast Quarter (NE1/4) of Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 4 and assuming the South line of the SE1/4 of said Section 4 as bearing North 89°06'31" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with all other bearings contained herein relative thereto;

The following Four (4) courses and distances are along the Easterly and Northerly contiguous lines of the following Three (3) Annexation Maps, (1) Centennial Ridge III Annexation recorded February 22, 2002 as Reception No. 2927125, (2) Gold Hill Annexation #5 recorded December 15, 2000 as Reception No. 2813625, (3) Lundvall West Annexation recorded May 21, 2001 as Reception No. 2849832, all of the Records of Weld County;
THENCE South 01°16'49" West along the East line of the NE1/4 of said Section 9 a distance of 30.00 feet to a line parallel with and 30.00 feet South of, as measured at a right angle to the North line of NE1/4 of said Section 9;
THENCE North 89°06'31" West along said parallel line a distance of 2632.72 feet to the West line of the NE1/4 of said Section 9;
THENCE North 00°30'42" East along said line a distance of 30.00 feet to the South Quarter corner of said Section 4;
THENCE North 89°07'14" West along the South line of the SW1/4 of said Section 4 a distance of 1051.90 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;
The following Three (3) courses and distances are along the Westerly, Northerly and Easterly lines of the SE1/4 of said Section 4;
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 219.221 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 4, T.5N., R.67W., as bearing N89°06'31"W as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 459-HS0832918-414, Amendment No. 4, dated July 25, 2025, as prepared by Heritage Title Company to delineate the aforesaid information.

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission,

this _____ day of _____, 20___.

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director

on _____ day of _____, 20___.

_____
Director of Community Development

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager

on _____ day of _____, 20___.

_____
Development Review Manager

ACCEPTANCE

This annexation map was accepted by the City of Greeley, Weld County, Colorado and the territory therein designated and made a part of the City of Greeley, and included within the limits and

jurisdiction thereon _____ day of _____, 20___.

Attest: _____ _____
City Clerk Mayor

Ordinance No. _____

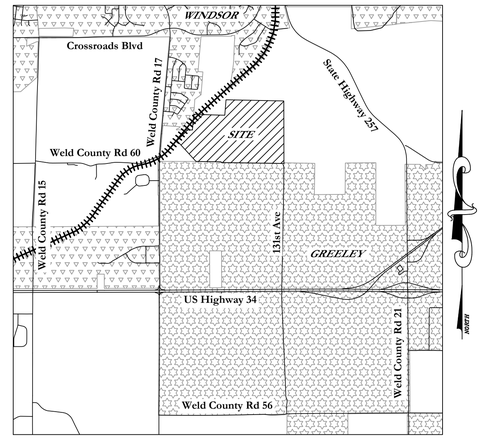
SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Roy Moesser – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110



VICINITY MAP
SCALE: 1"=3000'

CITY OF GREELEY
TOWN OF WINDSOR
WELD COUNTY
RAILROAD

CONTIGUOUS BOUNDARY = 3,744.62 L.F.
TOTAL BOUNDARY = 13,112.26 L.F.
PERCENTAGE OF CITY BOUNDARY CONTIGUITY = 28.6%
RATIO = 1 : 3.502
AREA = 219.221 ACRES

//////// DENOTES CONTIGUOUS BOUNDARY

DATE: 8/1/2024
FILE NAME: 20250253ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS:		DATE:
REVISED PER COMMENTS	CSK	7/11/25
REVISED PER COMMENTS	CSK	7/16/25

SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

1

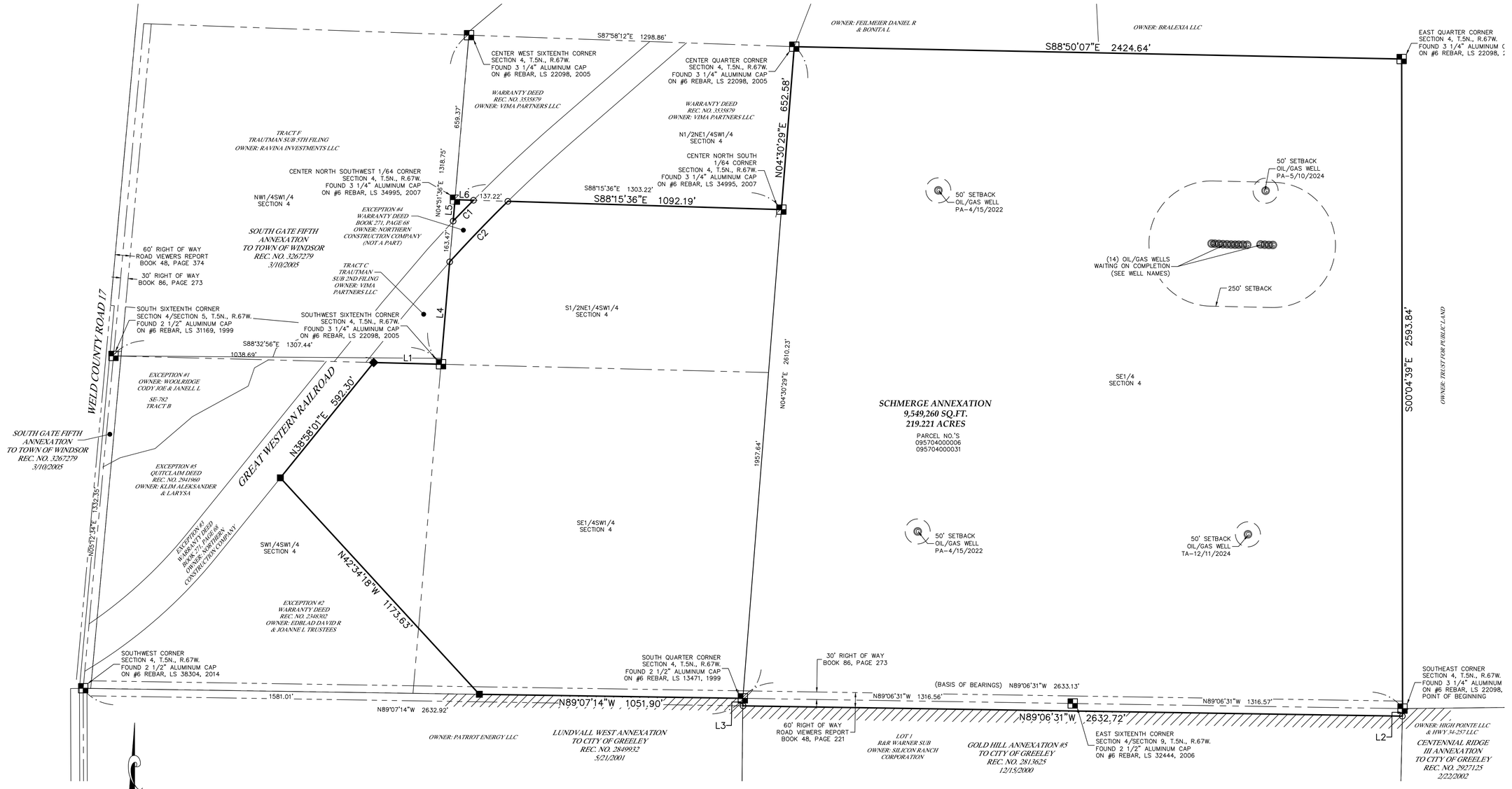
SHEET 1 OF 2

V:\20250253\DWG\20250253ANX.dwg, 7/16/2025 10:43:56 AM, carol

SCHMERGE ANNEXATION

TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002



LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR
- FOUND #4 REBAR YELLOW PLASTIC CAP LS 30110
- CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°32'56"E	268.75'
L2	S01°16'49"W	30.00'
L3	N00°30'42"E	30.00'
L4	N04°51'36"E	410.27'
L5	N04°51'36"E	85.63'
L6	S88°15'36"E	73.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	116.06'	5779.60'	1°09'02"	116.06'	S44°17'04"W
C2	335.17'	5679.60'	3°22'52"	335.12'	S43°49'11"W

PRELIMINARY

Roy Moesser – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110

DATE: 8/1/2024
FILE NAME: 20250253ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/11/25
REVISED PER COMMENTS	CSK 7/16/25

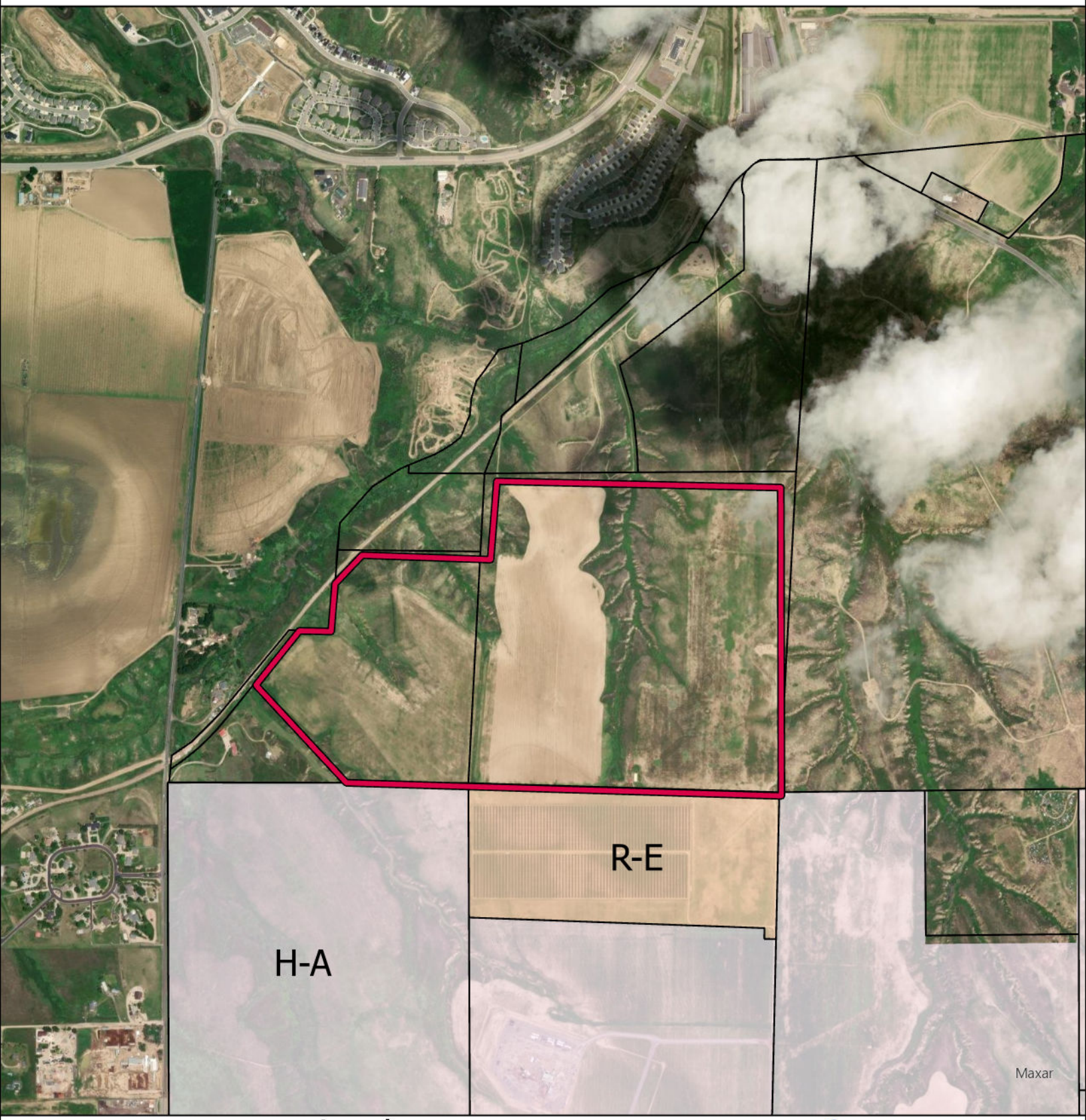
SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

2
SHEET 2 OF 2

J:\2025\20250253\DWG\20250253ANX.dwg, 7/16/2025 10:44:00 AM, carol

Vicinity & Zoning Map - Schmerge Annexation
ANX2025-0002



Legend

Zoning

Holding Agriculture (H-A)

Residential Estate (R-E)

Schmerge Annexation

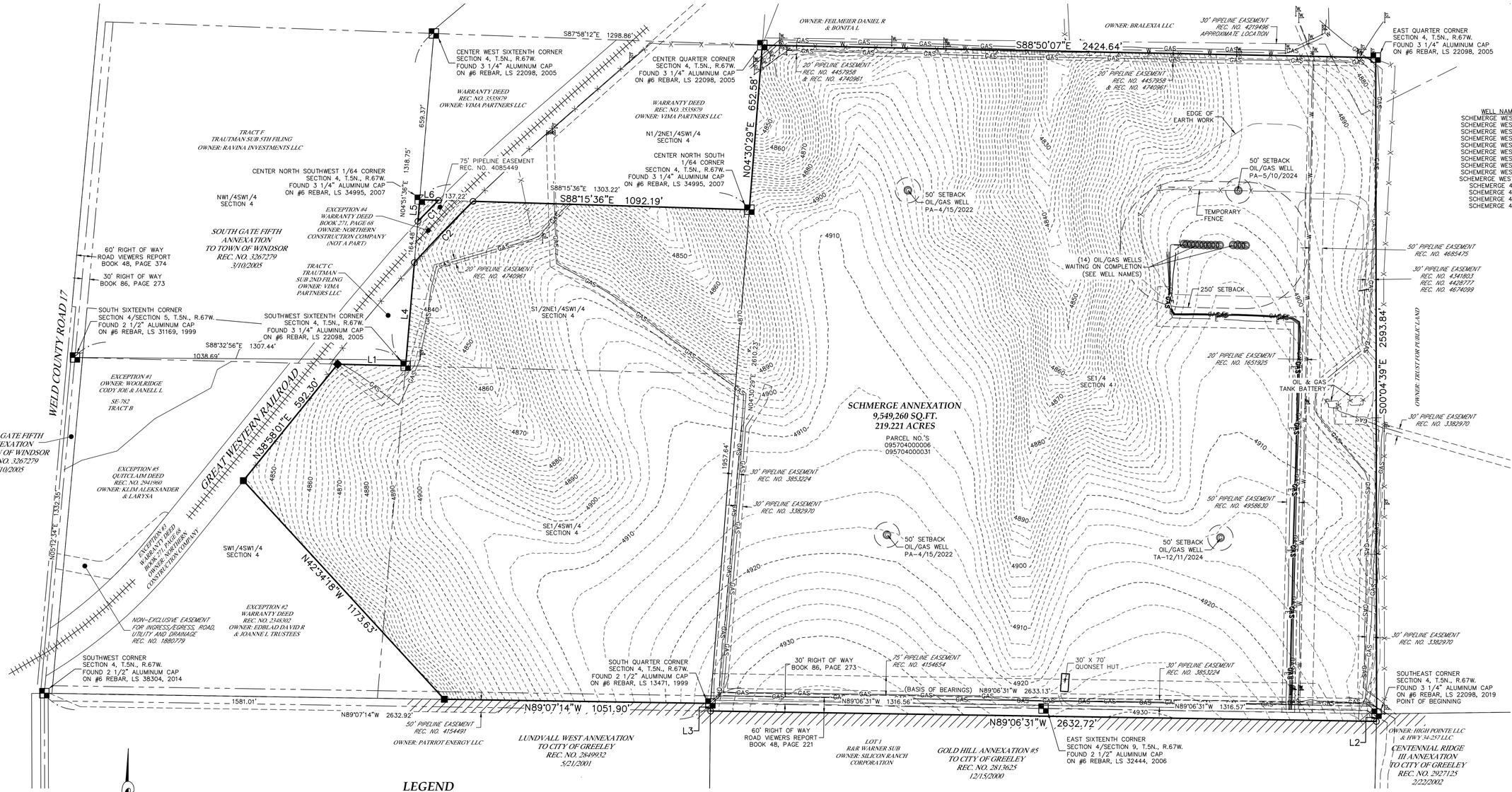
Greeley Parcels

City of Greeley Colorado

0 0.1 0.2 0.4 Miles

SCHMERGE SITE ANALYSIS MAP

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002



LEGEND

- EDGE OF GRAVEL
- FENCE LINE
- PIPE
- CENTERLINE OF RAIL ROAD TRACK
- FO — FIBER OPTIC LINE
- GAS — GAS LINE
- W — WATER LINE
- E — UNDERGROUND POWER LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR
- FOUND #4 REBAR YELLOW PLASTIC CAP LS 30110
- CALCULATED POSITION
- GAS MARKER
- WATER MARKER
- GAS WELL
- 4876 — 2 FOOT CONTOUR
- 4835 — 10 FOOT CONTOUR

NORTH

200 100 0 200 400 600
SCALE IN FEET
SCALE: 1"=200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°32'56"E	268.75'
L2	S01°16'49"W	30.00'
L3	N00°30'42"E	30.00'
L4	N04°51'36"E	410.27'
L5	N04°51'36"E	85.63'
L6	S88°15'36"E	73.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	116.06'	5779.60'	1°09'02"	116.06'	S44°17'04"W
C2	335.17'	5679.60'	3°22'52"	335.12'	S43°49'11"W

SURVEYORS NOTES

1. The subject property is in flood zone "X", "areas of minimal flood hazard" per FEMA flood map 08123C1495F revised November 29, 2023.
2. Location of wetland area should be delineated by appropriate authorities.
3. Elevation contours were provided by TST, Inc. and are based on Colorado State Plane North Zone and the North American Vertical Datum 1988.

DATE: 8/1/2024
FILE NAME: 20250253ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

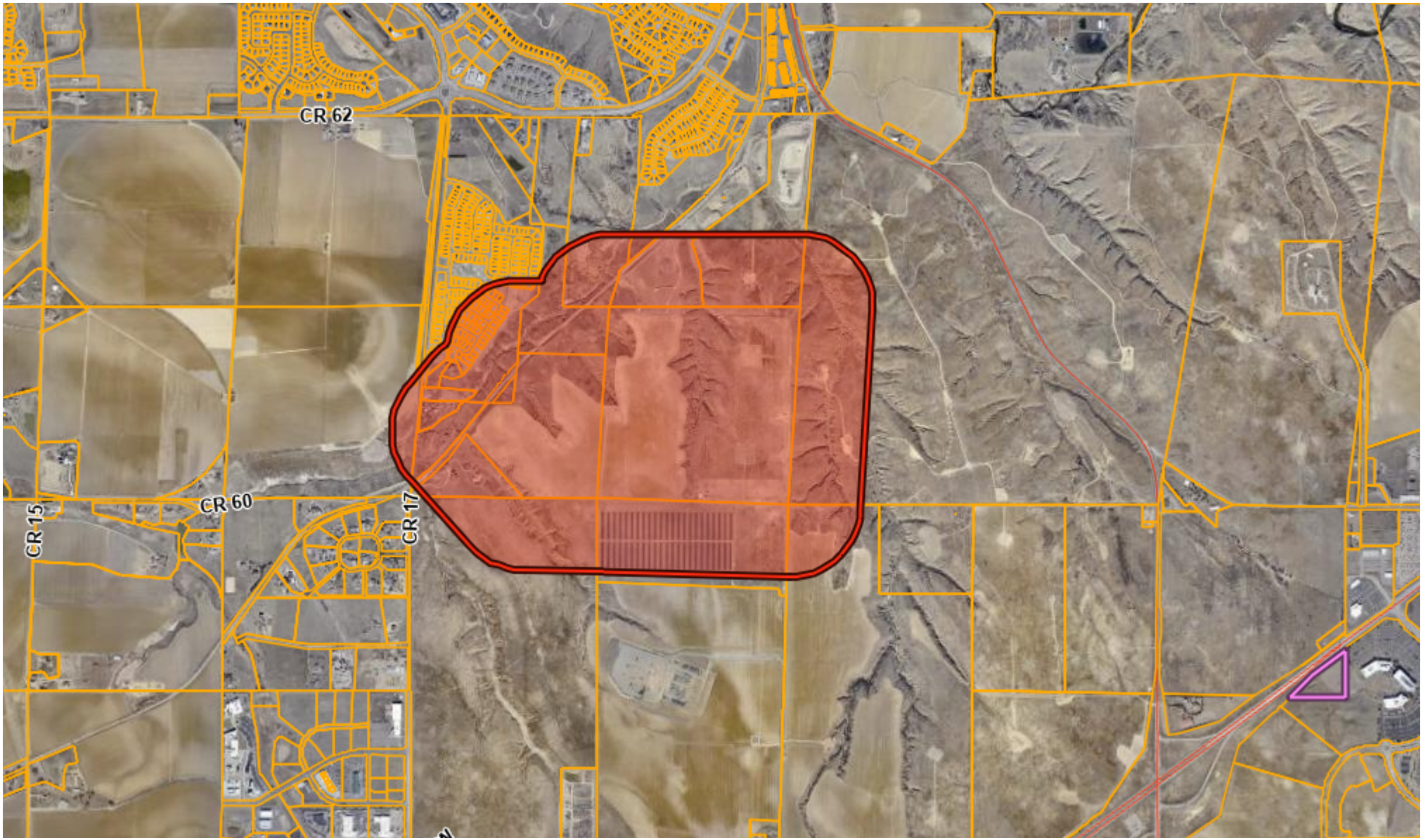
REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/11/25

SCHMERGE SITE ANALYSIS MAP
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

1
SHEET 1 OF 1

Schmerge Annexation APO Boundary



Scale: 1:22453

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

June 12, 2025

City of Greeley - Community Development & Planning
Attn: Ms. Katelyn Puga
1100 10th Street
Greeley, CO 80631

CASCADIA WEST ANNEXATION | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant WV Development, LLC, and the Owner, Patriot Energy, LLC, we are pleased to apply for the Annexation of two parcels (095704000031, 095704000006). The parcels are generally located in the northwest corner of Highway 34 and CO Rd. 17.

This proposed Annexation is part of a larger proposed development, the Cascadia PUD. The proposed development of the Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential. Open space, parks, and amenities will also be included within the overall PUD and are still being determined.

PROPERTY CONTEXT AND BACKGROUND

The subject property consists of two parcels that total approximately 217.408 acres of vacant/undeveloped/agricultural land that is located within unincorporated Weld County. The existing zoning is Weld County Agriculture (AG) and proposed zoning is Planned Unit Development (PUD). Existing surrounding land uses include:

- North: Generally undeveloped agricultural land.
- East: City owned natural area, limited to no future development planned.
- South: Energy development and future development within the City of Greeley, per the Cascadia PUD
- West: Generally undeveloped agricultural land and areas of residential development.

Access to these properties will be provided through properties to the south, ultimately alignments to be determined as part of future development applications made to the City of Greeley. Improvements to the necessary public right(s)-of-way will be made in conjunction with future development applications, as appropriate.

The PUD is currently being written and details about the overall Cascadia development are still in progress. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students will be established as part of the accompanying PUD. The project site falls within the School District RE4 – Windsor.

COMPLIANCE WITH THE GREELEY MUNICIPAL CODE

The Greeley Municipal Code outlines the general and the specific review criteria for Annexations in Section 24-214(b). Below are the justifications for each of the criteria:

1. General eligibility. The city council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows:
    a. The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries; and
    Response: The area proposed for annexation shares a perimeter of approximately 3,692 feet out of an approximately 15,860 total perimeter (about 24%), which exceeds the 1/6th requirement.
    b. A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

Response: This property is within the growth area of the City and will be part of a larger development pattern being developed for this part of the City. The overall Cascadia PUD is proposed to include a City-owned entertainment district, which was approved by City Council in April 2025. The land being annexed will provide housing and related services in support of the overall PUD area, proposed entertainment district, and the overall City of Greeley.

c. The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.
Response: There is one adjacent ROW with the Railroad, which is not included in this annexation.

d. The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.
Response: This is understood, and the Applicant acknowledges the responsibility to apply for exclusion all applicable exclusions for special districts

e. Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.
Response: The proposed Annexation is not part of an enclave.

2. Specific criteria. The planning commission and city council shall evaluate annexations according to the following criteria:
   a. The proposed annexation is in conformance with the city's comprehensive plan;
   Response: Please see the section below, which outlines the proposed annexation's conformance with the Imagine Greeley Comprehensive Plan.
   b. The proposed annexation promotes geographical balance of the city's land use pattern;
   Response: The proposed annexation promotes geographical balance of the City's land use pattern, and the associated PUD further promotes smart planning and growth for the City.
   c. Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305.
   Response: The annexation application is proposed in conjunction with the Cascadia PUD, which will develop adequate services to support the development and its users.
   d. The proposed annexation provides for a continual and rational boundary; and
   Response: The proposed annexation does provide for a continual and rational boundary, as depicted in the Annexation Map included with this application.
   e. The proposed annexation is needed to accommodate future land use requirements.
   Response: The area proposed for annexation is proposed for residential development in support of the entertainment district, the overall Cascadia PUD, and overall City of Greeley.

CONFORMANCE WITH THE IMAGINE GREELEY COMPREHENSIVE PLAN

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
  - **The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district. Within this area there is planned to be youth sports, a hotel, water park, outdoor plaza, and other highly energized and diverse land uses. This annexation and subsequent development will bring a diversity land uses to the area and will help promote the growth and vitality of the overall City of Greeley community.**
- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
  - **The proposed annexation is part of a larger collaboration between the City of Greeley and The Water Valley Company through the PUD. CDOT and other local intergovernmental agencies, as appropriate, are also involved in order to implement successful infrastructure improvements.**

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

- Goal GC-1: Manage growth effectively.
  - **The annexation of this site will help support the subsequent development of the overall Cascadia PUD. The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing. Including this property to the City of Greeley will ensure that Greeley can help shape and direct the future growth of this area.**
- Goal HO-2: Encourage a broad diversity of housing options.
  - **This annexed land will allow for the development of a variety of housing options, the ultimate development of the types that are included will be determined by market conditions. The housing types allowed for within the Cascadia PUD will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.**

CONCLUSION

The annexation of the Schmerge properties into the City of Greeley represents a thoughtful and strategic extension of the city's boundaries that aligns with the goals and vision of the Imagine Greeley Comprehensive Plan. By facilitating a mixed-use community that integrates housing, commerce, recreation, and open space, this project will enhance economic opportunity, support regional partnerships, promote healthy and inclusive living environments, and contribute to the city's long-term growth and vitality. We are confident that this annexation will provide lasting benefits to both current and future residents of Greeley and respectfully request your support for this application.

Sincerely,
Norris Design

Mitch Black, PLA
Principal

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request for an annexation of approximately 219.22 acres of land located within unincorporated Weld County generally located west of the 131st Avenue alignment approximately one mile north of US Highway 34 known as the Schmerge Annexation (ANX2025-0002).

PROJECT: Schmerge Annexation

FILE NO: ANX2025-0002

LOCATION: Located generally East of Weld County Road 17, North of Weld County Road 60 and West of State Highway 257

APPLICANT: WV Development, LLC on behalf of Patriot Energy, LLC

CASE PLANNER: Katelyn Puga, Planner III, Brian McBroom, Community Development Director

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The property owner, Patriot Energy LLC, and applicant, WV Development, petitions to annex the properties collectively known as Schmerge Annexation (ANX2025-0002), generally located west of the 131st Avenue alignment approximately one mile north of US Highway 34 into the City of Greeley. The subject site is comprised of approximately 219.221 acres (see Section J – Attachments).

A. REQUEST

The applicant, WV Development LLC, on behalf of the owner, Patriot Energy LLC, have petitioned the City to annex approximately 219.221 acres of unincorporated property. The annexations consist of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a 60-foot right-of-way at the south side of both parcels.

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

The site is located in unincorporated Weld County and is generally located west of the 131st Avenue alignment approximately one mile north of US Highway 34.

Current Zoning: AG (Agricultural – County)

Proposed Zoning: Planned Unit Development (PUD)

Abutting Zoning: North: AG (Agriculture – County);
Single Family Residential (Town of Windsor)
South: H-A (Holding Agriculture - City)
East: AG (Agriculture - County)
West: AG (Agriculture - County)

See Figure 1 for details.

Site Conditions: The site is currently undeveloped and used for agricultural purposes. It is bordered by the Great Western Railroad to the northwest and the City of Greeley's Arroyos Del Sol Natural Area to the east. The property connects to the city boundary along its southern edge. An active oil and gas facility in the northeast corner contains 14 wells. Portions of the site feature significant topographic variation, including arroyos.

Contiguity:

Annexation Application	Required Contiguity	Provided Contiguity
ANX2025-0002	16%	28.6%

Abutting Land Uses: North: Single-Family Residential (Town of Windsor), Undeveloped, Great Western Railroad
South: Undeveloped, Solar Facility
East: Undeveloped, City-Owned Natural Area
West: Residential Estate (Unincorporated Weld County), Great Western Railroad

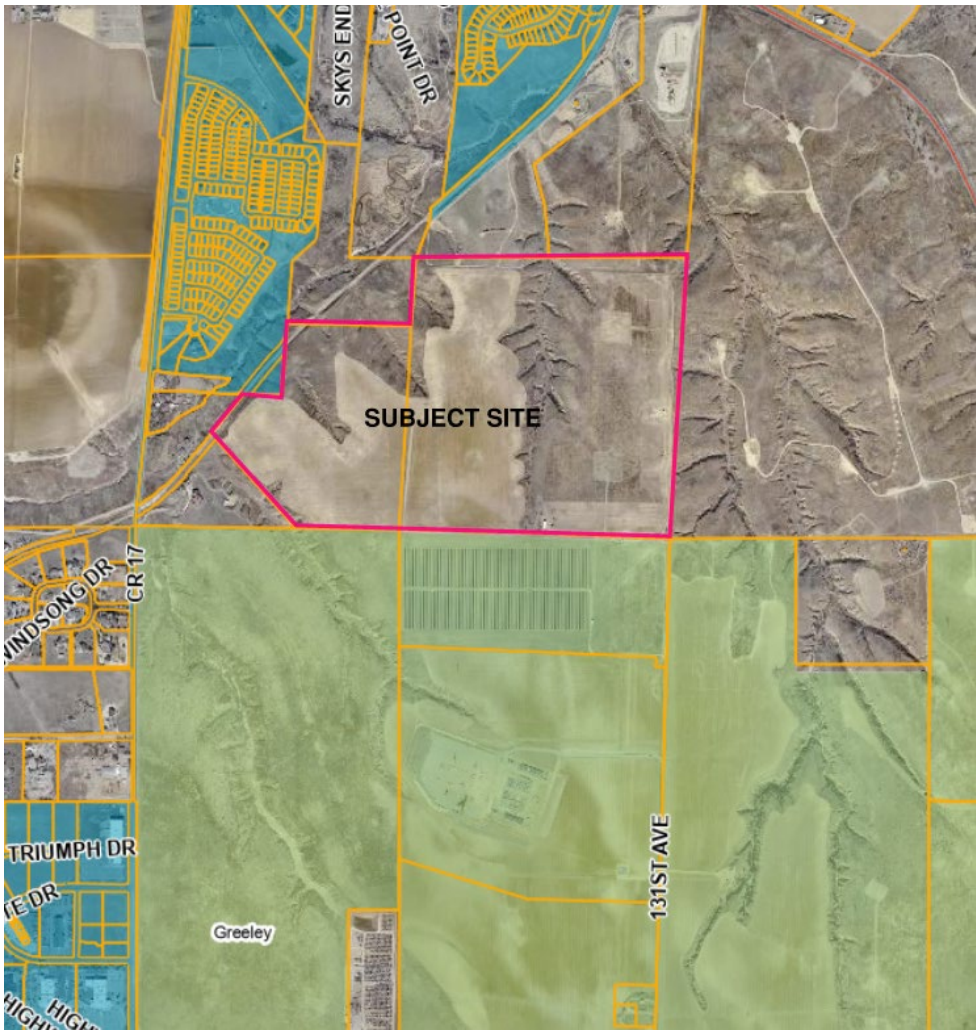


Figure 1: Vicinity Map

D. BACKGROUND

The property owner has petitioned the City to annex approximately 219.221 acres of unincorporated property. The annexation consists of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a 60-foot right-of-way at the south side of both parcels. The annexation area contains four plugged and abandoned oil and gas wells and 14 active oil and gas wells. The parcels are located within the Long-Range Expected Growth Area, Three Mile Plan, and are designated as Open Lands and Natural Areas – Bluffs on Imagine Greeley's Land Use Guidance Map.

The applicant requests the annexation be zoned Planned Unit Development (PUD). Following approval of the annexations, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading for September 16, 2025.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, staff recommendation, applicant information, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City’s supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation’s perimeter is contiguous with the city’s current boundary.
8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Staff Comment: The subject properties are primarily undeveloped except for an active oil and gas well site (14 wells) and five plugged and abandoned oil and gas wells dispersed throughout the annexation area. The area is anticipated to develop predominately with single-family estate residential uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Open Space and Natural Areas - Bluffs. The annexation of this property aligns with several goals of the Imagine Greeley Comprehensive Plan:

1. *GC-1: Manage growth effectively.*
   Staff Response: Annexing this property allows the City to manage growth while preserving the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals

2. *IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.*
   Staff Response: Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

3. *NR-3: Demonstrate stewardship of the environment.*
   Staff Response: Annexing this property to the City allows for the management of the unique landscape character (bluffs) in

the area using design strategies to protect any identified natural features with future development proposals.

This request complies with this criterion.

2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

Staff Comment: The proposed annexations provide growth in the west part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area and the Three Mile Plan. It provides opportunity to align with the City's growth and land use patterns for western Greeley.

This request complies with this criterion.

3. **Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. Future dedication of public safety sites within this area is considered with the proposed PUD zoning proposal.

The annexation would continue being served by the Windsor RE-4 School District (See Section H. 5 for more information).

Currently no City-level utilities are needed at the site; however, they could be extended for future development. The extension of services is not required for the annexation but is required to be evaluated as a part of the PUD zoning proposal for future development of the area.

This request complies with this criterion.

4. **The proposed annexation provides for a continual and rational boundary.**

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with contiguity of 28.6% (16% minimum required). These properties' inclusion would also help

provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area and the Three Mile Plan, and it would connect with areas already annexed to the south of the proposed annexation area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: The proposed annexation is needed to accommodate anticipated future development within the City. The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential uses for future development at this property. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan, and Adequate Public Facilities requirements.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels included in the annexation applications are unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

The properties contain 14 active oil and gas wells, and four plugged and abandoned oil and gas wells. Large portions of the property feature notable topographic variation, including arroyos.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map in the adopted Comprehensive Plan, the property may contain areas that are ecologically significant. All development review proposals will require biologist reports to ensure that any sensitive areas are not negatively compromised.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The annexation request includes a section of Weld County Right-of-Way along the south side of the annexation boundary. This Right-of-Way does not contain any County identified roadways.

H. SERVICES

1. WATER

Water service to the proposed annexation will be provided by the City of Greeley in accordance with the PUD and any other Intergovernmental Agreements.

2. SANITATION

Sewer service will be provided by the City of Greeley in accordance with the PUD and any other applicable Intergovernmental Agreements.

3. EMERGENCY SERVICES

The subject site is currently served by the Windsor/Severance Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed. The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 4 miles away to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately ten (10) miles east located at the northeast corner of 10th Street and 30th Avenue.

Additional requirements for adequate public facilities are evaluated under the establishment of zoning request to PUD.

4. PARKS/OPEN SPACES

The site is located directly west of the 1,000-acre city-owned Arroyos Del Sol natural area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

5. SCHOOLS

The annexation is located in the Windsor RE-4 School District. The school district has been notified of the annexation proposal and will be notified as part of the requirements for the Annexation Impact Report.

An Intergovernmental Agreement between the City and Weld RE-4 School District allows for the dedication of sites and land areas for schools, or payments in lieu thereof ("in lieu payments") for any new residential construction associated with future development in the City. The school district will be consulted during the development review of proposals regarding land dedication or in-lieu payments for school sites.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of future development.

H. NOTIFICATION:

Mailed notice is not required per the Development Code. However, as a courtesy a mailed notice was sent on August 1, 2025, to surrounding properties within 1,000 feet of the subject property. The applicant posted signs on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff has not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after this report is published will be provided as an exhibit to the commission at the public hearing.

I. PLANNING COMMISSION RECOMMENDED MOTION:

A motion that, based on the project summary and analysis, the Planning Commission finds that the request for annexation meets approval criteria found in Section 24-214. b.2.(a-e) the proposed annexation meets State statutory requirements and therefore, recommends approval of the annexation to the City Council.

J. ATTACHMENTS:

1. Resolution No. 40 with Exhibit A (Petition, Legal Description, Annexation Plat)
2. Vicinity & Zoning Map
3. Annexation Site Analysis Map
4. Adjacent Property Owner Boundary Map
5. Project Narrative
6. Staff Presentation

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

August 26, 2025, at 1:15 pm

1. **Call to Order**

   Don Threewitt (Deputy Director of Community Development) asked all online participants who wished to speak to raise their hand. A list of speakers would be compiled and used during the public portion of the hearing.

   Chair Yeater called the meeting to order at 1:15 pm

2. **Roll Call - Present**

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

3. **Approval of the agenda**

   There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

4. **Approval of the July 22, 2025, and August 12, 2025, Planning Commission Meeting Minutes**

   Motion by Commissioner Franzen:
   To approve July 22, 2025, and August 12,2025 Planning Commission Meeting minutes as published.
   Second: Carlson
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

5. **Approval of a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm**

   Motion by Commissioner Franzen:
   To hold a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm
   Second: Vice Chair Andersen
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

6. **A public hearing to consider a request for annexation of approximately 219.221 acres of land generally located west of 131st Avenue, approximately one mile north of US Highway 34 known as Schmerge Annexation (ANX2025-0002)**

Brian McBroom (Director of Community Development) began by noting that Items 6, 7, and 8 would be presented together, but each item would be voted on separately. He recommended that the items be introduced together.

Chair Yeater then introduced all three items together.

Mr. McBroom began his presentation by introducing himself, Katelyn Puga (Planner III), Thomas Gilbert (Engineer IV) and the items as published.

At 1:26pm the Clerks had to restart the sound system as the microphones were not working properly. Mr. McBroom was asked to pause his presentation until this was remedied. His presentation resumed at 1:27pm.

Commissioner Schulte requested clarification on the items being voted on, confirming that the first two involve annexations—deciding whether the parcels should be incorporated into the City of Greeley—and the third concerns approval of PUD zoning. No decisions on future development plans are being made at this time; those will follow later. Mr. McBroom affirmed that Commissioner Schulte's understanding was correct. Mr. McBroom reiterated a previous point from his presentation, emphasizing that all subsequent development plans must align with the approved PUD zoning criteria.

Commissioner Franzen asked if concerns such as traffic should be addressed at this stage. Mr. McBroom answered by saying, at this conceptual stage, the plan has the capability of meeting the City's infrastructure design criteria, with detailed evaluations to follow in later land use applications.

Vice Chair Andersen requested a definition of the city's role as a co-applicant and how it relates to the quasi-judicial body. Mr. McBroom answered by saying 100 of the 828 acres are city-owned. In April, the City Council joined Water Valley Company as co-applicant for the PUD and authorized Water Valley to prepare the application. When finalized, the City Council will review the project in its usual quasi-judicial zoning role, regardless of the city's ownership. Vice Chair Andersen then inquired whether there have been other PUDs, or if any are expected in the future, where the applicant and the approving body are the same. Mr. McBroom answered by saying the city has often required land use approvals for development on city-owned property, though it's unclear if any involves a planned unit development (PUD). This can be confirmed after the hearing. All developments, including those on city property, must comply with the City's Development Code.

Vice Chair Andersen noted that the existing salvage yard was specifically excluded and was not mentioned among the uses of the abutting land. She then asked why it was necessary to exclude it. Chair Yeater asked to keep questions directed to the items up for vote. Vice Chair Andersen then said her question pertained to the PUD portion specifically. She asked for an update on the timeline for a forced annexation of the salvage yard, given that it is an enclave. She noted that the code says if a property has been an enclave for more than three years, it should be subject to forced annexation. Mr. McBroom stated he was not aware of any actions that the city has taken to unilaterally annex that property.

Vice Chair Andersen referenced a slide noting the intent to incorporate design standards and ensure compatibility with existing uses, and asked how the small parcel, that the salvage yard sits on, in the middle of the entertainment district would be addressed in terms of design and sensitivity under the PUD. Mr. McBroom noted that the parcel is controlled by Water Valley Company, which is aware of the adjacent, potentially incompatible land use in Planning Area B, and suggested this might be better addressed by the applicant during their presentation.

Vice Chair Andersen asked about access to the salvage yard and how it connects to surrounding elements, including Highways 34 and 17, and how that access will function within the framework of the proposed PUD. Mr. McBroom stated that the PUD does not propose changes to the salvage yard's access. While a new interchange at County Road 17 and Highway 34 is being planned, design details are not yet available. Mr. Trombino (Managing Director) is in attendance and may provide further insight, but the PUD cannot alter access to adjacent properties.

Commissioner Carlson noted that the PUD includes some non-contiguous parcels and asked for clarification on the rationale behind that approach. He also inquired whether the excluded areas are intended to remain permanently outside the PUD. Mr. McBroom stated that while the exact answer isn't known at this time, Planning Areas H and I lie farther east than the main PUD area. The developer intends to apply consistent land use, site design, and open space standards across all 828 acres. The city expects the PUD to set the tone for future development of the land between the included parcels.

Commissioner Schulte noted that annexation and zoning wouldn't immediately impact road layout or utilities, but asked what consideration has been given to long-term needs such as law enforcement. Mr. McBroom explained that police and fire departments are already discussing how to serve the area, including early plans for a new fire station, potentially with a police substation. The fire department is seen as the most urgent need due to response time concerns, as police already patrol citywide. A new station west of Highway 257 is being explored, pending funding and site selection. In the meantime, mutual aid agreements with nearby fire districts will help maintain service levels during early development phases.

Commissioner Franzen had a follow-up question regarding funding for those new stations. Mr. McBroom noted that police and fire facilities are funded through a dedicated tax and public safety impact fees collected at the time of building permits. If those sources fall short, the city's general fund would likely cover the remaining costs.

Chair Yeater inquired whether the City has a policy on forced annexation and if there are any current annexation requests for the lot containing the salvage yard. Mr. McBroom stated that he is not aware of any policy on forced annexation, nor of any annexation request made for that property.

Chair Yeater asked if there were any more questions for staff. Seeing none, Chair Yeater invited the applicant to make their presentation.

Martin Lind (Developer) introduced himself. Mitch Black (Norris Design) introduced himself and the presentation as published.

Mr. Black answered Vice Chair Andersen's previous question about the salvage yard. He explained that the PUD includes buffering criteria for all land uses, especially in mixed-use areas like Planning Areas A and B adjacent to the salvage yard. These standards ensure appropriate

buffering between compatible and less compatible uses, aligning closely with existing city requirements.

Chair Yeater asked whether the applicant was also representing the city to respond to questions. Mr. Black responded by saying general questions about the PUD can be addressed, but city representatives are present to respond to any specific questions related to the city as a co-applicant.

Vice Chair Andersen asked about the salvage yard, noting that since the property owner has not requested annexation and no forced annexation is required, what the plan was for incorporating that area into the Cascadia development. Mr. Lind stated that they are working in good faith with the salvage yard owners to identify potential relocation sites and seek an amicable resolution. However, if relocation isn't possible, certain actions related to State Highway 34—unrelated to the current hearing and managed by Public Works—will need to proceed. While there is significant activity in the area, Mr. Lind emphasized that they are not the property owners nor representing the salvage yard at this time.

Commissioner Schulte asked if part of the vision is to have an arena suitable for an affiliate or farm team hockey. Mr. Lind confirmed that it will serve as the development team for the Colorado Avalanche. The Colorado Eagles have committed to this site, and as their representatives, he can confirm this with full authority.

Chair Yeater inquired about a gap that appeared to be excluded from the PUD. During this discussion, the microphones malfunctioned. Chair Yeater summarized their conversation when they came back online as the following: "my question was, what was the break between the two parcels? And as you indicated, it's merely a graphical representation defining planning areas A, B, C, and so on. It's the line between those two planning areas. It's simply a graphical representation of what's going on, there is no gap."

Commissioner Franzen asked whether the salvage yard would be included in the future plan for the area, either following an amicable resolution or if potential annexation takes place.
Mr. Lind said the intent, if a solution can be reached, would be to return and pursue annexation of the property, incorporating it into the same Planned Unit Development (PUD).

Chair Yeater invited the city representative, as a co-applicant, to speak.

Paul Trombino (Managing Director) introduced himself. The commission had no questions.

Chair Yeater opened the public portion of the meeting at 2:16 p.m.

Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 6 (ANX2025-0002) at 2:16 p.m.

Motion by Commissioner Franzen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Vice Chair Andersen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

7. **A public hearing to consider a request for annexation of approximately 73.319 acres of land located within unincorporated Weld County, generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as Kinnison Annexation (ANX2025-0003)**

Chair Yeater opened the public portion of the meeting at 2:16pm
Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 7 (ANX2025-0003) at 2:17pm

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Commissioner Franzen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

8. **A public hearing to consider a request for establishment of zoning for approximately 220.56 acres and rezone for approximately 613.218 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)**

Chair Yeater opened the public portion of the meeting at: 2:17pm
Morgan Kidder representing Ravina Investments LLC spoke in favor of the project, stating the zoning for this property lays the groundwork for this developer to create an economic boom for the City of Greeley that will far surpass what Scheels and Centerra do for the town of Johnstown and the City of Loveland.

Chair Yeater asked if anyone else from the public wished to speak. Seeing none, Chair Yeater closed the public portion of item 8 (PUD2025-0003) at 2:19pm and invited the applicant to rebuttal any testimony or speak further on the item. Seeing none, Chair Yeater asked that they read each motion individually and proceed appropriately.

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003, does not meet** approval criteria found in Section 24-204. (b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.
Second: Commissioner Franzen

Discussion: Vice Chair Andersen expressed concern over the city acting as both applicant and approving body for this PUD, citing the vague, sensitive nature of the proposal and the quasi-judicial process. Additionally, concerns were raised about compatibility with adjacent land uses—particularly the neighboring salvage yard, which complicates the plan. With no current annexation plans for that property, future annexation could create conflicts with proposed amenities like

parks. Due to these unresolved issues and built-in conflicts, Vice Chair Andersen does not recommend approval of the PUD (Planned Unit Development).

Chair Yeater said he believes the applicant can manage the use and notes that the landowner has not expressed concerns, which suggests the issue may not be significant. While acknowledging some concerns about the PUD's (Planned Unit Developments) use, they view this as an appropriate and unique application of the PUD (Planned Unit Development). Chair Yeater also recognized the potential conflict of the city acting as both applicant and regulator but pointed out that similar situations with single parcels have been reviewed before. Chair Yeater intends to vote against the current motion, hoping for a subsequent motion to approve the item.

Commissioner Schulte stated that he does not believe it is improper for the city to consider its own application, noting that it is common for a government to subject itself to the same laws and processes as private landowners. While it may seem unusual for the city to be both applicant and approvers, the city council is politically accountable to the public, ensuring transparency. The alternative—exempting the city from these processes—would limit its ability to own and develop land. The speaker supports evaluating the application on its merits regardless of ownership and intends to oppose the current motion.

Commissioner Modlin noted that, in many cases, properties with differing adjacent uses have not prompted discussions about their future compatibility. However, he emphasized that this PUD specifically requires addressing that issue. As a result, Commissioner Modlin stated he would not support approval of this motion.

Vice Chair Yeater asked if anyone else would like to speak to the motion. Seeing none, Chair Yeater asked for a vote, clarifying the motion is in opposition to the item.
Vote: 1-5, motion failed (Commissioners Schulte, Carlson, Yeater, Franzen & Modlin voted "no")
Absent: Commissioner Briscoe

Chair Yeater turned it back to the commission to see if there was another motion.

Motion by Commissioner Schulte:
A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, **meets** approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council **with the following condition**:

- The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Second: Commissioner Franzen
Vice Chair Andersen thanked Commissioner Schulte for his clarification regarding the city, subjecting itself to its own criteria.
Vote: Motion carried 5-1 (Commissioner Anderson voted "no")
Absent: Commissioner Briscoe

9. **Motion by Commissioner Franzen**:
A motion to cancel the special planning meeting for Wednesday August 27, 2025, at 1:30 pm
Second: Commissioner Schulte
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

10. Staff Report:

Brian McBroom (Director of Community Development) provided several updates: The three cases discussed in this meeting are scheduled for first reading by City Council on September 2nd, with public hearings tentatively set for September 16th. Community surveys for the East and West Subarea Plans have received 135 and 157 responses, respectively, which are considered strong given current engagement challenges. Additionally, the City Council plans to adopt a proclamation at their October 7th meeting declaring October as Community Planning Month in Greeley, with an invitation extended to the commissioners to attend and participate in the related photo opportunity.

Chair Yeater expressed gratitude to City Staff and the Commission for their efforts throughout the day, noting it was encouraging to see everyone come together.

11. Adjournment:

Chair Yeater adjourned the meeting at 2:31 pm.

(Name) – Chair	**(Name) – Staff Liaison or Dept Manager**

Cascadia Annexations & PUD Establishment ANX2025-0002, ANX2025-0003, & PUD2025-0003

Brian McBroom, Community Development Director
Katelyn Puga, Planner III
Thomas Gilbert, Engineer IV
City Council Meeting – September 16, 2025

Community Vitality

Agenda

Request to Approve Annexations (Schmerge & Kinnison) and Cascadia PUD.

- ANX2025-0002 (Schmerge) – Request to annex a total of 219.221 acres
- ANX2025-0003 (Kinnison) – Request to annex a total of 73.319 acres
- PUD2025-0003 (Cascadia PUD) - Request to establish zoning as PUD (Planned Unit Development) for 833.786 acres.

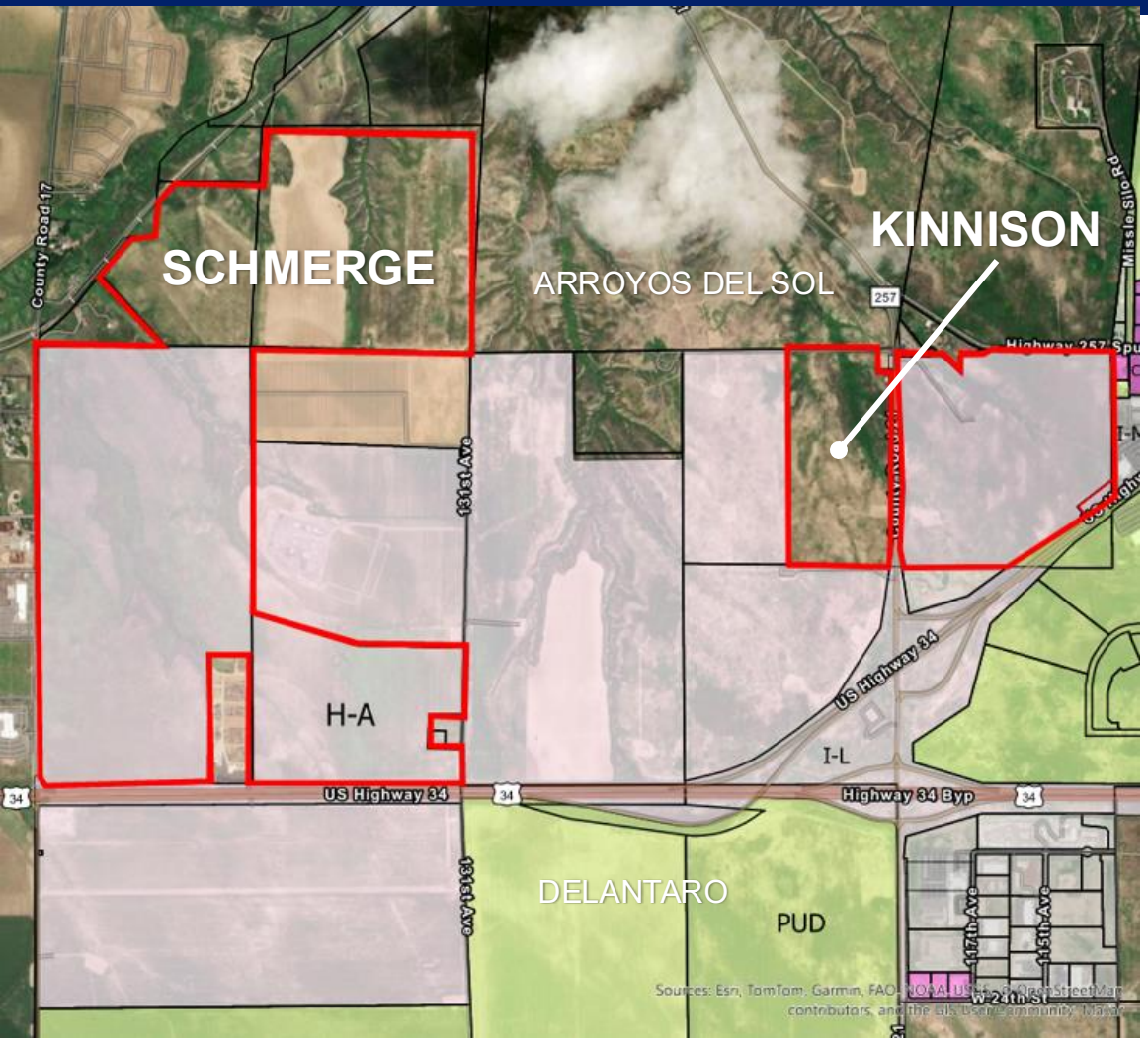
Background:

- Parcels are largely undeveloped & zoned in unincorporated Weld County as R-1 and Agriculture Parcels within City are zoned H-A

Planning Commission Hearing Recommendations

- ANX2025-0002 (Schmerge) – Recommendation of approval.
- ANX2025-0003 (Kinnison) – Recommendation of approval.
- PUD2025-0003 (Cascadia PUD) – Recommendation of approval with condition.

Cascadia PUD Existing Conditions

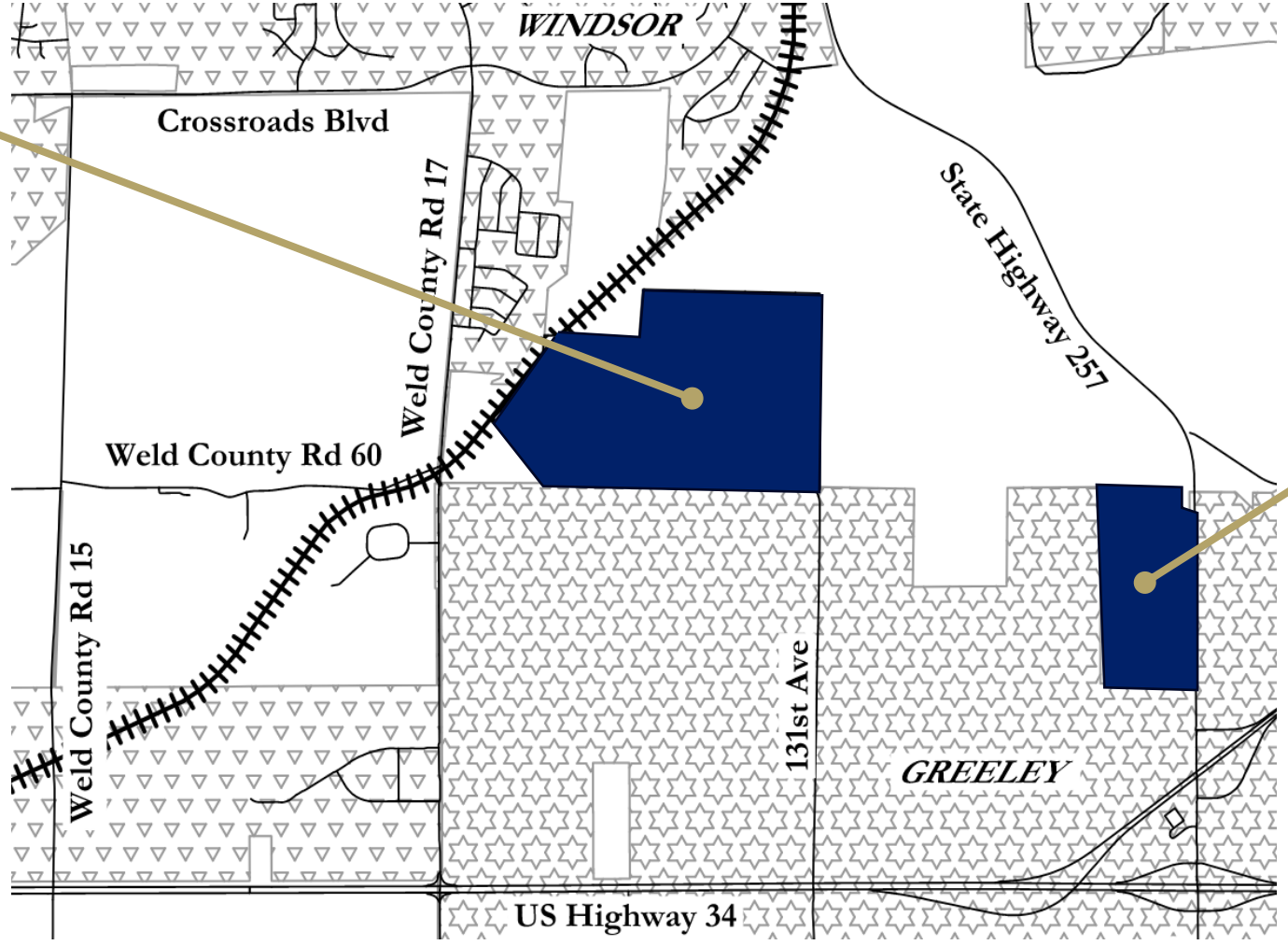


EXISTING CONDITIONS OVERVIEW

- 833.786 Acres Proposed in PUD
- 292.54 Total Acres proposed to annex into city
- Predominantly undeveloped land
- Bordered by State Highway 257, US Highway 34, & WCR 17
- Property within City is zoned H-A (Holding Agriculture)
- Oil & Gas: Active and plugged/abandoned wells throughout
- Topography: Significant variation with arroyos
- Surrounding Uses include other undeveloped, native landscapes, Town of Windsor residential neighborhoods (NW), Arroyos Del Sol Natural Area (North), US HWY 34 & Delantaro (South), oil and gas facility, salvage yard among the uses directly adjacent.

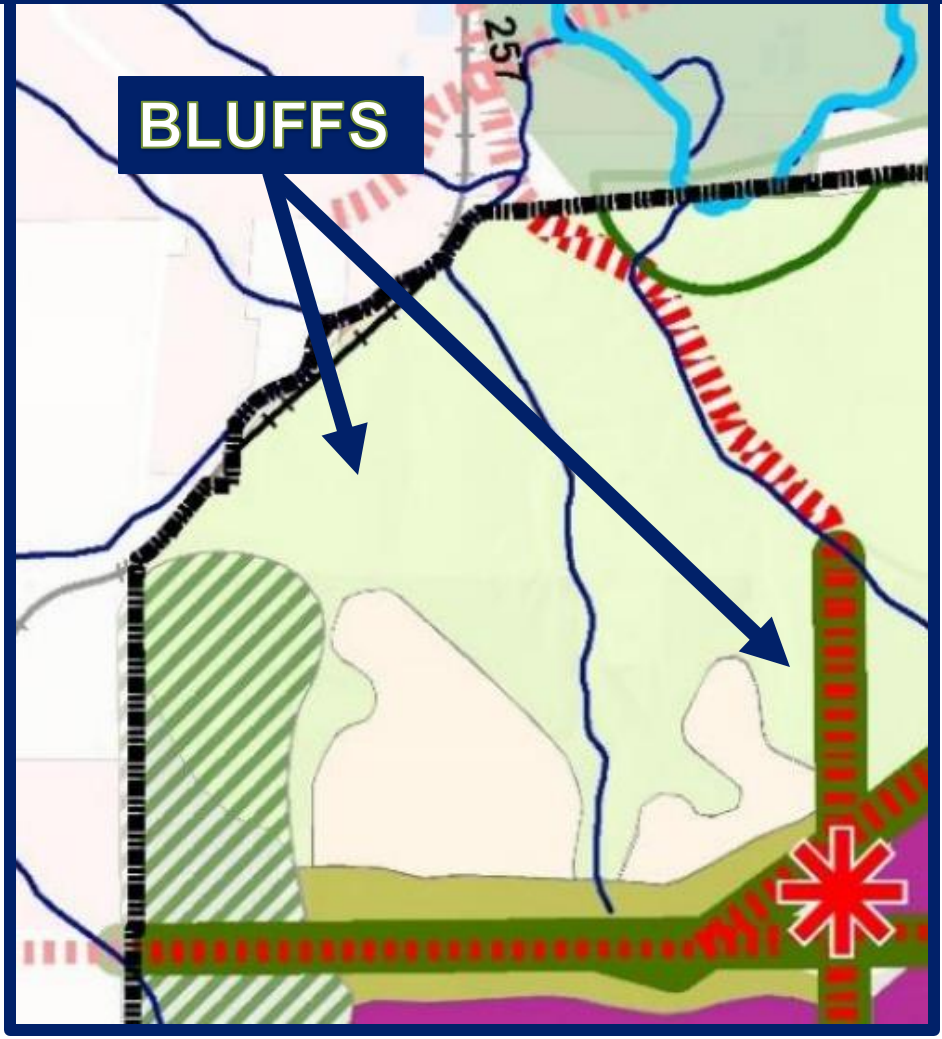
Annexation Applications

SCHMERGE
ANX2025-0002
219.221 Acres



KINNISON
ANX2025-0003
73.319 Acres

Comprehensive Plan Alignment



GC-1: Manage growth effectively
Supports Growth Management and protection of natural features (Bluffs)

GC

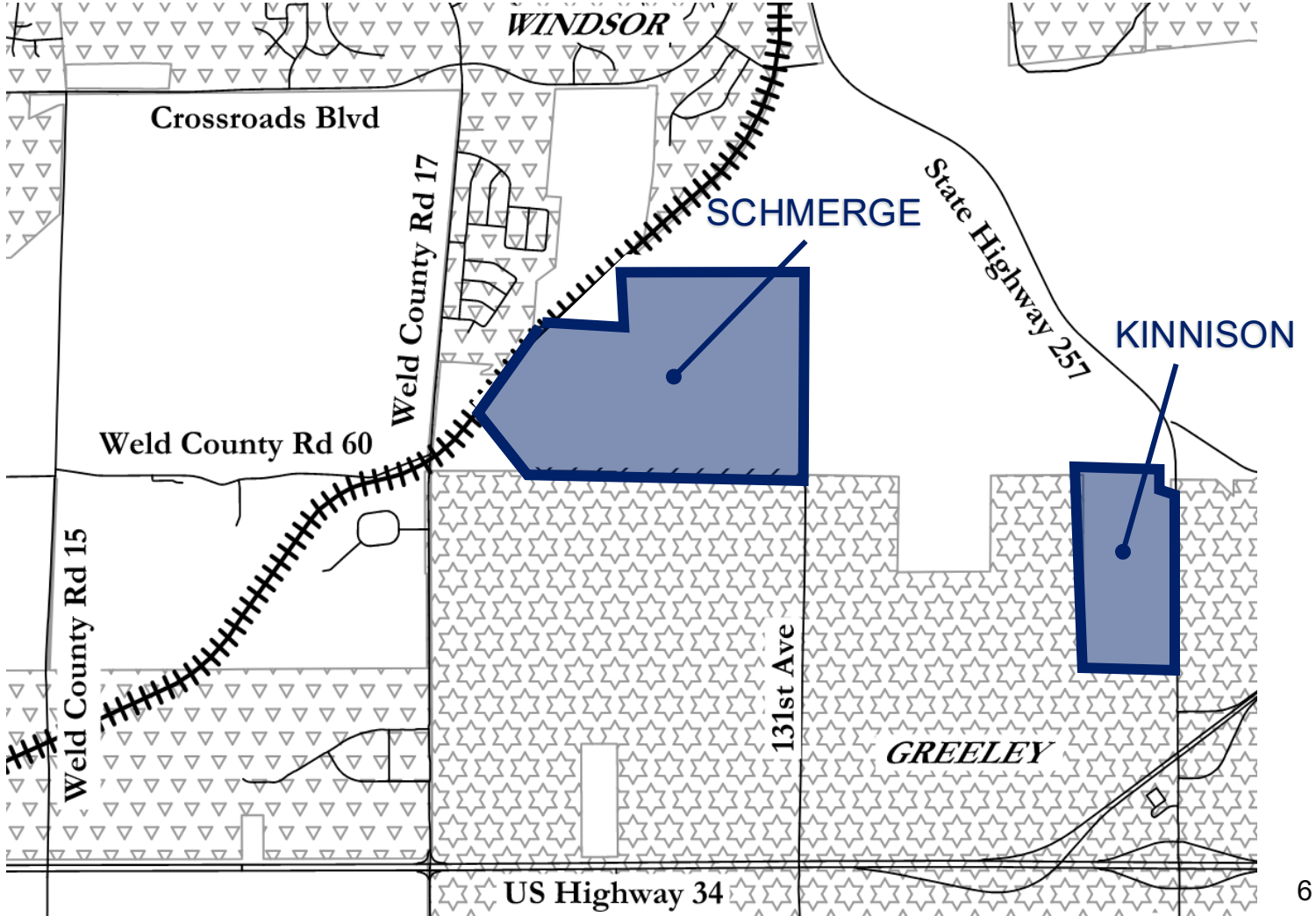
IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
Provides opportunity for future infrastructure to meet City standards by annexation. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided

IN

NR-3: Demonstrate stewardship of the environment.
Allows the City to manage the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

NR

Annexation Criteria Review



PROMOTES GEOGRAPHIC BALANCE
Supports west Greeley growth and fills gaps in city boundaries

ADEQUATE SERVICES
Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY
Exceeds state contiguity requirements (28.6% vs. 16% minimum required).

SUPPORTS FUTURE LAND USE
Anticipates mix of residential uses via Cascadia PUD; provides a master/subarea plan effort.

Annexation Conclusion & Recommendation

☑ Approval Criteria

- Five criteria used to evaluate annexations (Code Sections 24-214.b)
- Proposed annexation meets all criteria

☑ Notification Requirements

- 68 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published per Code

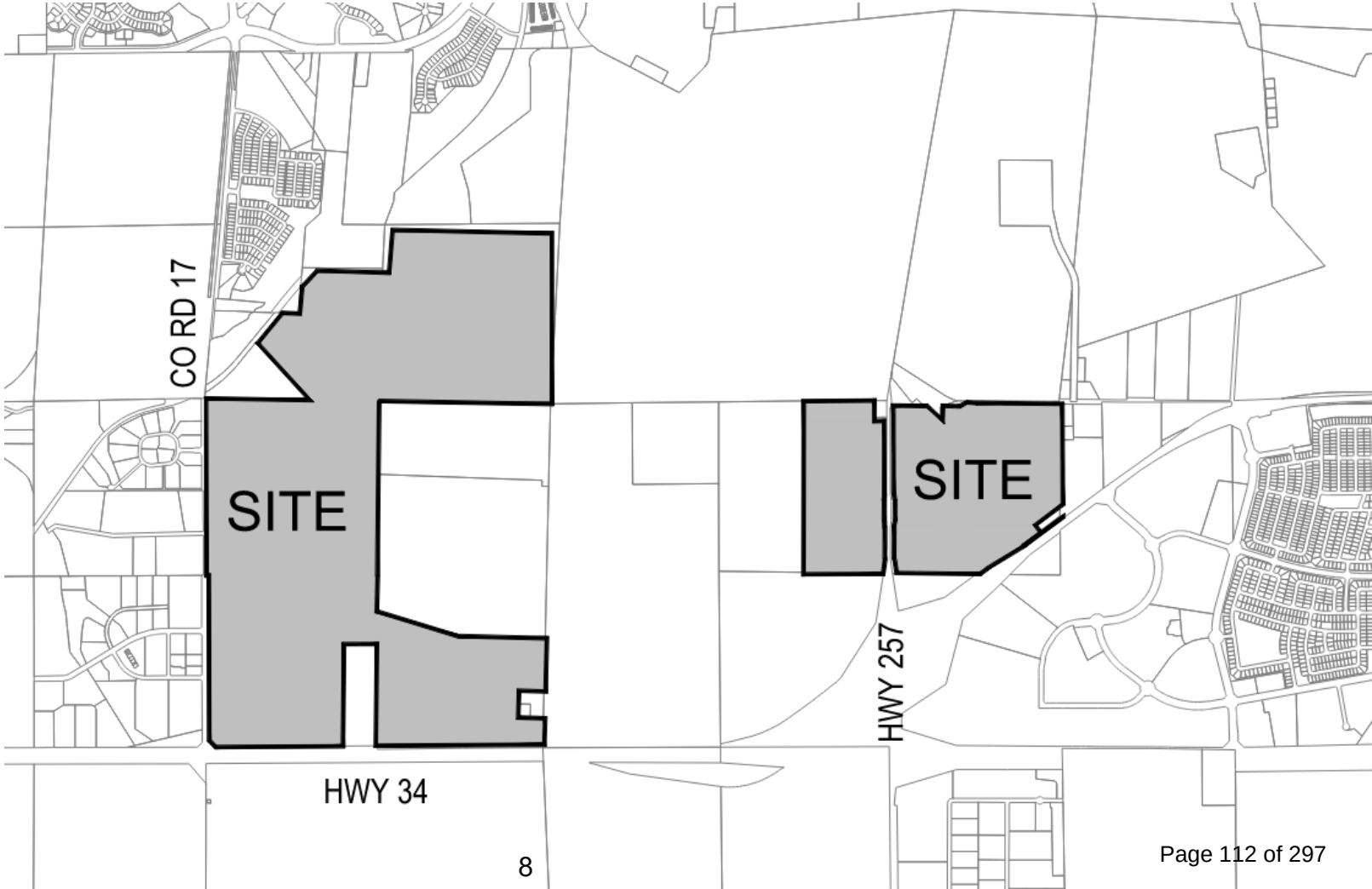
☑ Recommendation

- Meets criteria requirements
- Meet State requirements
- Community Development Recommends Approval
- Planning Commission Recommends Approval

Cascadia PUD Establishment

PUD2025-0003 – 833.786 ACRES

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		**833.7**



Proposed Cascadia PUD

PLANNING AREAS

ENTERTAINMENT DISTRICT

- PA-A & PA-B

MIXED USE

- PA-C & PA-D, PA-H & PA-I

RESIDENTIAL

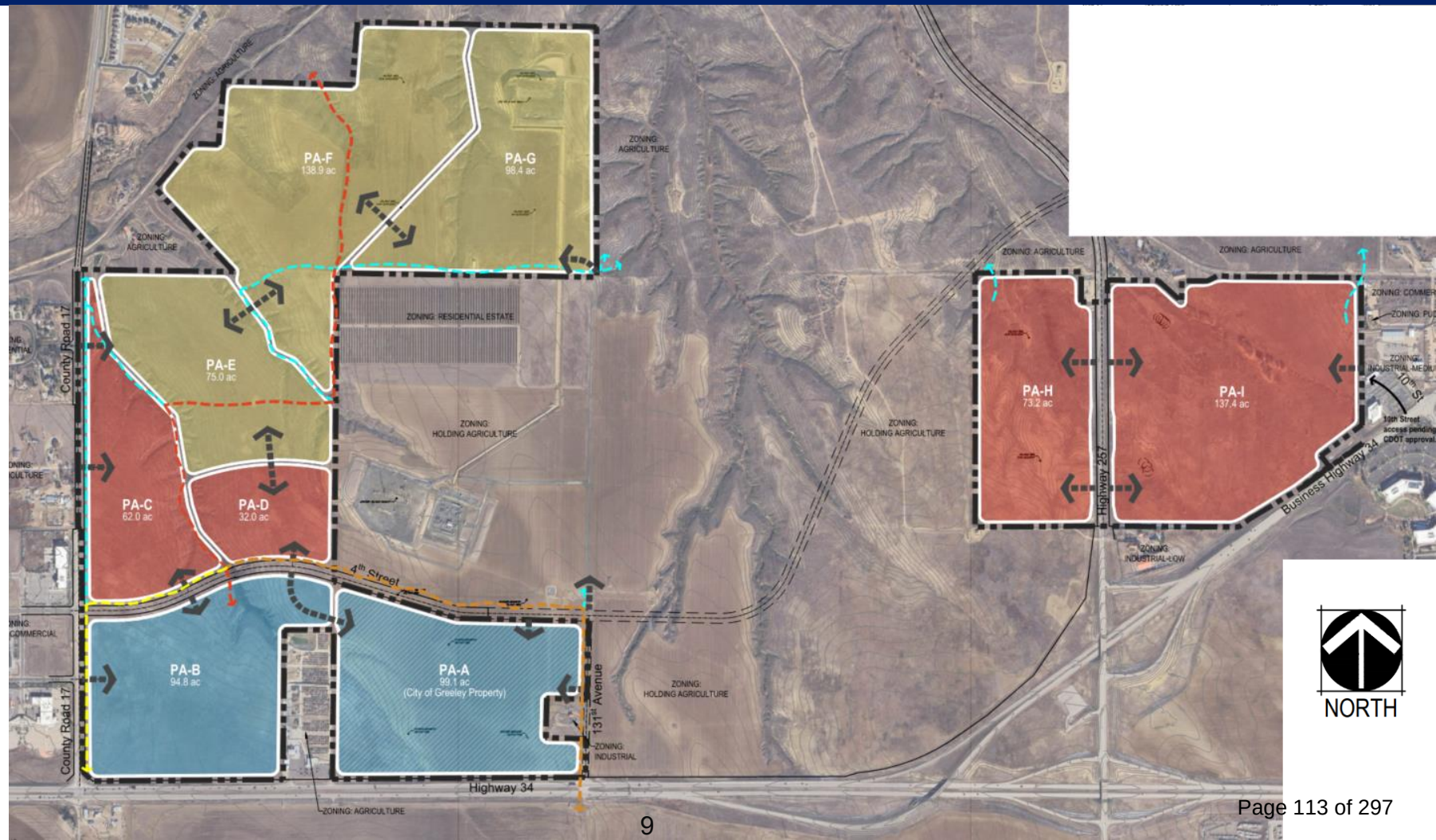
- PA-E, PA-F, & PA-G

CHARACTER AREAS

CATALYST

CASCADIA RANCH

CASCADIA EAST

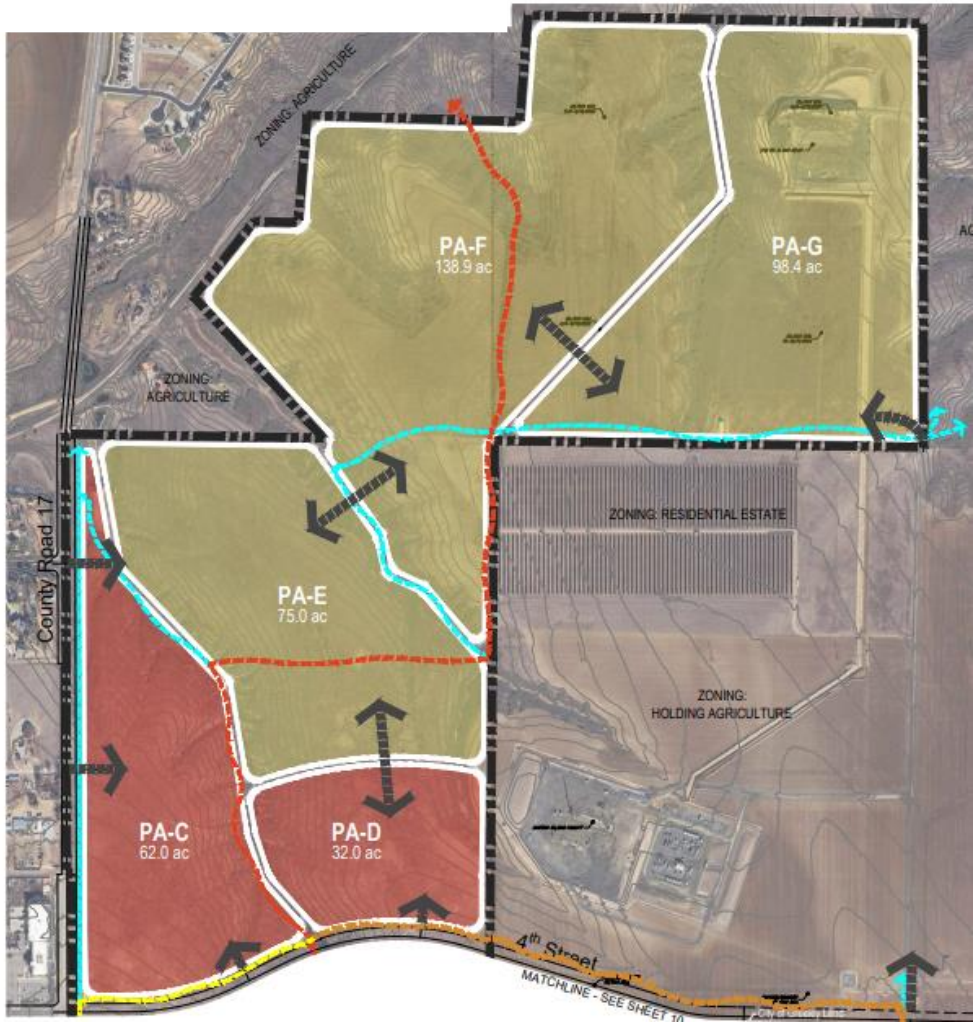


Proposed PUD - Catalyst

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		**833.7**

Proposed PUD – Cascadia Ranch

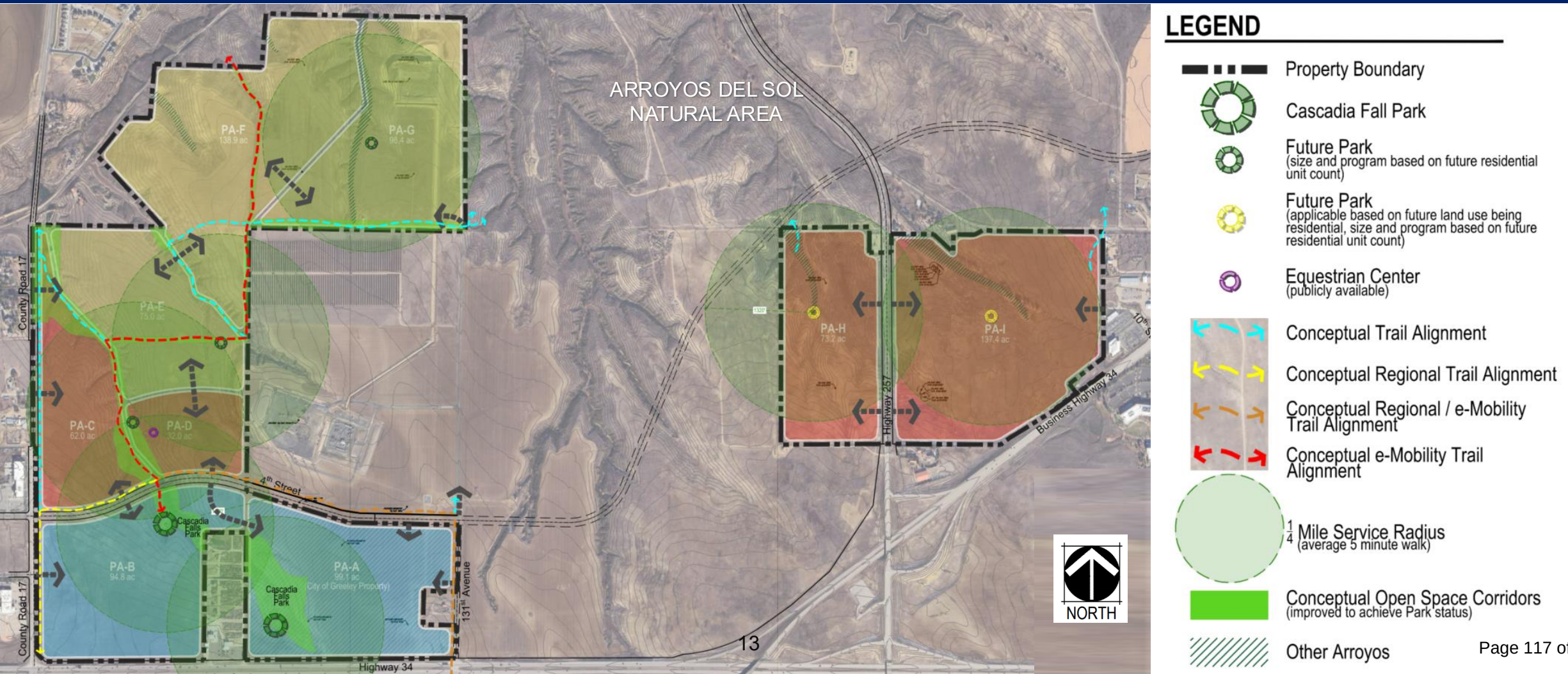
Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		**833.7**



Proposed PUD – Cascadia East

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		**833.7**

Proposed Parks Approach



Comprehensive Plan Alignment

ED

ED-2: Promote desired economic sectors and a diverse local economy.

ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

GC

GC-1: Manage growth effectively.

GC-2: Promote a balanced mix and distribution of land uses.

GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.

HO

HO-2: Encourage a broad diversity of housing options.

TM

TM-2: Provide residents with a range of transportation choices and options.

PS

PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

Review Criteria Overview

PUD Meets Review Criteria Through the Following Themes:

- Benefits from flexibility in a PUD by **providing context-specific design** for each character area, resulting in an **innovative design**.
- **Supports mixed use development** and provides opportunities for **diversity of housing** types.
- Promotes **economic diversity** and **master-planned growth**. Providing a strategic gateway location that compliments existing planned developments.
- Enhances **community character, connectivity, and housing diversity** through incorporated **Design Standards**.
- **Transitions intensity** of uses from highways to residential and natural areas.
- Aligns with surrounding undeveloped lands, **sensitive to existing uses** through incorporated **Design Standards**.
- **Infrastructure improvements** are considered.
- **Considers compatibility & adequate public services** to serve community.

PUD Conclusion & Recommendation

☑ Approval Criteria

- Nine criteria used to evaluate rezone (for properties zoned H-A)
- Four criteria used to evaluate a PUD establishment (for all areas)
- Proposed PUD meets all criteria (Section 24-204 & 24-205)

☑ Notification Requirements

- 157 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published on website per Code requirements

☑ Recommendation

- Meets criteria requirements
- Community Development Recommends Approval
- Planning Commission Recommends Approval with condition

Motions - Annexations

Recommended (Approval)

- Based on the project summary and analysis, City Council find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, meets State statutory requirements. And, therefore, **approves the request**.
- Based on the project summary and analysis, City Council find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, meets State statutory requirements. And, therefore, **approves the request**.

Motions - PUD

Recommended (Approval)

- A motion that based on the project summary and analysis, City Council finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **approves** the request.

Motions

Alternative

- Based on the project summary and analysis, City Council find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the project summary and analysis, City Council find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- A motion that, based on the project summary and analysis, City Council find that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003,** does not meet approval criteria found in Section 24-204.(b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.

Thank you

cascadia

feel the rush

CASCADIA PUD AND ANNEXATION
CITY COUNCIL HEARING
SEPTEMBER 16, 2025

AGENDA AND PROJECT TEAM

1. Project Team Introductions
2. PUD Timeline
3. Current Zoning
4. Annexation Property
5. Cascadia PUD Character Areas
   (Includes Catalyst Property):
   - A. Entertainment District
   - B. Cascadia Ranch
   - C. Cascadia East
6. Overall PUD Plan
7. Parks Plan
8. Comprehensive Plan & Criteria for Approval

NORRIS DESIGN
PEOPLE + PLACEMAKING

MARTIN/MARTIN
CONSULTING ENGINEERS

THE WATER VALLEY COMPANY

City of Greeley Colorado

BOLTON & MENK

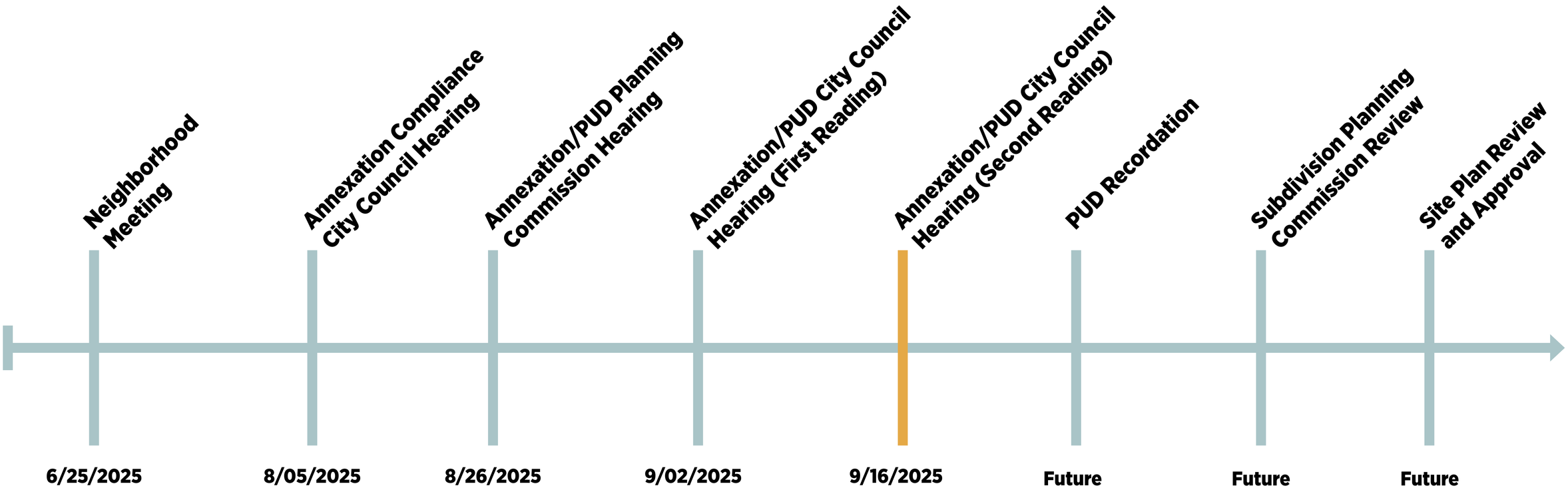
POPULOUS

DAVIS

SUSTAINABLE
TRAFFIC SOLUTIONS

PCL
CONSTRUCTION

PROJECT HISTORY AND TIMELINE

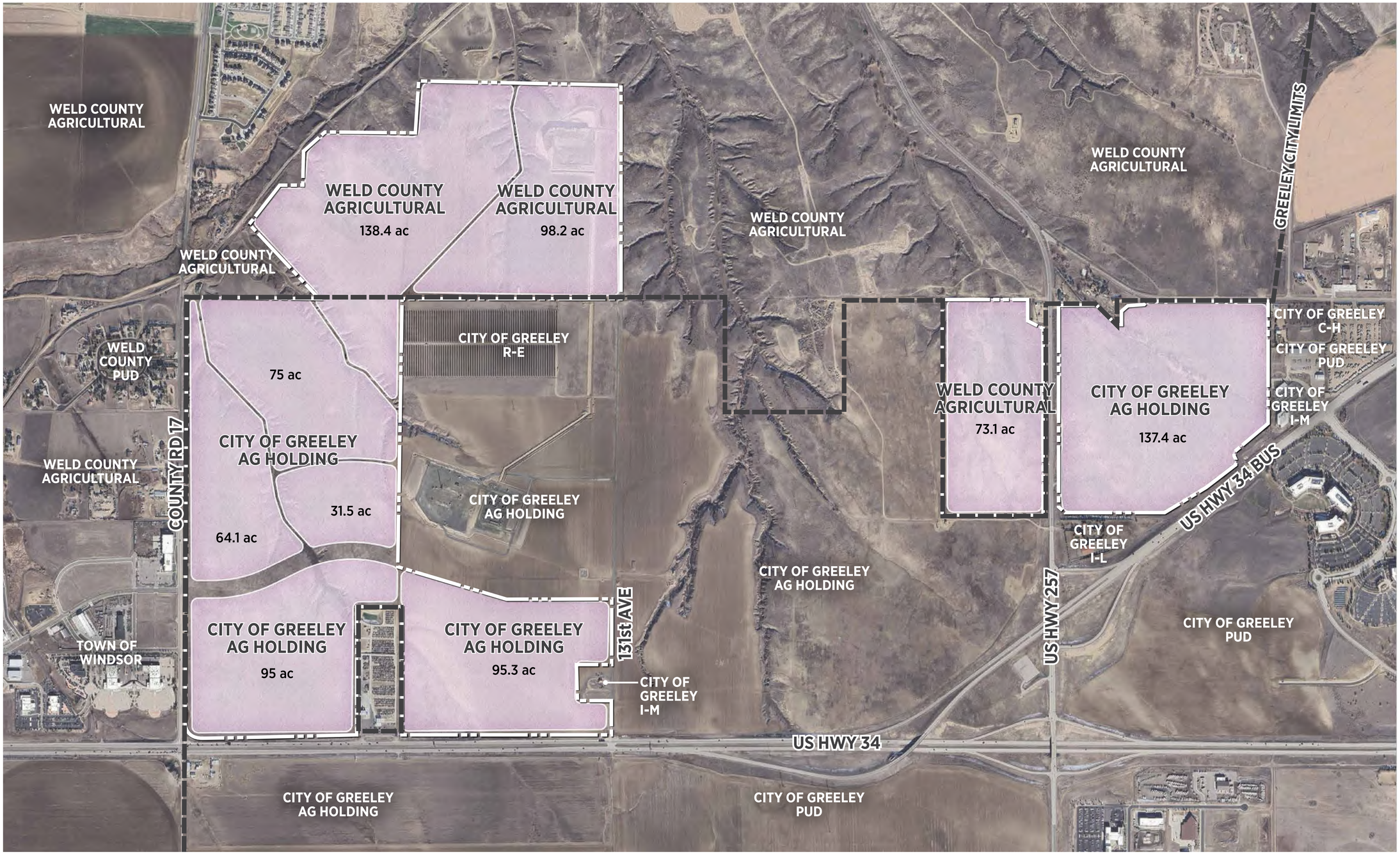


LAND OWNERSHIP EXHIBIT

CASCADIA PUD | 9/16/25 City Council Hearing

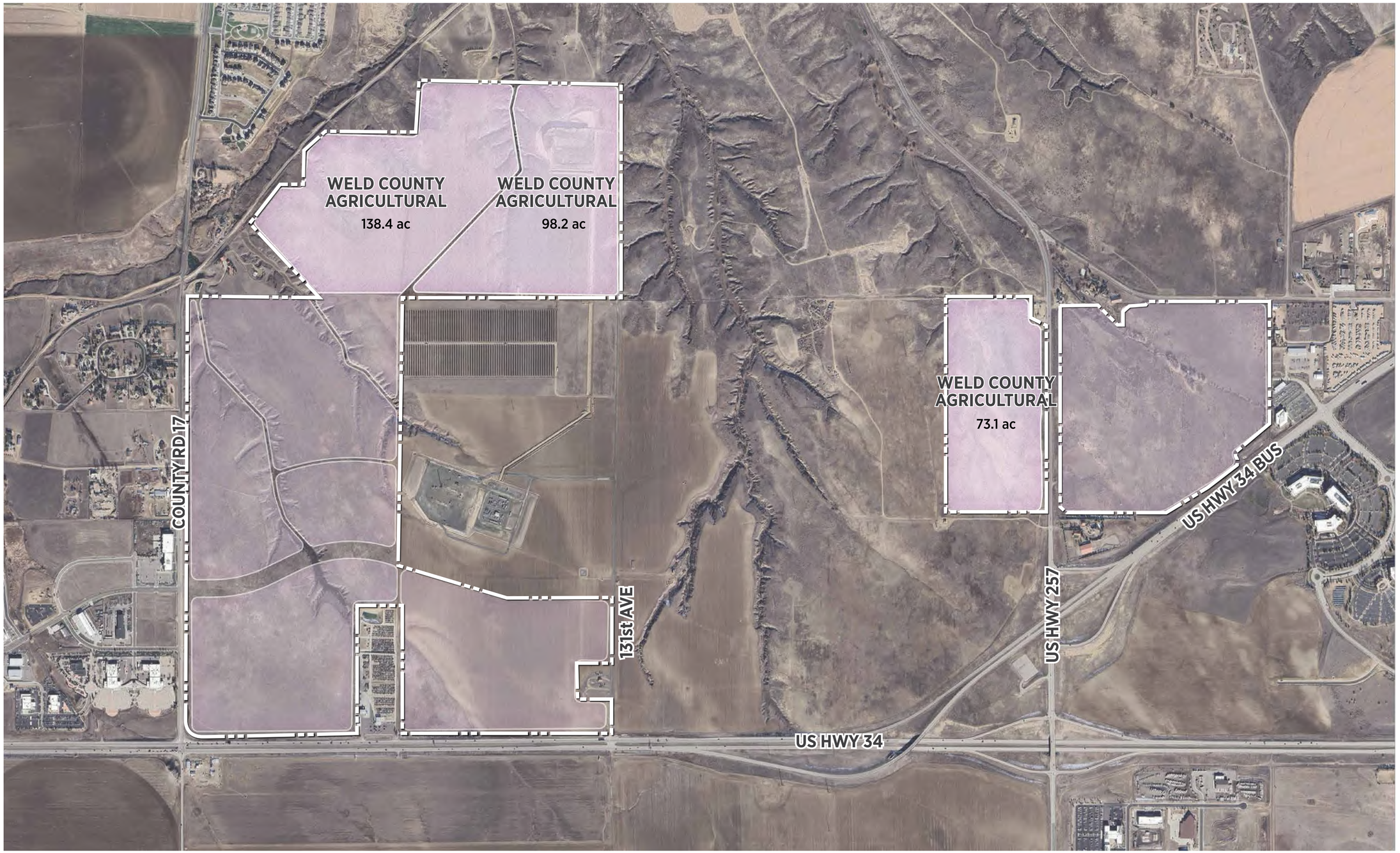
NORTH 0' 250' 500' 1,000' SCALE

CURRENT ZONING



CASCADIA PUD | 9/16/25 City Council Hearing

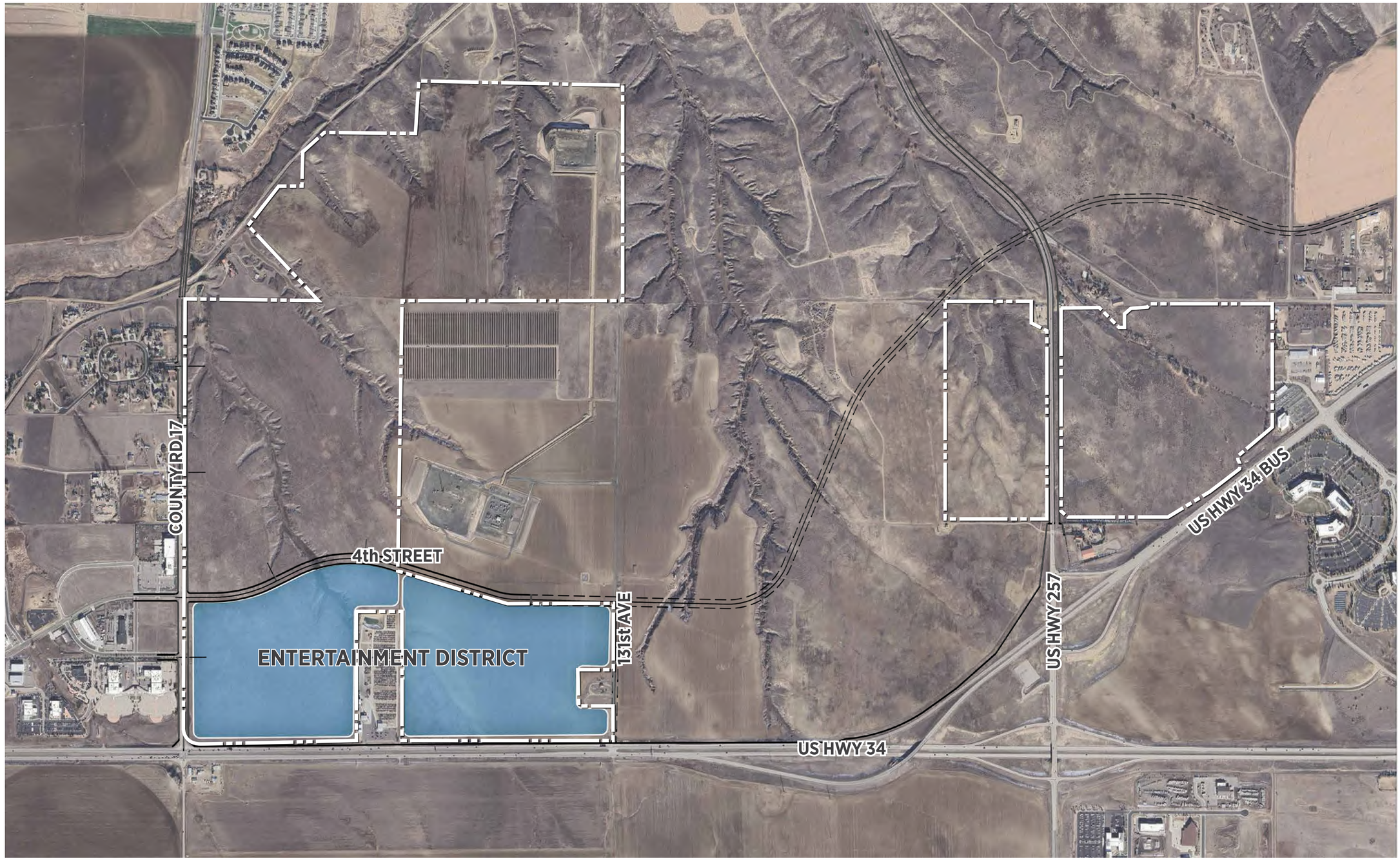
ANNEXATION PROPERTY



CASCADIA PUD | 9/16/25 City Council Hearing

NORTH 0' 250' 500' 1,000' SCALE

CHARACTER AREAS



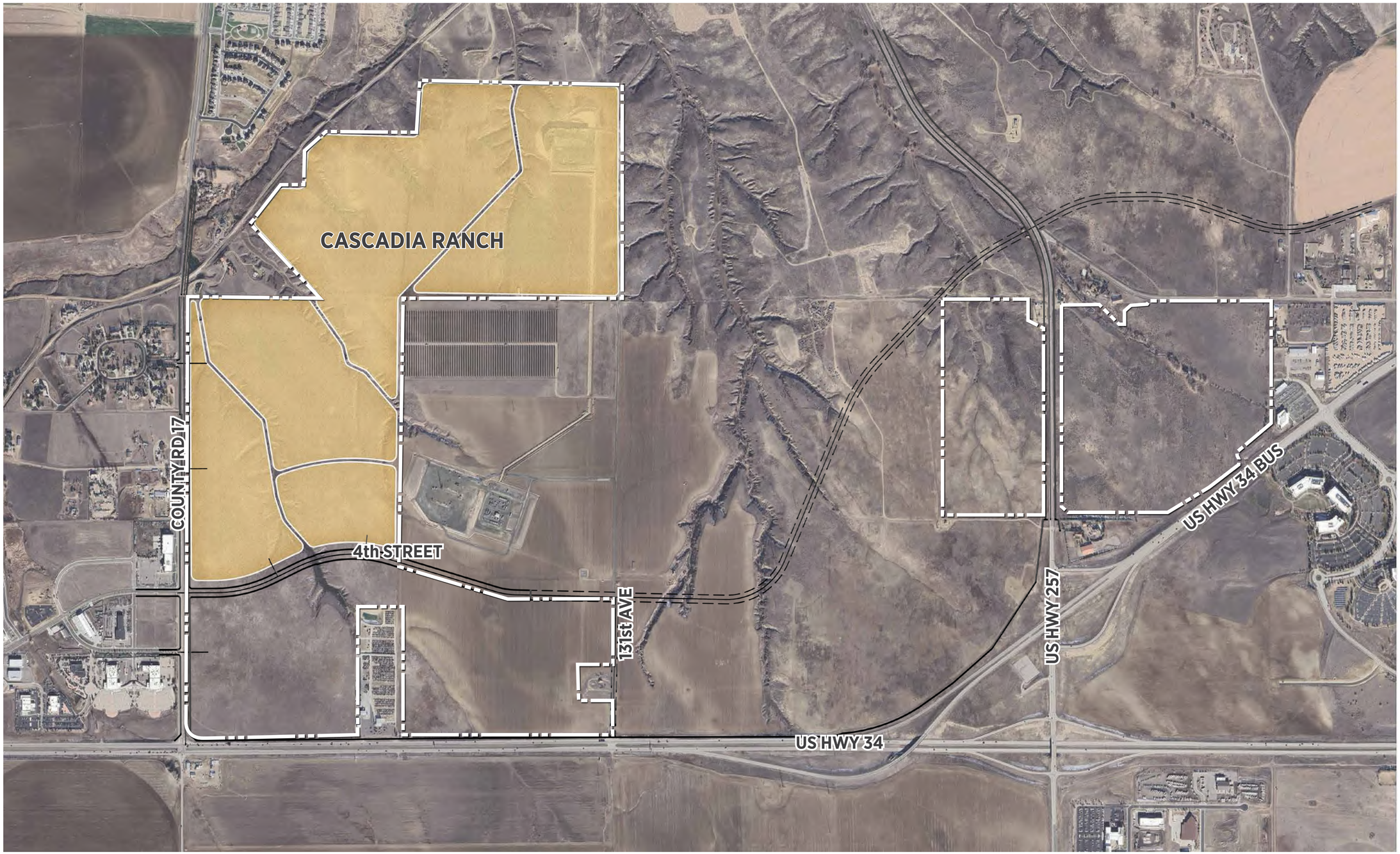
CASCADIA PUD | 9/16/25 City Council Hearing

NORTH 0' 250' 500' 1,000' SCALE

CHARACTER AREAS- ENTERTAINMENT DISTRICT CONCEPTUAL IMAGERY

* Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

CHARACTER AREAS



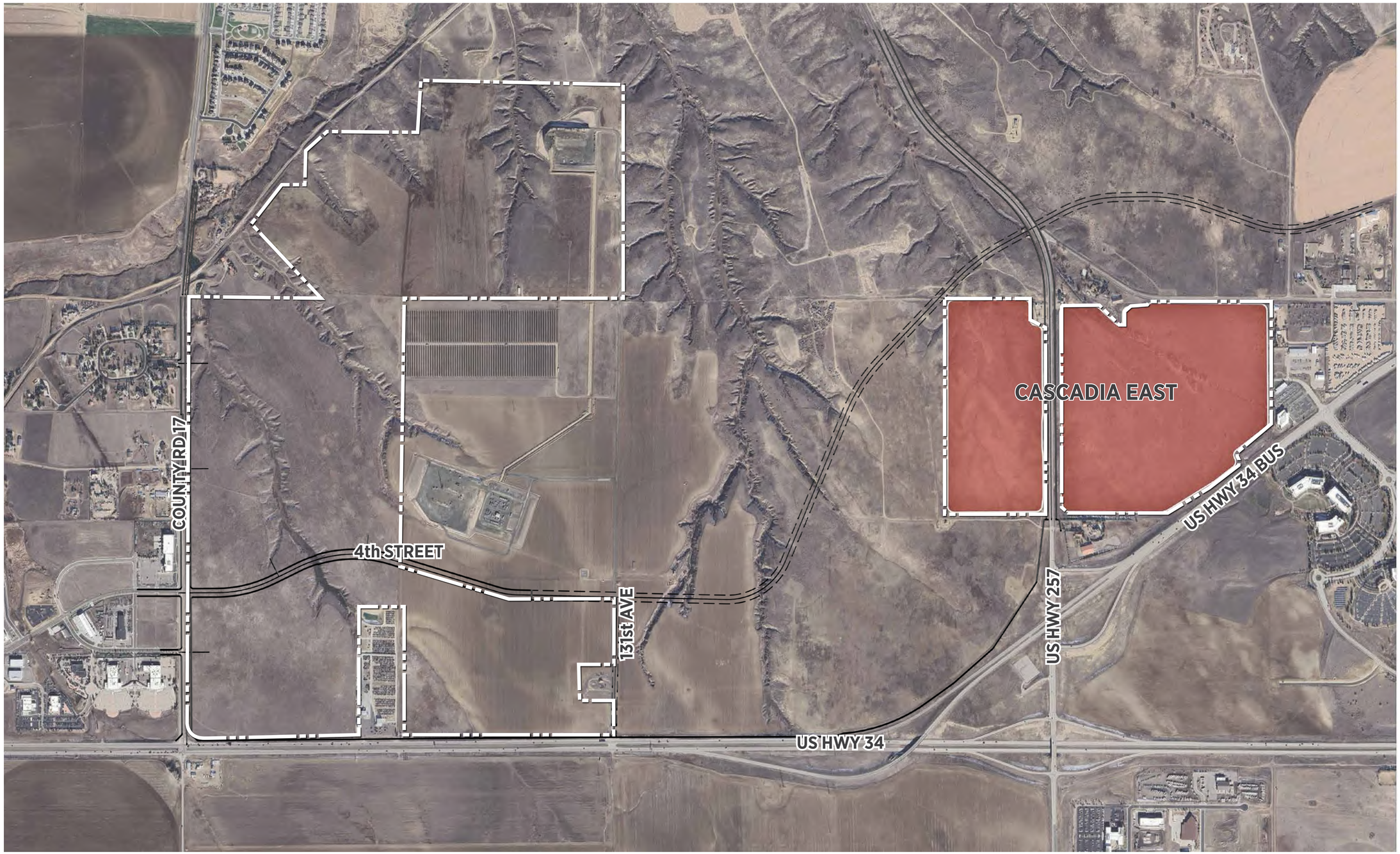
CASCADIA PUD | 9/16/25 City Council Hearing

NORTH 0' 250' 500' 1,000' SCALE

CHARACTER AREAS- CASCADIA RANCH CONCEPTUAL IMAGERY

* Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

CHARACTER AREAS



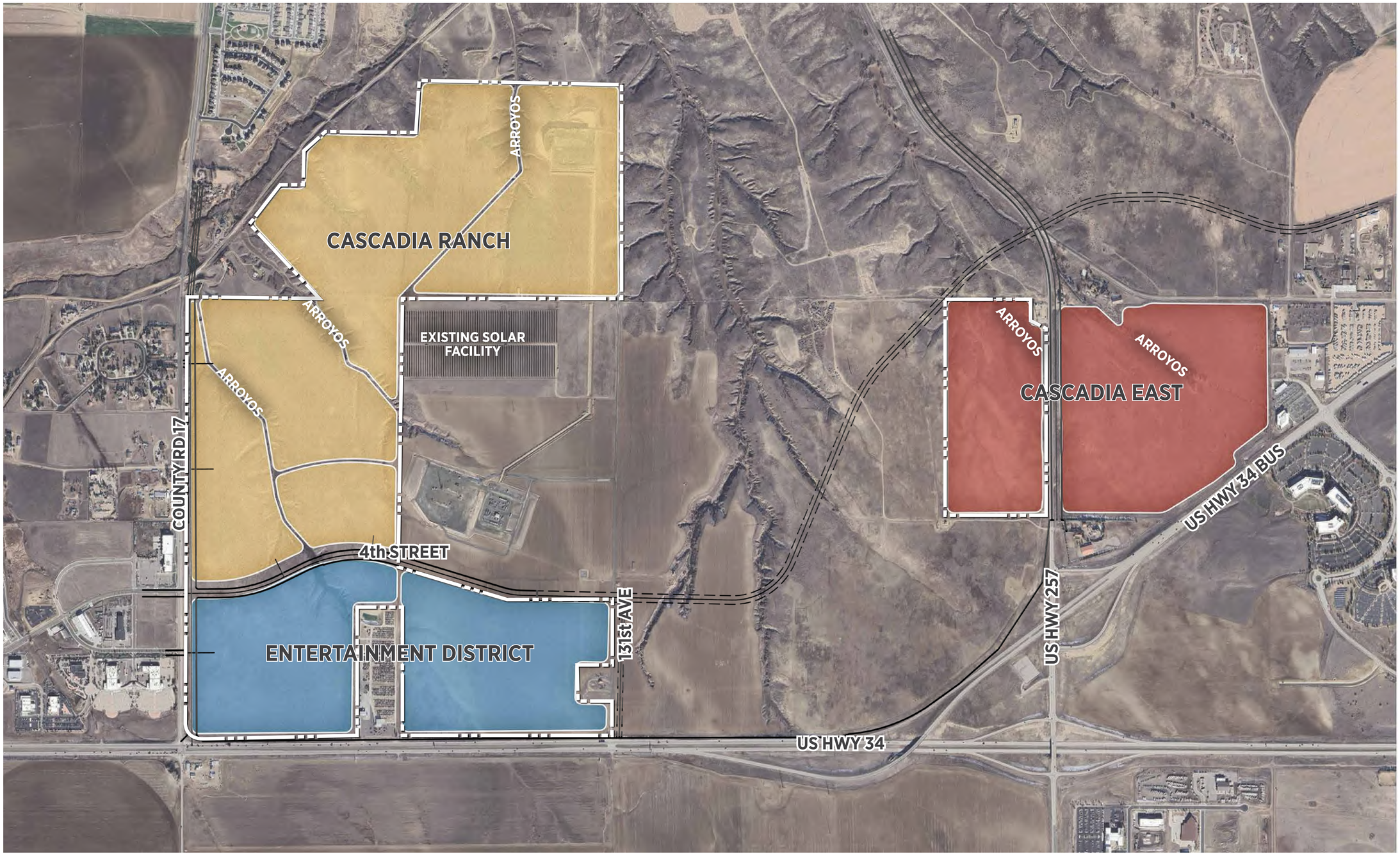
NORTH 0' 250' 500' 1,000' SCALE

CHARACTER AREAS- CASCADIA EAST CONCEPTUAL IMAGERY

CASCADIA PUD | 9/16/25 City Council Hearing

* Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

CHARACTER AREAS



CASCADIA PUD | 9/16/25 City Council Hearing

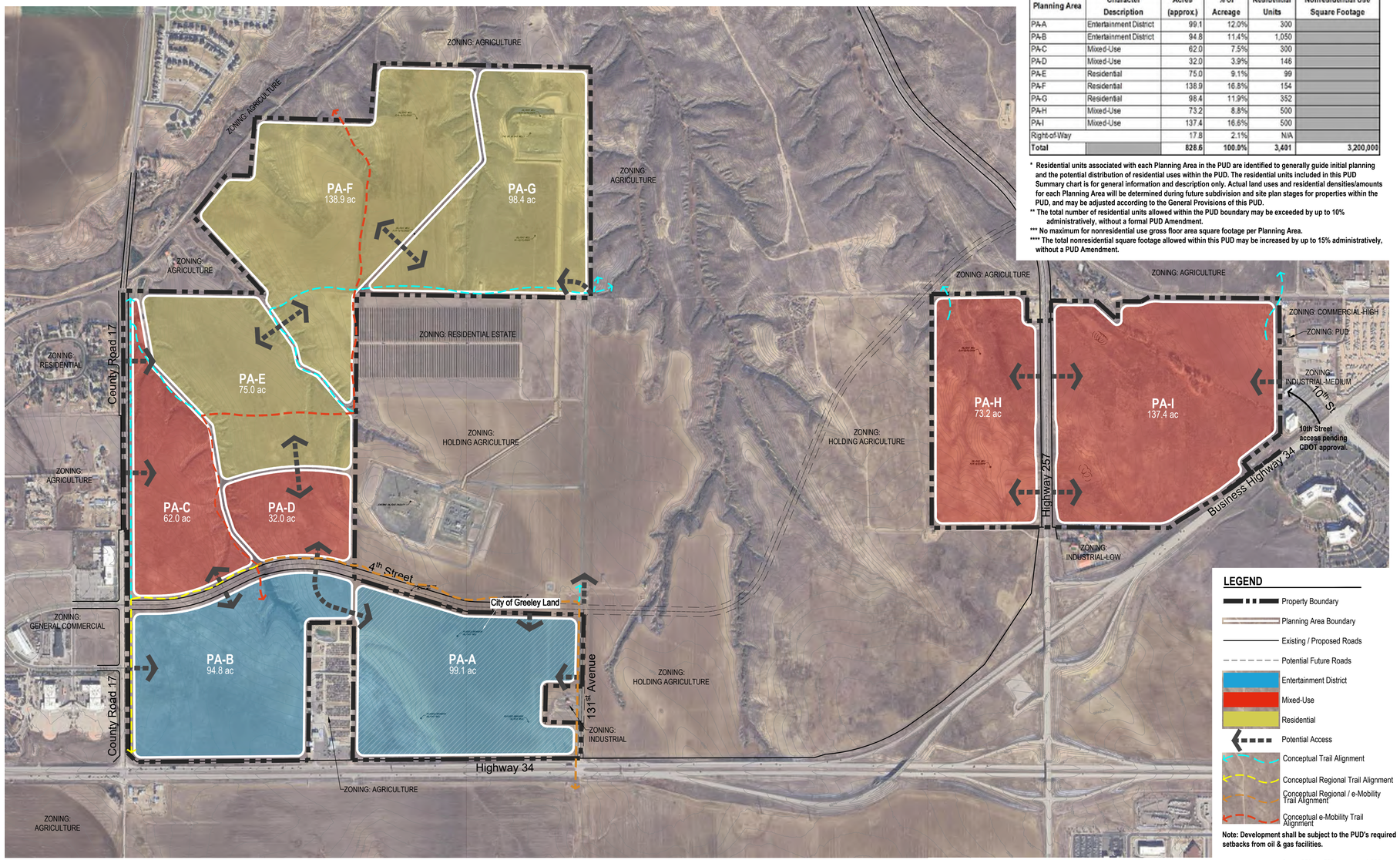
OVERALL PUD PLAN

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Overall PUD Plan



PUD Summary					
Planning Area	Character Description	Acres (approx.)	% of Acreage	Residential Units	Nonresidential Use Square Footage
PA-A	Entertainment District	99.1	12.0%	300	
PA-B	Entertainment District	94.8	11.4%	1,050	
PA-C	Mixed-Use	62.0	7.5%	300	
PA-D	Mixed-Use	32.0	3.9%	146	
PA-E	Residential	75.0	9.1%	99	
PA-F	Residential	138.9	16.8%	154	
PA-G	Residential	98.4	11.9%	352	
PA-H	Mixed-Use	73.2	8.8%	500	
PA-I	Mixed-Use	137.4	16.6%	500	
Right-of-Way		17.8	2.1%	N/A	
Total		828.6	100.0%	3,401	3,200,000

* Residential units associated with each Planning Area in the PUD are identified to generally guide initial planning and the potential distribution of residential uses within the PUD. The residential units included in this PUD Summary chart is for general information and description only. Actual land uses and residential densities/amounts for each Planning Area will be determined during future subdivision and site plan stages for properties within the PUD, and may be adjusted according to the General Provisions of this PUD.
** The total number of residential units allowed within the PUD boundary may be exceeded by up to 10% administratively, without a formal PUD Amendment.
*** No maximum for nonresidential use gross floor area square footage per Planning Area.
**** The total nonresidential square footage allowed within this PUD may be increased by up to 15% administratively, without a PUD Amendment.

LEGEND

- Property Boundary
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
- Residential
- Potential Access
- Conceptual Trail Alignment
- Conceptual Regional Trail Alignment
- Conceptual Regional / e-Mobility Trail Alignment
- Conceptual e-Mobility Trail Alignment

Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.

NORTH

0 250 500 1,000
SCALE 1" = 500'

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

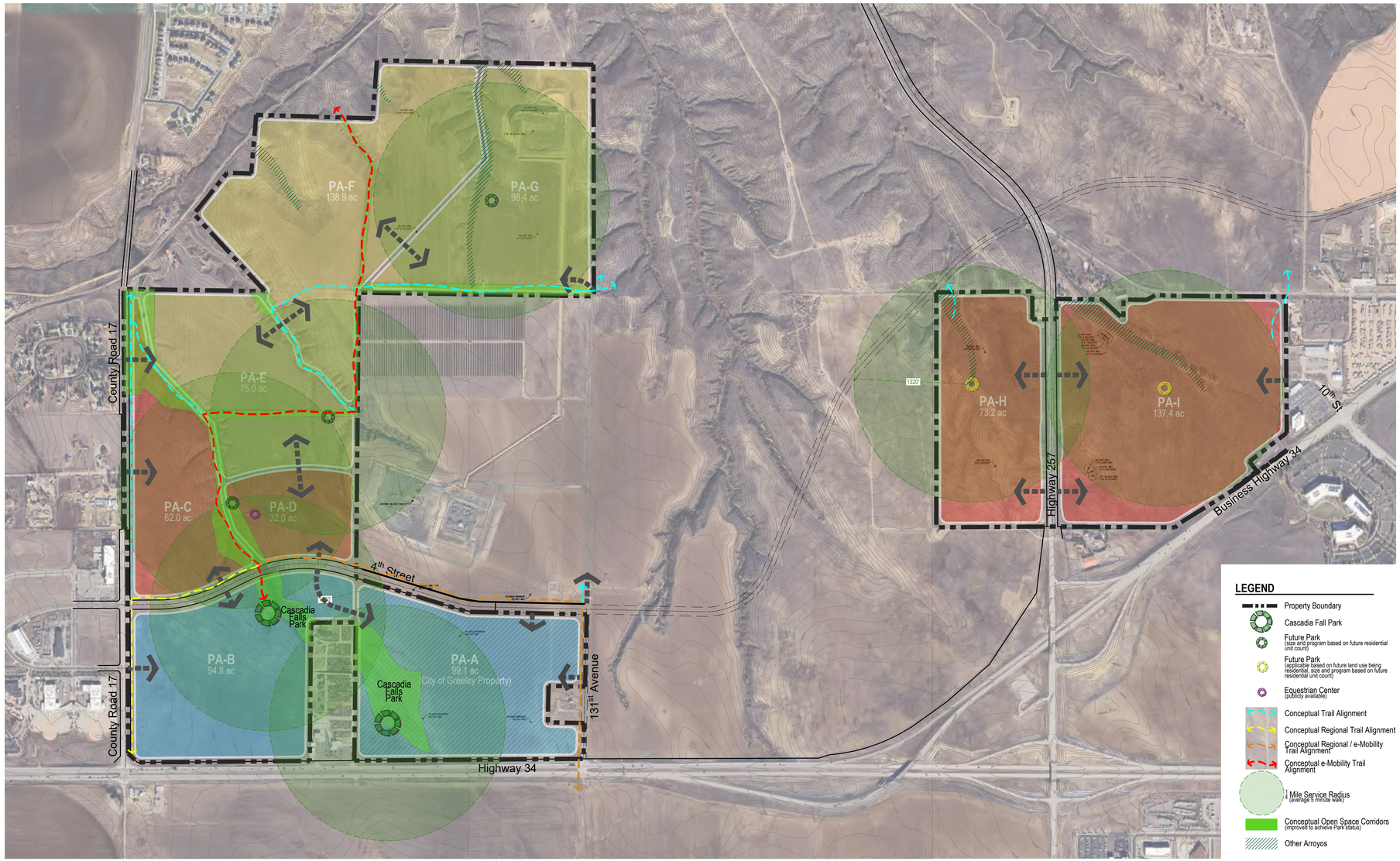
SHEET TITLE:
Overall PUD Plan

PARKS PLAN

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Parks Plan



CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25
05 Sub: 8/29/25 (Sheets 24 & 25 only)

SHEET TITLE:
Parks Plan

25 of 31

CONFORMANCE WITH THE COMPREHENSIVE PLAN

✓ Goal ED-2: Promote desired economic sectors and a diverse local economy.

The PUD will provide the City of Greeley with significant economic diversification due to development of the entertainment district, including the new arena, youth ice facility, hotel, water park, and plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.

✓ Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

The PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.

✓ Goal GC-1: Manage growth effectively.

The PUD will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.

✓ Goal HO-2: Encourage a broad diversity of housing options.

There will be a large variety of housing options and residential components within the PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those with different income levels, life stages, and size needs.

COMPLIANCE WITH MUNICIPAL CODE CRITERIA

- The PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space.
- The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals.
- The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new arena along with supporting hospitality and recreation uses.
- The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place.
- The PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning.
- The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The PUD will preserve open space and recreation while supporting the needs of different demographics. The PUD also directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.

THANK YOU!

GREELEY COLORADO

cascadia

feel the rush

We are happy to answer any questions you may have.

Developer Contact Information:

Mitch Black, Norris Design

Council Agenda Summary

September 16, 2025
Key Staff Contact: Brian McBroom, Community Development Director, Katelyn Puga, Planner III, Thomas Gilbert, Civil Engineer IV

Title:
Public hearing and second reading of an ordinance annexing certain unincorporated territory located in Weld County, Colorado, generally located east of 131st Ave and north of US Highway 34 and west of State Highway 257, into the City of Greeley. The subject site consists of 73.319 acres, known as the Kinnison Annexation (ANX2025-0003).

Summary:
The property owner, VIMA Partners, LLC and applicant WV Development, LLC have petitioned the City to annex a total of 73.319 acres of unincorporated property. The annexation consists of one Parcel: Parcel No. 095710000019.

The parcel is unsubdivided in unincorporated Weld County. The annexation area is largely undeveloped land, except for two plugged and abandoned oil and gas wells, and is characterized by a variation in topography that consists of the arroyo natural features. The area of annexation is anticipated to develop as a mix of commercial and residential uses, provided that adequate services can be extended, and a Master Plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA) and is designated on the Land Use Guidance Map as a combination of Bluffs, Rural, and Entryway Character Corridor. The annexation of this property aligns with the goals of the Imagine Greeley Comprehensive Plan.

The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential, commercial, and entertainment district uses for future development outside the annexation area. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City’s Development Code, Imagine Greeley Comprehensive Plan, and Adequate Public Facilities requirements.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, setting the public hearing for September 16, 2025. The first reading and introduction of the ordinance occurred on September 2, 2025.

The annexation application was heard by the Planning Commission on August 26, 2025. The Planning Commission recommended approval of the annexation with a 6-0 vote. Letters regarding the City Council public hearing were mailed to property owners within 1,000 feet, signs were posted on the site, and a public notice was published on the City of Greeley website to comply with city requirements. The item was introduced on September 2, 2025. By a majority vote from the Council, the public hearing and second reading was scheduled for September 16, 2025.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response and maintenance of rights-of-way. The current zoning proposal is for a Planned Unit Development (PUD).

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

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

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 29, 2025 with Appendix A
2. Resolution No. 41, 2025 with Exhibit A (Petition, Legal Description, Plat)
3. Vicinity and Zoning Map
4. Annexation Site Analysis Map
5. Adjacent Property Owner Boundary Map
6. Project Narrative
7. Planning Commission Staff Report
8. Planning Commission Minutes, August 26, 2025
9. See item 14 for the staff and applicant presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 29, 2025
CASE NO. ANX2025-0003

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "KINNISON" LOCATED GENERALLY EAST OF 131ST AVE AND NORTH OF US HIGHWAY 34 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 73.319 ACRES

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

Section 1. The City Council of Greeley, Colorado, hereby finds that the property, referenced in Section 2 below, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The property referenced in this section and legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 3. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the property map and the original annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado, and three (3) certified copies of this Ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this Ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and map of the property annexed with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section.

Section 4. The City Clerk of the City of Greeley, Colorado, shall promptly transmit to the Northern Colorado Water Conservancy District a certified copy of this Ordinance and shall cooperate with the District to annex the subject area into the District's Municipal Subdistrict pursuant to the provisions of Section 37-45-136 (3.6) of the Colorado Revised Statutes.

Section 5. 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**

APPENDIX A
ORDINANCE NO. 29, 2025
CASE NO. ANX2025-0003

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "KINNISON" LOCATED GENERALLY EAST OF 131ST AVE AND NORTH OF US HIGHWAY 34 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 73.319 ACRES

A parcel of land, being a portion of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;
THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;

The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;

THENCE South 89°35'41" West a distance of 1239.38 feet;
THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;
THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

CITY OF GREELEY, COLORADO

RESOLUTION NO. 41, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "KINNISON" LOCATED GENERALLY EAST OF 131st AVE AND NORTH OF US HIGHWAY 34 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 73.319 ACRES.

WHEREAS, Vima Partners, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of 131st Ave and North of US Highway 34 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq*.; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED THIS 5TH DAY OF AUGUST, 2025.

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

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A PROPERTY DESCRIPTION

A parcel of land, being a portion of the East Half of the Northeast Quarter of the Northeast Quarter (E1/2NE1/4NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;
THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;

The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;

THENCE South 89°35'41" West a distance of 1239.38 feet;
THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;
THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

_____

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PETITION FOR ANNEXATION

Kinnison **Annexation**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Kinnison Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of $200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. **Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley** and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

VIMA PARTNERS, LLC

1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

x Martin Lind, Manager

Date of Signing: June 17, 2025

Subscribed and sworn to before me this 17th day of June, 2025, by Martin Lind, Manager.

Witness my hand and official seal.

My commission expires: 9/9/2028

Notary Public

LARA D. WYNN
NOTARY PUBLIC
State of Colorado
Notary ID # 20044032091
My Commission Expires 09/09/2028

Land Owned

Parcel: 095710000019

Please reference attached Exhibit A for full legal description

If necessary, attach separate sheet.

EXHIBIT "A"
Legal Description

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M., except the following parcel:

Beginning at the Northeast corner of said Section 10, thence South along the East line of said Section 10 a distance of 264 feet; thence West parallel with the North line of said Section 10, 205 feet; thence North 264 feet to the North line of said Section 10; thence East 205 feet to the point of beginning, and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27, 1976 in Book 775 as Reception Nos. 1697285 and 1697286 and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows: All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone. Commencing at the Northeast comer of Section 10; thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet; thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at Reception No. 2030102, 264,00 feet to the Southwest comer of said parcel, to the True Point of Beginning; thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point on the Westerly right of way line of State Highway 257; thence South 02°24'48" East, along said line, 50.00 feet; thence South 89°22'04" West, 145.00 feet; thence North 0°24'48" West, 50.00 feet to the True Point of Beginning, and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by deed recorded November 21, 1962 in Book 1630 at Page 616, County of Weld, State of Colorado.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

KINNISON ANNEXATION

TO THE CITY OF GREELEY

Situate in the East Half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
73.319 Acres
Project Number: ANX2025-0003

OWNER DEDICATION

I, VIMA Partners LLC, being the sole owner(s) in fee of:

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

EXCEPT the following parcel:
Beginning at the Northeast corner of said Section 10,
thence South along the East line of said Section 10 a distance of 264 feet;
thence West parallel with the North line of said Section 10, 205 feet;
thence North 264 feet to the North line of said Section 10;
thence East 205 feet to the point of beginning,

and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27, 1976 in Book 775 as Reception Nos. 1697285 and 1697286,

and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows:
All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone.
Commencing at the Northeast corner of Section 10;
thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet;
thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at Reception No. 2030102, 264.00 feet to the Southwest corner of said parcel, to the True Point of Beginning;
thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point on the Westerly right of way line of State Highway 257;
thence South 02°24'48" East, along said line, 50.00 feet;
thence South 89°22'04" West, 145.00 feet;
thence North 0°24'48" West, 50.00 feet to the True Point of Beginning,

and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by Deed recorded November 21, 1962 in Book 1630 at Page 616 as Reception No. 1394382,

Said described parcel of land contains 73.319 Acres, more or less (±).

shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same KINNISON ANNEXATION to the City of Greeley, Weld County, Colorado; and does (do) dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

Signature of Owner _____

Witness my hand and seal this _____ day of _____ A.D. _____ .

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being a portion of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the POINT OF BEGINNING;

THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;
THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;
The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;
THENCE South 89°35'41" West a distance of 1239.38 feet;
THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;
THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the POINT OF BEGINNING.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the NE1/4NE1/4 of Section 10, T.5N., R.67W., as bearing South 00°25'48" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto.

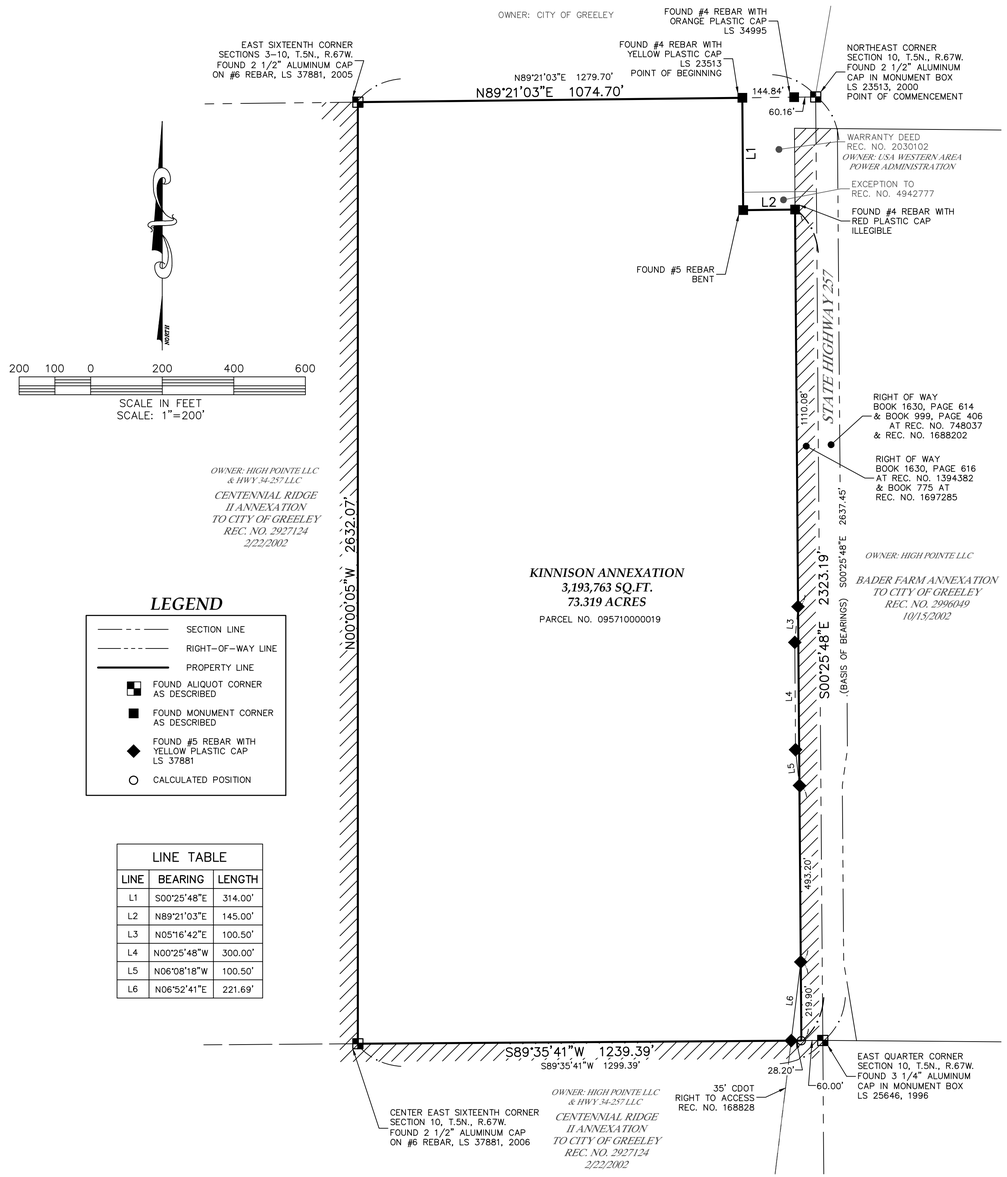
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 459-HS0827900-414, dated June 26, 2025, as prepared by Heritage Title Company to delineate the aforesaid information.



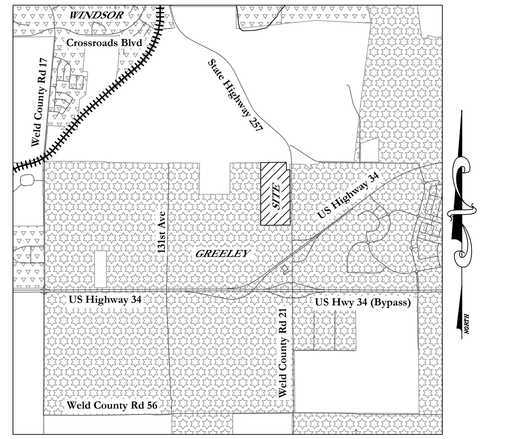
LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT CORNER AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 37881
- CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°25'48"E	314.00'
L2	N89°21'03"E	145.00'
L3	N05°16'42"E	100.50'
L4	N00°25'48"W	300.00'
L5	N06°08'18"W	100.50'
L6	N06°52'41"E	221.69'

CONTIGUOUS BOUNDARY = 6,194.62 L.F.
TOTAL BOUNDARY = 7,728.32 L.F.
PERCENTAGE OF CITY BOUNDARY CONTIGUITY = 80.2%
RATIO = 1 : 1.248
AREA = 73.319 ACRES

////////// DENOTES CONTIGUOUS BOUNDARY



VICINITY MAP
SCALE: 1"=3000'

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission,

this _____ day of _____, 20___

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director

on _____ day of _____, 20___

_____
Director of Community Development

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager

on _____ day of _____, 20___

_____
Development Review Manager

ACCEPTANCE

This annexation map was accepted by the City of Greeley, Weld County, Colorado and the territory therein designated and made a part of the City of Greeley, and included within the limits and jurisdiction thereon _____ day of _____, 20___.

Attest: _____ _____
City Clerk Mayor

Ordinance No. _____

SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Roy Moesser – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110

DATE: 6/6/2025
FILE NAME: 20250254ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS:		DATE:
REVISED PER COMMENTS	CSK	7/11/25
REVISED PER COMMENTS	CSK	7/16/25

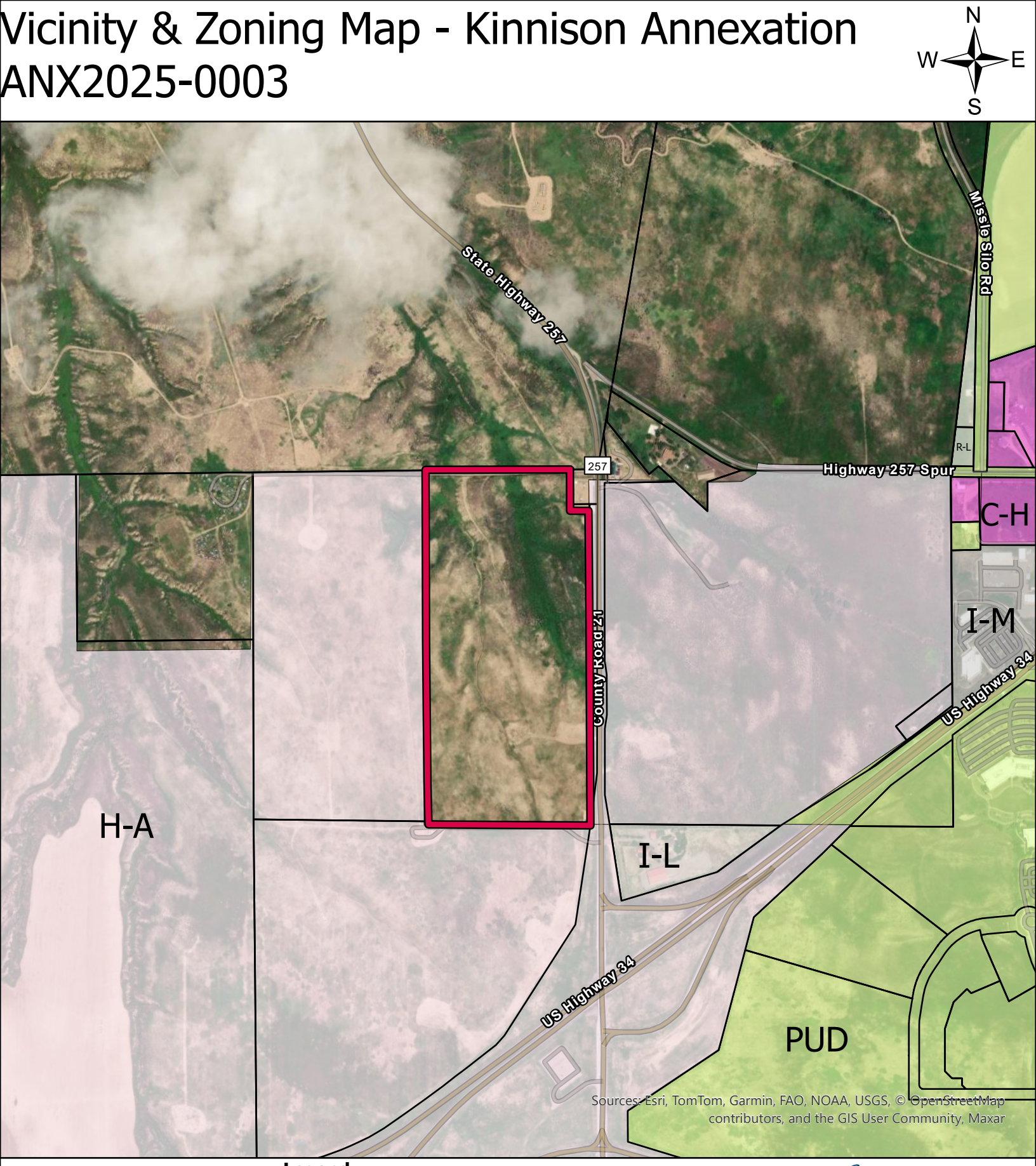
KINNISON ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

1

SHEET 1 OF 1

Vicinity & Zoning Map - Kinnison Annexation
ANX2025-0003



Legend

Zoning

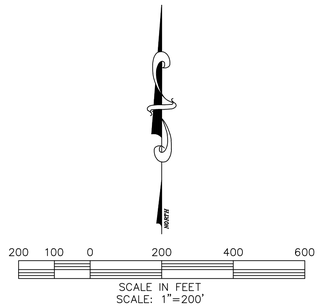
- Holding Agriculture (H-A)
- Planned Unit Development (PUD)
- Residential Low Density (R-L)
- Commercial High Intensity (C-H)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Kinnison Annexation
- Greeley Parcels

City of Greeley Colorado

0 0.1 0.2 0.4 Miles

KINNISON SITE ANALYSIS MAP

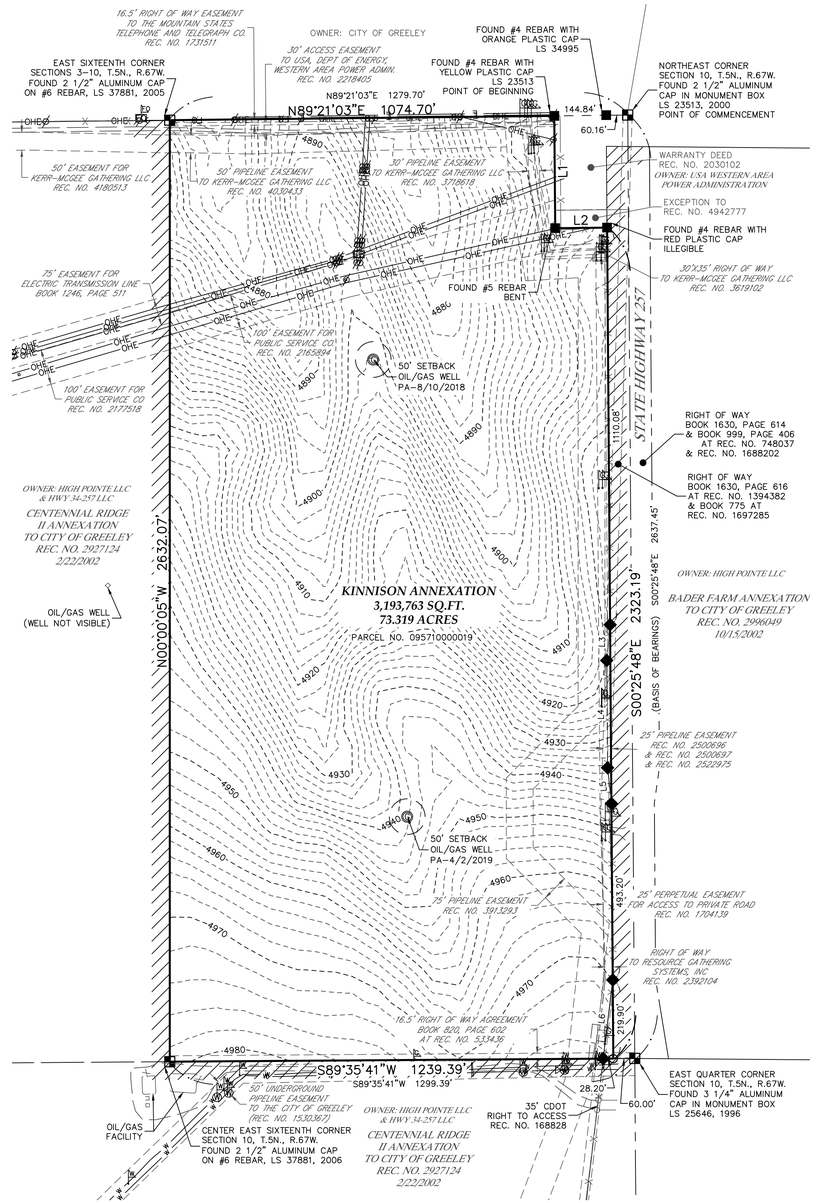
Situate in the East Half of the Northeast Quarter of the Northeast Quarter of Section 10,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
73.319 Acres
Project Number: ANX2025-0003



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°25'48"E	314.00'
L2	N89°21'03"E	145.00'
L3	N05°16'42"E	100.50'
L4	N00°25'48"W	300.00'
L5	N06°08'18"W	100.50'
L6	N06°52'41"E	221.69'

LEGEND

EDGE OF GRAVEL ROAD	ELECTRIC BOX	EASEMENT LINE	
FENCE LINE	POWER POLE	SECTION LINE	
PIPE	GUY WIRE	RIGHT-OF-WAY LINE	
OHE OVERHEAD POWER LINE	FIBER OPTIC VAULT	PROPERTY LINE	
FO FIBER OPTIC LINE	GAS MARKER	FOUND ALIQUOT CORNER AS DESCRIBED	
GAS LINE	FIBER OPTIC MARKER	FOUND MONUMENT CORNER AS DESCRIBED	
W WATER LINE	WATER MARKER	FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 37881	
4876 2 FOOT CONTOUR	GAS WELL	CALCULATED POSITION	
4835 10 FOOT CONTOUR	WATER VALVE		
FENCE GATE	WATER MANHOLE		



SURVEYORS NOTES

1. The subject property is in flood zone "X", "areas of minimal flood hazard" per FEMA flood map 08123C1511F revised November 29, 2023.
2. Location of wetland area should be delineated by appropriate authorities.
3. Elevation contours were provided by TST, Inc. and are based on Colorado State Plane North Zone and the North American Vertical Datum 1988.

DATE: 6/6/2025
FILE NAME: 20250254ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

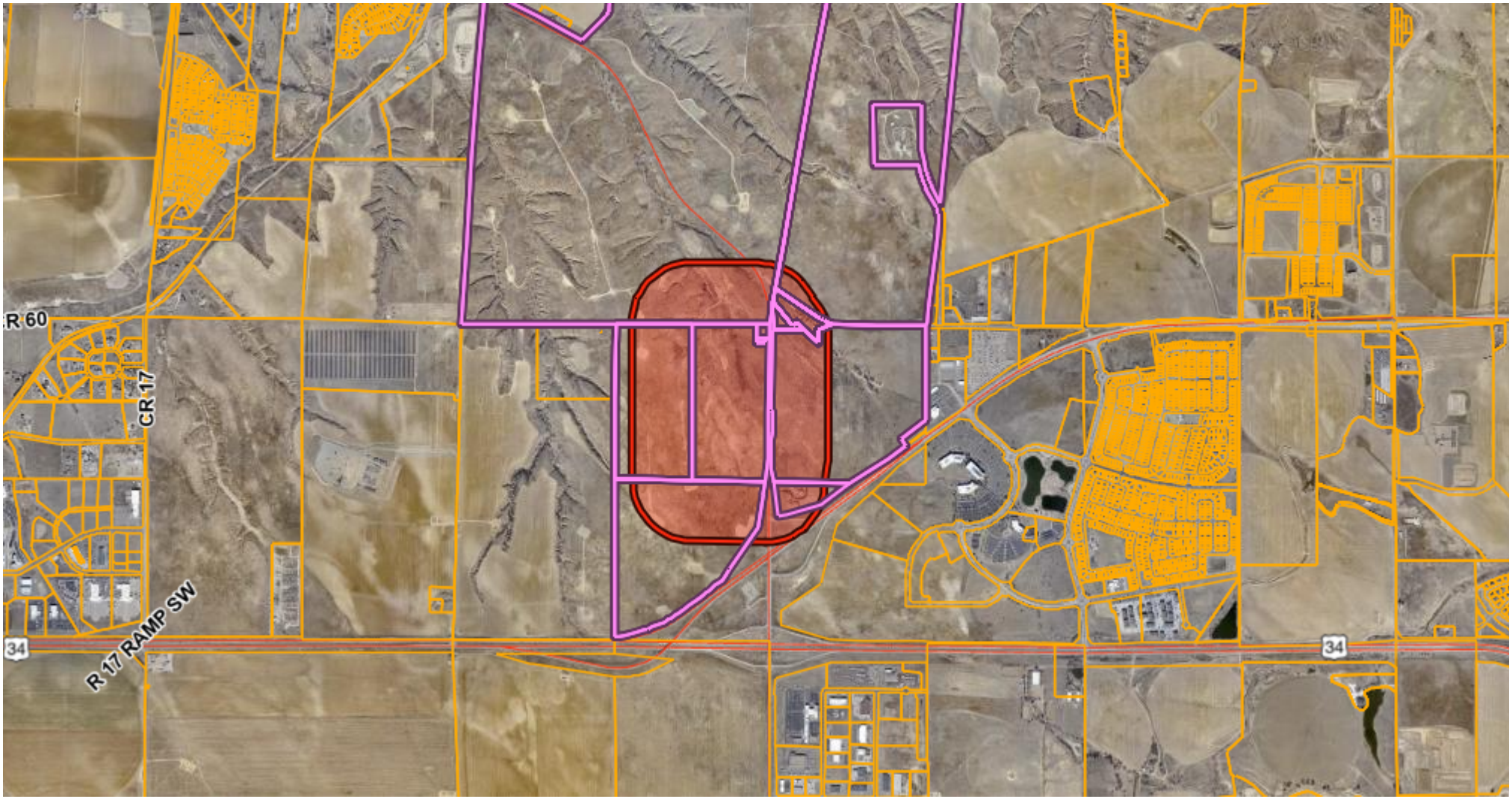
REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/11/25
REVISED PER COMMENTS	CSK 7/16/25

KINNISON SITE ANALYSIS MAP
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

1
SHEET 1 OF 1

KINNISON ANNEXATION APO BOUNDARY



Scale: 1:28635

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

June 12, 2025

City of Greeley - Community Development & Planning
Attn: Ms. Katelyn Puga
1100 10th Street
Greeley, CO 80631

CASCADIA EAST ANNEXATION | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant, WV Development, LLC, and the owner, VIMA Partners, LLC, we are pleased to petition for the Annexation of approximately 73.156 acres of property generally located west of the proposed extended Highway 257 and north of Highway 34.

The property proposed for this Annexation is part of a larger proposed master planned development, to be known as the Cascadia Planned Unit Development (PUD). The overall Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential, with this specific property proposed for annexation to permit a variety of land uses to include both residential and non-residential uses. Open space, parks, and amenities will also be included within the overall PUD and are still being determined.

PROPERTY CONTEXT AND BACKGROUND

The subject property consists of approximately 73.156 acres of vacant/undeveloped land that is located within unincorporated Weld County. The existing zoning is Weld County Agriculture (AG) and proposed zoning is Planned Unit Development (PUD). Existing surrounding land uses include:

- North: City owned natural area, limited to no future development planned.
- East: HWY 257, with a mixed-use property, as part of the Cascadia PUD.
- South: Undeveloped, vacant agricultural land.
- West: Undeveloped, vacant agricultural land.

Anticipated access to the property shall be provided via the adjacent HWY 257, with final access(s) points to be determined and potentially accessed via the properties to the south and/or west, depending on future development of those properties, if any.

The PUD is currently being written and details about the overall Cascadia development are still in progress. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students will be determined as part of the PUD. The project site falls within the School District RE4 – Windsor.

COMPLIANCE WITH THE GREELEY MUNICIPAL CODE

The Greeley Municipal Code outlines the general and the specific review criteria for Annexations in Section 24-214(b). Below are the justifications for each of the criteria:

1. General eligibility. The city council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows:
    a. The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries; and
    Response: The area proposed for annexation shares a perimeter of approximately 6,108 feet out of an approximately 7,742-foot total perimeter (about 78%), which exceeds the 1/6th requirement.

b. A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.
Response: This property is within the growth area of the City and will be part of a larger development pattern being developed for this part of the City. The overall Cascadia PUD is proposed to include a City-owned entertainment district, which was approved by City Council in April 2025. The land being annexed will provide housing and related services in support of the overall PUD area, proposed entertainment district, and the overall City of Greeley.

c. The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.
Response: All public rights-of-way adjacent to the proposed annexation are included in this application for annexation.

d. The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.
Response: This is understood, and the Applicant acknowledges the responsibility to apply for exclusion from all applicable exclusions from special districts.

e. Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.
Response: The proposed Annexation is not part of an enclave.

2. Specific criteria. The planning commission and city council shall evaluate annexations according to the following criteria:
   a. The proposed annexation is in conformance with the city's comprehensive plan;
   Response: Please see the section below, which outlines the proposed annexation's conformance with the Imagine Greeley Comprehensive Plan.
   b. The proposed annexation promotes geographical balance of the city's land use pattern;
   Response: The proposed annexation promotes geographical balance of the City's land use pattern, and the associated PUD further promotes smart planning and growth for the City.
   c. Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305.
   Response: The annexation application is proposed in conjunction with the Cascadia PUD, which will develop adequate services to support the development and its users.
   d. The proposed annexation provides for a continual and rational boundary; and
   Response: The proposed annexation does provide for a continual and rational boundary, as depicted in the Annexation Map included with this application.
   e. The proposed annexation is needed to accommodate future land use requirements.
   Response: The area proposed for annexation is proposed for non-residential and residential development in support of the entertainment district and overall area within this part of the City of Greeley.

CONFORMANCE WITH THE IMAGINE GREELEY COMPREHENSIVE PLAN

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
  - **The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district. Within this area, there are planned to be youth sports, a hotel, water park, outdoor plaza, and other highly energized and diverse land uses. This annexation and subsequent development will bring a diversity of land**

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

uses to the area and will help promote the growth and vitality of the overall City of Greeley community.

- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
  - The proposed annexation is part of a larger collaboration between the City of Greeley and The Water Valley Company through the PUD. CDOT and other local intergovernmental agencies are also involved in order to implement successful infrastructure improvements, as appropriate.
- Goal GC-1: Manage growth effectively.
  - The annexation of this site will help support the subsequent development of the overall Cascadia PUD. The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing. Including this property in the City of Greeley will ensure that Greeley can help shape and direct the future growth of this area.
- Goal HO-2: Encourage a broad diversity of housing options.
  - This annexed land will allow for the development of a variety of housing options, the ultimate development of the types that are included will be determined by market conditions. The housing types allowed for within the Cascadia PUD will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.

CONCLUSION

The annexation of the Cascadia East property into the City of Greeley represents a thoughtful and strategic extension of the city's boundaries that aligns with the goals and vision of the Imagine Greeley Comprehensive Plan. By facilitating a mixed-use community that integrates housing, commerce, recreation, and open space, this project will enhance economic opportunity, support regional partnerships, promote healthy and inclusive living environments, and contribute to the city's long-term growth and vitality. We are confident that this annexation will provide lasting benefits to both current and future residents of Greeley and respectfully request your support for this application.

Sincerely,
Norris Design

Mitch Black, PLA
Principal

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request for an annexation of approximately 73.319 acres of land located within unincorporated Weld County generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as the Kinnison Annexation (ANX2025-0003).

PROJECT: Kinnison Annexation

FILE NO: ANX2025-0003

LOCATION: Generally located west of State Highway 257 approximately one-half mile north of US Highway 34

APPLICANT: WV Development, LLC on behalf of VIMA Partners, LLC

CASE PLANNER: Brian McBroom, Community Development Director
Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The applicant, WV Development, on behalf of property owner, VIMA Partners LLC, petitions to annex the property known as Kinnison Annexation (ANX2025-0003), Generally located west of State Highway 257 approximately one-half mile north of US Highway 34 into the City of Greeley, the subject site is comprised of approximately 73.319 acres. (Section J – Attachments).

A. REQUEST

The property owner, VIMA Partners LLC, and applicant, WV Development LLC, have petitioned the City to annex approximately 73.319 acres of unincorporated property. The annexations consist of one parcel, 095710000019.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The 73.319 acres in unincorporated Weld County are generally located west of State Highway 257 approximately one-half mile north of US Highway 34.

Current Zoning: AG (Agricultural – County)

Proposed Zoning: Planned Unit Development (PUD)

Abutting Zoning: North: AG (Agriculture – County)
South: H-A (Holding Agriculture - City)
East: H-A (Holding Agriculture – City)
West: H-A (Holding Agriculture – City)

See Figure 1 for details.

Site Conditions: The site is currently undeveloped. State Highway 257 is located on the east boundary of the property. There are two plugged and abandoned oil and gas wells on the site. A portion of the property is characterized by significant topographical variation (arroyos).

Contiguity:

Annexation Application	Required Contiguity	Provided Contiguity
ANX2025-0003	16%	80.2%

Abutting Land Uses: North: City-Owned Natural Area, Electrical Substation
South: Undeveloped
East: State Highway 257, Undeveloped
West: Undeveloped Undisturbed/Native landscape, State Highway 257

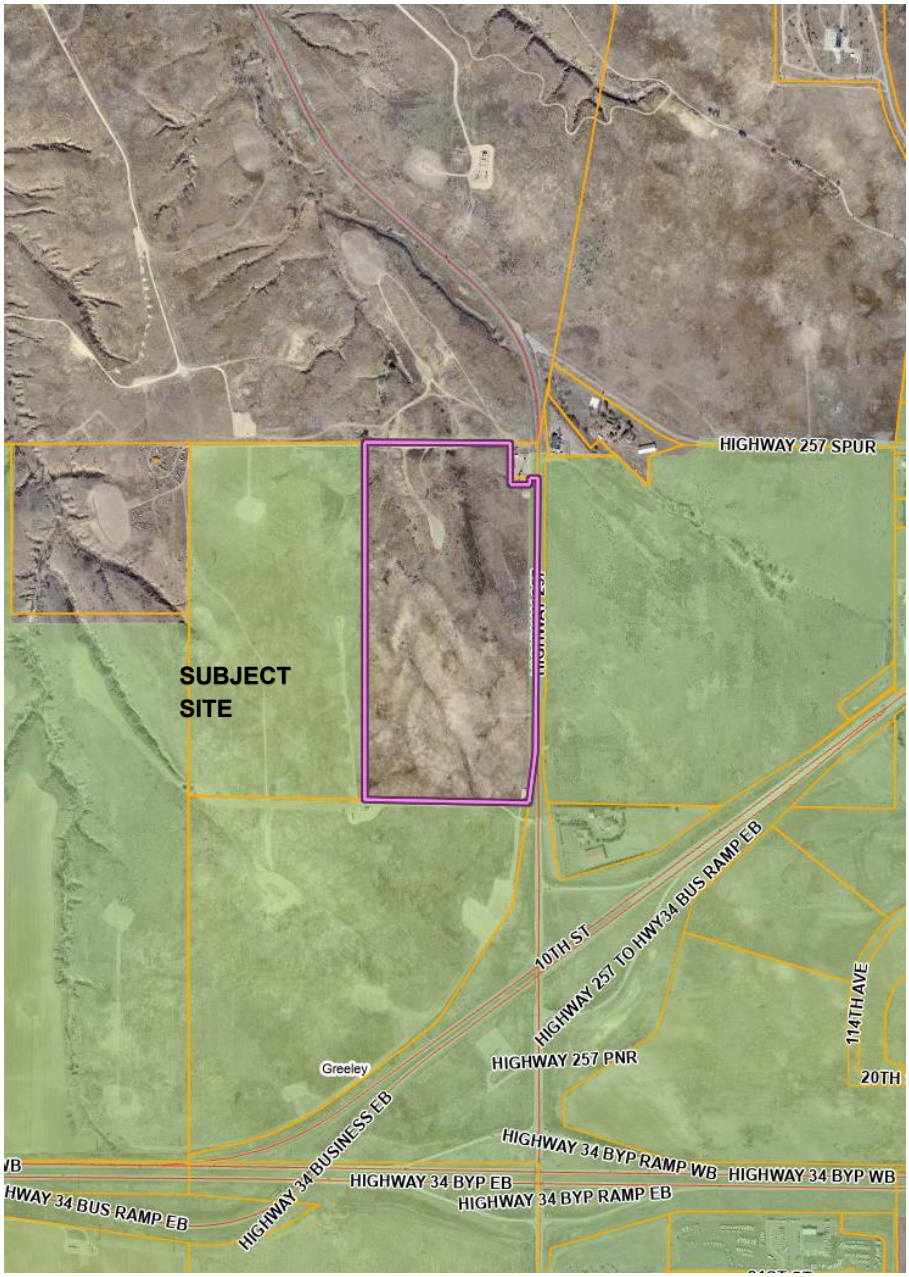


Figure 1: Vicinity Map

D. BACKGROUND

The property owner has petitioned the City to annex approximately 73.319 acres of unincorporated property. The annexation consists of one parcel, Parcel No. 095710000019. The annexation area is largely undeveloped land, except for two plugged and abandoned oil and gas wells, and characterized by variation in topography that consists of the arroyo natural features. The parcel is located within the Long-Range Expected Growth Area, the Three Mile Plan, and is designated as Bluff and Rural areas on Imagine Greeley's Land Use Guidance Map.

The applicant requests the annexation be zoned Planned Unit Development (PUD). Following approval of the annexation, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading for September 16, 2025.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, staff recommendation, applicant information, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City’s supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation’s perimeter is contiguous with the city’s current boundary.

8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Staff Comment: The subject property is undeveloped. The proposed PUD zoning of the property anticipates future development as a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA) and is designated on the Land Use Guidance Map as a combination of Bluffs, Rural, and Entryway Character Corridor. The bluffs and rural designations emphasize preserving a low-density development pattern, particularly in areas identified as having ecological significance. In contrast, State Highway 257 provides opportunity to enhance character at a valuable entryway into the city.

1. *GC-1: Manage growth effectively.*
   Staff Response: Annexation of the property allows the City to proactively manage growth, preserve the unique landscape character, and enhance the public realm along this key entryway.

2. *IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.*
   Staff Response: Future development will require master planning and sub-area planning to ensure the provision of adequate public facilities. As full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully and sustainably served.

In addition, the property's adjacency to State Highway 257 presents a valuable opportunity for the City to shape visitors' first impressions through coordinated design and public improvements.

3. *NR-3: Demonstrate stewardship of the environment.*
   Staff Response*:* Annexing this property to the City allows for the management of the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

This request complies with this criterion.

2. The proposed annexation promotes geographical balance of the City's land use pattern.

Staff Comment: The proposed annexation provides growth in the west part of Greeley as it is adjacent to Arroyos Del Sol Natural Area and assists in filling an existing gap in city limits in this area. It is identified as part of the city's Long-Range Expected Growth Area and provides opportunity to align with the City's growth and land use patterns for western Greeley.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. Future dedication of public safety sites within this area is considered with the proposed PUD zoning proposal.

The annexation would continue being served by the Windsor RE-4 School District (See Section H. 5 for more information)

Currently no City-level utilities are needed at the site; however, they could be extended for future development. The extension of services is not required for the annexation but is required to be evaluated as a part of the PUD zoning proposal for future development of the area.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with contiguity of 80.2% (16% minimum required). These inclusion of this property would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area and the Three Mile Plan, and it would connect with areas already annexed to the west, east, and south of the proposed annexation area.
This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: The proposed annexation is needed to accommodate anticipated future development within the City. Since the site is located between existing City of Greeley Boundary on three of its four sides, it will close an existing gap and potential future enclave that would be located within the city boundary. Any future development of the area will require additional development review depending on the proposal. The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential and commercial uses for future development at this property. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The parcel included in the annexation application is currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

The property contains two plugged and abandoned oil and gas wells; no active wells or associated operations remain. Fifty-foot setbacks are shown from the wells as part of the application submittal, the presence of these wells does not impact the proposed zoning. Large portions of the property feature notable topographic variation, including arroyos.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map in the adopted Comprehensive Plan, the property may contain areas that are ecologically significant. All development review proposals will require biologist reports to ensure that any sensitive areas are not negatively compromised.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The annexation request includes a section of Weld County Right-of-Way along the north side of the annexation boundary. This Right-of-Way does not contain any County identified roadways.

H. SERVICES

1. WATER

Water service to the proposed annexation will be provided by the City of Greeley in accordance with the PUD and any other Intergovernmental Agreements.

2. SANITATION

Sewer service will be provided by the City of Greeley in accordance with the PUD and any other applicable Intergovernmental Agreements.

3. EMERGENCY SERVICES

The subject site is currently served by the Windsor/Severance Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the

annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed. The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 2 miles away to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately eight (8) miles east located at the northeast corner of 10th Street and 30th Avenue.

Additional requirements for adequate public facilities are evaluated under the establishment of zoning request to PUD.

4. PARKS/OPEN SPACES

The site is located directly south of the 1,000-acre city-owned Arroyos Del Sol natural area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

5. SCHOOLS

The annexation is located in the Windsor RE-4 School District. The school district has been notified of the annexation proposal and will be notified as part of the requirements for the Annexation Impact Report.

An Intergovernmental Agreement between the City and Weld RE-4 School District allows for the dedication of sites and land areas for schools, or payments in lieu thereof ("in lieu payments") for any new residential construction associated with future development in the City. The school district will be consulted during the development review proposals regarding land dedication or in-lieu payments for school sites.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of future development.

H. NOTIFICATION:

Mailed notice is not required per the Development Code. However, as a courtesy a mailed notice was sent on August 1, 2025 to surrounding properties within 1,000 feet of the subject property.

The applicant posted signs in one location on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff has not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after this report is published will be provided as an exhibit to the commission at the public hearing.

I. PLANNING COMMISSION RECOMMENDED MOTION:

A motion that, based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-214. b.2.(a-e). And, the proposed annexation Schmerge Annexation, File number ANX2025-0003, meets State statutory requirements and; And, therefore, recommends approval of the annexation to the City Council.

I. ATTACHMENTS:

1. Resolution No. 41, 2025 with Exhibit A
2. Vicinity & Zoning Map
3. Annexation Site Analysis Map
4. Adjacent Property Owner Notice Boundary Map
5. Project Narrative
6. Staff Presentation

Planning Commission Meeting Minutes

August 26, 2025, at 1:15 pm

1. **Call to Order**

   Don Threewitt (Deputy Director of Community Development) asked all online participants who wished to speak to raise their hand. A list of speakers would be compiled and used during the public portion of the hearing.

   Chair Yeater called the meeting to order at 1:15 pm

2. **Roll Call - Present**

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

3. **Approval of the agenda**

   There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

4. **Approval of the July 22, 2025, and August 12, 2025, Planning Commission Meeting Minutes**

   Motion by Commissioner Franzen:
   To approve July 22, 2025, and August 12,2025 Planning Commission Meeting minutes as published.
   Second: Carlson
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

5. **Approval of a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm**

   Motion by Commissioner Franzen:
   To hold a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm
   Second: Vice Chair Andersen
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

6. **A public hearing to consider a request for annexation of approximately 219.221 acres of land generally located west of 131st Avenue, approximately one mile north of US Highway 34 known as Schmerge Annexation (ANX2025-0002)**

Brian McBroom (Director of Community Development) began by noting that Items 6, 7, and 8 would be presented together, but each item would be voted on separately. He recommended that the items be introduced together.

Chair Yeater then introduced all three items together.

Mr. McBroom began his presentation by introducing himself, Katelyn Puga (Planner III), Thomas Gilbert (Engineer IV) and the items as published.

At 1:26pm the Clerks had to restart the sound system as the microphones were not working properly. Mr. McBroom was asked to pause his presentation until this was remedied. His presentation resumed at 1:27pm.

Commissioner Schulte requested clarification on the items being voted on, confirming that the first two involve annexations—deciding whether the parcels should be incorporated into the City of Greeley—and the third concerns approval of PUD zoning. No decisions on future development plans are being made at this time; those will follow later. Mr. McBroom affirmed that Commissioner Schulte's understanding was correct. Mr. McBroom reiterated a previous point from his presentation, emphasizing that all subsequent development plans must align with the approved PUD zoning criteria.

Commissioner Franzen asked if concerns such as traffic should be addressed at this stage. Mr. McBroom answered by saying, at this conceptual stage, the plan has the capability of meeting the City's infrastructure design criteria, with detailed evaluations to follow in later land use applications.

Vice Chair Andersen requested a definition of the city's role as a co-applicant and how it relates to the quasi-judicial body. Mr. McBroom answered by saying 100 of the 828 acres are city-owned. In April, the City Council joined Water Valley Company as co-applicant for the PUD and authorized Water Valley to prepare the application. When finalized, the City Council will review the project in its usual quasi-judicial zoning role, regardless of the city's ownership. Vice Chair Andersen then inquired whether there have been other PUDs, or if any are expected in the future, where the applicant and the approving body are the same. Mr. McBroom answered by saying the city has often required land use approvals for development on city-owned property, though it's unclear if any involves a planned unit development (PUD). This can be confirmed after the hearing. All developments, including those on city property, must comply with the City's Development Code.

Vice Chair Andersen noted that the existing salvage yard was specifically excluded and was not mentioned among the uses of the abutting land. She then asked why it was necessary to exclude it. Chair Yeater asked to keep questions directed to the items up for vote. Vice Chair Andersen then said her question pertained to the PUD portion specifically. She asked for an update on the timeline for a forced annexation of the salvage yard, given that it is an enclave. She noted that the code says if a property has been an enclave for more than three years, it should be subject to forced annexation. Mr. McBroom stated he was not aware of any actions that the city has taken to unilaterally annex that property.

Vice Chair Andersen referenced a slide noting the intent to incorporate design standards and ensure compatibility with existing uses, and asked how the small parcel, that the salvage yard sits on, in the middle of the entertainment district would be addressed in terms of design and sensitivity under the PUD. Mr. McBroom noted that the parcel is controlled by Water Valley Company, which is aware of the adjacent, potentially incompatible land use in Planning Area B, and suggested this might be better addressed by the applicant during their presentation.

Vice Chair Andersen asked about access to the salvage yard and how it connects to surrounding elements, including Highways 34 and 17, and how that access will function within the framework of the proposed PUD. Mr. McBroom stated that the PUD does not propose changes to the salvage yard's access. While a new interchange at County Road 17 and Highway 34 is being planned, design details are not yet available. Mr. Trombino (Managing Director) is in attendance and may provide further insight, but the PUD cannot alter access to adjacent properties.

Commissioner Carlson noted that the PUD includes some non-contiguous parcels and asked for clarification on the rationale behind that approach. He also inquired whether the excluded areas are intended to remain permanently outside the PUD. Mr. McBroom stated that while the exact answer isn't known at this time, Planning Areas H and I lie farther east than the main PUD area. The developer intends to apply consistent land use, site design, and open space standards across all 828 acres. The city expects the PUD to set the tone for future development of the land between the included parcels.

Commissioner Schulte noted that annexation and zoning wouldn't immediately impact road layout or utilities, but asked what consideration has been given to long-term needs such as law enforcement. Mr. McBroom explained that police and fire departments are already discussing how to serve the area, including early plans for a new fire station, potentially with a police substation. The fire department is seen as the most urgent need due to response time concerns, as police already patrol citywide. A new station west of Highway 257 is being explored, pending funding and site selection. In the meantime, mutual aid agreements with nearby fire districts will help maintain service levels during early development phases.

Commissioner Franzen had a follow-up question regarding funding for those new stations. Mr. McBroom noted that police and fire facilities are funded through a dedicated tax and public safety impact fees collected at the time of building permits. If those sources fall short, the city's general fund would likely cover the remaining costs.

Chair Yeater inquired whether the City has a policy on forced annexation and if there are any current annexation requests for the lot containing the salvage yard. Mr. McBroom stated that he is not aware of any policy on forced annexation, nor of any annexation request made for that property.

Chair Yeater asked if there were any more questions for staff. Seeing none, Chair Yeater invited the applicant to make their presentation.

Martin Lind (Developer) introduced himself. Mitch Black (Norris Design) introduced himself and the presentation as published.

Mr. Black answered Vice Chair Andersen's previous question about the salvage yard. He explained that the PUD includes buffering criteria for all land uses, especially in mixed-use areas like Planning Areas A and B adjacent to the salvage yard. These standards ensure appropriate

buffering between compatible and less compatible uses, aligning closely with existing city requirements.

Chair Yeater asked whether the applicant was also representing the city to respond to questions. Mr. Black responded by saying general questions about the PUD can be addressed, but city representatives are present to respond to any specific questions related to the city as a co-applicant.

Vice Chair Andersen asked about the salvage yard, noting that since the property owner has not requested annexation and no forced annexation is required, what the plan was for incorporating that area into the Cascadia development. Mr. Lind stated that they are working in good faith with the salvage yard owners to identify potential relocation sites and seek an amicable resolution. However, if relocation isn't possible, certain actions related to State Highway 34—unrelated to the current hearing and managed by Public Works—will need to proceed. While there is significant activity in the area, Mr. Lind emphasized that they are not the property owners nor representing the salvage yard at this time.

Commissioner Schulte asked if part of the vision is to have an arena suitable for an affiliate or farm team hockey. Mr. Lind confirmed that it will serve as the development team for the Colorado Avalanche. The Colorado Eagles have committed to this site, and as their representatives, he can confirm this with full authority.

Chair Yeater inquired about a gap that appeared to be excluded from the PUD. During this discussion, the microphones malfunctioned. Chair Yeater summarized their conversation when they came back online as the following: "my question was, what was the break between the two parcels? And as you indicated, it's merely a graphical representation defining planning areas A, B, C, and so on. It's the line between those two planning areas. It's simply a graphical representation of what's going on, there is no gap."

Commissioner Franzen asked whether the salvage yard would be included in the future plan for the area, either following an amicable resolution or if potential annexation takes place.
Mr. Lind said the intent, if a solution can be reached, would be to return and pursue annexation of the property, incorporating it into the same Planned Unit Development (PUD).

Chair Yeater invited the city representative, as a co-applicant, to speak.

Paul Trombino (Managing Director) introduced himself. The commission had no questions.

Chair Yeater opened the public portion of the meeting at 2:16 p.m.

Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 6 (ANX2025-0002) at 2:16 p.m.

Motion by Commissioner Franzen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Vice Chair Andersen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

7. **A public hearing to consider a request for annexation of approximately 73.319 acres of land located within unincorporated Weld County, generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as Kinnison Annexation (ANX2025-0003)**

Chair Yeater opened the public portion of the meeting at 2:16pm
Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 7 (ANX2025-0003) at 2:17pm

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Commissioner Franzen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

8. **A public hearing to consider a request for establishment of zoning for approximately 220.56 acres and rezone for approximately 613.218 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)**

Chair Yeater opened the public portion of the meeting at: 2:17pm
Morgan Kidder representing Ravina Investments LLC spoke in favor of the project, stating the zoning for this property lays the groundwork for this developer to create an economic boom for the City of Greeley that will far surpass what Scheels and Centerra do for the town of Johnstown and the City of Loveland.

Chair Yeater asked if anyone else from the public wished to speak. Seeing none, Chair Yeater closed the public portion of item 8 (PUD2025-0003) at 2:19pm and invited the applicant to rebuttal any testimony or speak further on the item. Seeing none, Chair Yeater asked that they read each motion individually and proceed appropriately.

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003, does not meet** approval criteria found in Section 24-204. (b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.
Second: Commissioner Franzen

Discussion: Vice Chair Andersen expressed concern over the city acting as both applicant and approving body for this PUD, citing the vague, sensitive nature of the proposal and the quasi-judicial process. Additionally, concerns were raised about compatibility with adjacent land uses—particularly the neighboring salvage yard, which complicates the plan. With no current annexation plans for that property, future annexation could create conflicts with proposed amenities like

parks. Due to these unresolved issues and built-in conflicts, Vice Chair Andersen does not recommend approval of the PUD (Planned Unit Development).

Chair Yeater said he believes the applicant can manage the use and notes that the landowner has not expressed concerns, which suggests the issue may not be significant. While acknowledging some concerns about the PUD's (Planned Unit Developments) use, they view this as an appropriate and unique application of the PUD (Planned Unit Development). Chair Yeater also recognized the potential conflict of the city acting as both applicant and regulator but pointed out that similar situations with single parcels have been reviewed before. Chair Yeater intends to vote against the current motion, hoping for a subsequent motion to approve the item.

Commissioner Schulte stated that he does not believe it is improper for the city to consider its own application, noting that it is common for a government to subject itself to the same laws and processes as private landowners. While it may seem unusual for the city to be both applicant and approvers, the city council is politically accountable to the public, ensuring transparency. The alternative—exempting the city from these processes—would limit its ability to own and develop land. The speaker supports evaluating the application on its merits regardless of ownership and intends to oppose the current motion.

Commissioner Modlin noted that, in many cases, properties with differing adjacent uses have not prompted discussions about their future compatibility. However, he emphasized that this PUD specifically requires addressing that issue. As a result, Commissioner Modlin stated he would not support approval of this motion.

Vice Chair Yeater asked if anyone else would like to speak to the motion. Seeing none, Chair Yeater asked for a vote, clarifying the motion is in opposition to the item.
Vote: 1-5, motion failed (Commissioners Schulte, Carlson, Yeater, Franzen & Modlin voted "no")
Absent: Commissioner Briscoe

Chair Yeater turned it back to the commission to see if there was another motion.

Motion by Commissioner Schulte:
A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, **meets** approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council **with the following condition**:

- The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Second: Commissioner Franzen
Vice Chair Andersen thanked Commissioner Schulte for his clarification regarding the city, subjecting itself to its own criteria.
Vote: Motion carried 5-1 (Commissioner Anderson voted "no")
Absent: Commissioner Briscoe

9. **Motion by Commissioner Franzen**:
A motion to cancel the special planning meeting for Wednesday August 27, 2025, at 1:30 pm
Second: Commissioner Schulte
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

10. Staff Report:

Brian McBroom (Director of Community Development) provided several updates: The three cases discussed in this meeting are scheduled for first reading by City Council on September 2nd, with public hearings tentatively set for September 16th. Community surveys for the East and West Subarea Plans have received 135 and 157 responses, respectively, which are considered strong given current engagement challenges. Additionally, the City Council plans to adopt a proclamation at their October 7th meeting declaring October as Community Planning Month in Greeley, with an invitation extended to the commissioners to attend and participate in the related photo opportunity.

Chair Yeater expressed gratitude to City Staff and the Commission for their efforts throughout the day, noting it was encouraging to see everyone come together.

11. Adjournment:

Chair Yeater adjourned the meeting at 2:31 pm.

(Name) – Chair **(Name) – Staff Liaison or Dept Manager**

See item 14 for the staff and applicant presentation.

Council Agenda Summary

September 16, 2025
Key Staff Contact: Brian McBroom, Community Development Director, Katelyn Puga, Planner III, Thomas Gilbert, Civil Engineer IV

Title:

Public hearing and second reading of an ordinance changing the official Zoning Map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) zoning for property located generally north of US Highway 34 and east of Weld County Road 17, comprised of approximately 833.786 acres known as the Cascadia PUD (PUD2025-0003).

Summary:

The applicant, WV Development, LLC, on behalf of the property owners, Patriot Energy LLC, VIMA Partners, LLC, and the City of Greeley, request to establish the Cascadia Planned Unit Development (PUD). The PUD proposes the establishment of zoning for 220.568 acres and rezoning of 613.218 acres, totaling 833.786 acres, to create a master-planned community that will serve as a new gateway into west Greeley.

The plan includes six separate parcels generally located north of US Highway 34, east of Weld County Road 17, and east and west of State Highway 257. The PUD plan is organized into nine Planning Areas across three distinct Character Areas: the Entertainment District, anchored by an arena, youth ice facility, hotel/water park, Cascadia Falls Park, and public plaza; Cascadia Ranch, which includes mixed-use areas, residential neighborhoods, and an equestrian center; and Cascadia East, which emphasizes commercial development supported by high-density housing.
The PUD allows for approximately 3,401 residential units of varied types, approximately 23 percent of land for entertainment uses, and 36 percent for commercial and mixed-use development. An integrated network of parks, trails, civic spaces, and connections to the Arroyos Del Sol Natural Area is incorporated into the PUD. Public facilities are also accounted for, including five acres dedicated to future fire and police services.

Public outreach for the PUD application included a neighborhood meeting attended by approximately 70 residents. The feedback highlighted concerns about traffic, safety, loss of open space, school capacity, and equitable community benefits. Colorado Parks and Wildlife also requested stronger protection for habitat and connectivity to Arroyos Del Sol. The Town of Windsor provided comments referencing the Intergovernmental Agreements between the City of Greeley and the Town of Windsor for development adjacent to Highway 34, requesting future coordination and assurance that the development adheres to the terms of the agreement.

The zoning application was heard by the Planning Commission on August 26, 2025. The Planning Commission recommended approval by a 5-1 vote with the following condition:The Park Land Dedication (PLD) standards as provided in Sheet 24 of the PUD Design Standards shall be revised prior to the City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

The condition of approval is anticipated to be satisfied prior to the City Council public hearing. The first reading and introduction of the ordinance occurred on September 2, 2025. Letters regarding the public hearing were mailed to property owners within 1,000 feet, signs were posted on the site, and a public notice was published on the City of Greeley website in accordance with City requirements. The item was introduced on September 2, 2025. By a majority vote from the Council, the public hearing and second reading was scheduled for September 16, 2025.

Fiscal Impact:

Because of the city's close involvement in this project, including the development of a complex financial model for the Entertainment District, the fiscal impact of this development has been studied extensively, and additional analysis is ongoing. The fiscal impacts of the project are generally positive but do also contain some risks to the city. This fiscal analysis extends well beyond the scope of this PUD zoning application and is not incorporated into this application review.

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

Decision Options:

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

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 30, 2025 with Appendix A
2. Planned Unit Development (PUD) Plan Set
3. Legal Description
4. Vicinity and Zoning Map for Cascadia PUD
5. Adjacent Property Owner Notification Boundary Map

6. Project Narrative for Cascadia PUD
7. Colorado Parks and Wildlife Comments dated 08.18.2025
8. Town of Windsor Comment Letter dated 07.22.2025
9. Planning Commission Summary Report
10. Planning Commission Minutes, August 26, 2025
11. See item 14 for the staff and applicant presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 30, 2025
CASE NO. PUD2025-0003

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR PROPERTY LOCATED GENERALLY NORTH OF US HIGHWAY 34 AND EAST OF WELD COUNTY ROAD 17 COMPRISED OF APPROXIMATELY 833.786 ACRES

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

Section 1. The following described property located in the City of Greeley, Colorado is hereby established as a PUD (Planned Unit Development) zoning district in the City of Greeley, County of Weld, State of Colorado:

Legal Description

See Appendix A, attached hereto, and incorporated herein.

Section 2. The property of the pertinent zoning districts as shown on the official zoning map is hereby changed so as to accomplish the above-described zoning change, 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 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**

APPENDIX A
ORDINANCE NO. 30, 2025
CASE NO. PUD2025-0003

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR PROPERTY LOCATED GENERALLY NORTH OF US HIGHWAY 34 AND EAST OF WELD COUNTY ROAD 17 COMPRISED OF APPROXIMATELY 833.786 ACRES

A parcel of land, located in the South Half (S1/2) of Section Four (4), and Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 9 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 9 as bearing South 89°30'14" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2560.93 feet and with all other bearings contained herein relative thereto;

THENCE North 00°33'25" East along the East line of the SW1/4 of said Section 9 a distance of 50.01 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°33'25" East along said East line a distance of 1548.09 feet;
THENCE South 89°30'14" West a distance of 500.00 feet;
THENCE South 00°33'25" West a distance of 1548.10 feet;
THENCE South 89°30'14" West a distance of 1931.40 feet;
THENCE North 45°27'33" West a distance of 141.31 feet;
THENCE North 00°16'12" West a distance of 2511.82 feet;
THENCE North 89°55'44" West a distance of 30.00 feet to the West Quarter corner of said Section 9;
Thence along the Westerly and Northerly lines of the Northwest Quarter of said Section 9 the following Two (2) courses:
THENCE North 00°12'36" West a distance of 2692.59 feet;
THENCE South 89°07'14" East a distance of 1581.01 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;
Thence along the Westerly, Northerly and Easterly lines of the Southeast Quarter of said Section 4 the following Three (3) courses:
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet;
THENCE South 01°16'49" West a distance of 30.00 feet;
THENCE North 89°06'31" West a distance of 2632.72 feet to the East line of the Northwest Quarter of said Section 9;
THENCE South 00°30'42" West along said East line a distance of 2625.49 feet;
THENCE South 00°33'25" West a distance of 542.54 feet;

THENCE South 73°09'34" East a distance of 1302.02 feet;
THENCE South 88°43'08" East a distance of 1336.33 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 809.88 feet;
THENCE North 88°39'41" West a distance of 408.71 feet;
THENCE South 01°17'24" West a distance of 408.71 feet;
THENCE South 88°43'16" East a distance of 408.77 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 399.93 feet;
THENCE South 89°34'02" West a distance of 2565.94 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 613.218 Acres, more or less (±).

And;

A parcel of land, located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Ten (10), and Northwest Quarter (NW1/4) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of the NW1/4 of said Section 11 as bearing South 89°29’46” East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2631.74 feet and with all other bearings contained herein relative thereto;

THENCE South 00°25’48” East along the West line of the NW1/4 of said Section 11 a distance of 87.95 feet
THENCE North 89°29’46” West a distance of 60.01 feet to the **POINT OF BEGINNING**;

THENCE South 89°29’46” East a distance of 634.19 feet;
THENCE South 47°17’57” East a distance of 323.96 feet;
THENCE North 00°30’14” East a distance of 217.60 feet;
THENCE South 89°29’46” East a distance of 263.26 feet;
THENCE North 60°30’14” East a distance of 120.40 feet
THENCE North 10°00’12” East a distance of 80.02 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the left a distance of 135.14 feet, said curve has a Radius of 815.00 feet, a Delta of 09°30’03” and is subtended by a Chord bearing South 84°44’45” East a distance of 134.99 feet to a Point of Tangency;
THENCE South 89°29’46” East a distance of 1304.94 feet;
THENCE South 06°19’34” West a distance of 40.21 feet to the North Quarter corner of said Section 11;
THENCE South 00°24’51” East along the East line of said NW1/4 a distance of 1564.34 feet;

THENCE South 52°23’22” West a distance of 527.32 feet;
THENCE South 37°36’38” East a distance of 135.10 feet;
THENCE South 52°23’22” West a distance of 351.28 feet;
THENCE North 58°29’28” East a distance of 54.55 feet;
THENCE North 53°20’26” East a distance of 708.60 feet;
THENCE South 00°24’51” East a distance of 7.56 feet;
THENCE South 53°15’13” West a distance of 689.66 feet;
THENCE South 58°13’28” West a distance of 703.00 feet;
THENCE South 53°15’17” West a distance of 130.76 feet to the South line of the NW1/4 of said Section 11;
THENCE North 89°34’09” West along said South line a distance of 1369.60 feet to the East Quarter corner of said Section 10;
Thence along the Southerly, Westerly and Northerly lines of the E1/2 NE1/4 said Section 10 the following Three (3) courses:
THENCE South 89°35’41” West a distance of 1299.39 feet;
THENCE North 00°00’05” West a distance of 2632.07 feet;
THENCE North 89°21’03” East a distance of 1074.70 feet;
THENCE South 00°25’48” East a distance of 314.00 feet;
THENCE North 89°21’03” East a distance of 145.00 feet;
THENCE North 00°25’49” West a distance of 227.26 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 220.568 Acres, more or less (±).

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Sheet Index

1 Cover
2-5 Existing Conditions
6 General Provisions & Notes
7 Overall PUD Plan
8-9 PUD Plan
10 Land Use Matrix
11-12 Development Standards
13-15 Lot Typicals
16-18 PUD Intent & Character Imagery
19-24 Residential, Nonresidential, Landscape, and Sign Design Standards & Parks Requirements
25 Parks Plan
26-27 Access and Parking and Street Design Standards
28-31 Street Sections

Parcel Owners

	Parcel	Account #	Owner Name	Mailing Addressing	City	State	Zip Code
1	095704000006	R1601586	PATRIOT ENERGY LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
2	095704000031	R0165691	PATRIOT ENERGY LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
3	095709000008	R1606086	VIMA PARTNERS LLC (87.33%)	1625 PELICAN LAKES PT	WINDSOR	CO	80550
	095709000008	R1606086	PATRIOT ENERGY LLC (12.67%)				
4	095710000019	R0000989	VIMA PARTNERS LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
5	095711200003	R4811907	VIMA PARTNERS LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
6	095709401003	R8991486	CITY OF GREELEY	1000 10TH STREET	GREELEY	CO	80631

Legal Description - West

A parcel of land, located in the South Half (S1/2) of Section Four (4), and Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 9 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 9 as bearing South 89°30'14" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2560.93 feet and with all other bearings contained herein relative thereto;

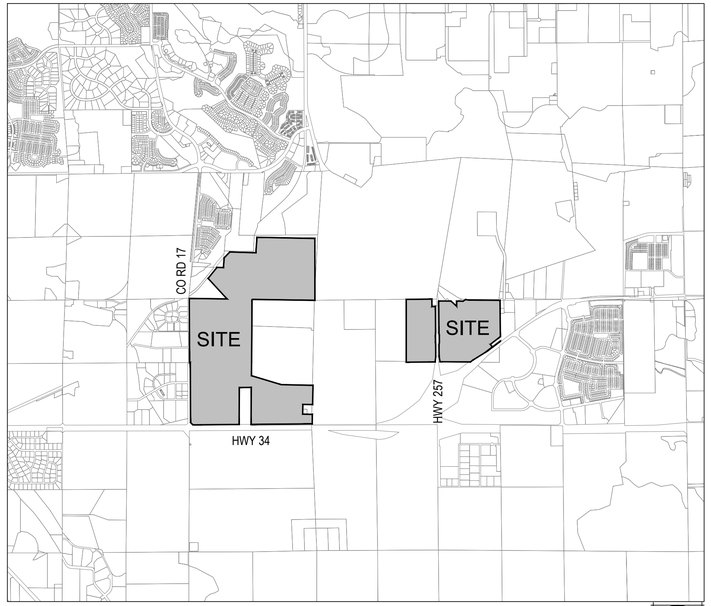
THENCE North 00°33'25" East along the East line of the SW1/4 of said Section 9 a distance of 50.01 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°33'25" East along said East line a distance of 1548.09 feet;
THENCE South 89°30'14" West a distance of 500.00 feet;
THENCE South 00°33'25" West a distance of 1548.10 feet;
THENCE South 89°30'14" West a distance of 1931.40 feet;
THENCE North 45°27'33" West a distance of 141.31 feet;
THENCE North 00°16'12" West a distance of 2511.82 feet;
THENCE North 89°55'44" West a distance of 30.00 feet to the West Quarter corner of said Section 9;
Thence along the Westerly and Northerly lines of the Northwest Quarter of said Section 9 the following Two (2) courses:
THENCE North 00°12'36" West a distance of 2692.59 feet;
THENCE South 89°07'14" East a distance of 1581.01 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;
Thence along the Westerly, Northerly and Easterly lines of the Southeast Quarter of said Section 4 the following Three (3) courses:
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet;
THENCE South 01°16'49" West a distance of 30.00 feet;
THENCE North 89°06'31" West a distance of 2632.72 feet to the East line of the Northwest Quarter of said Section 9;
THENCE South 00°30'42" West along said East line a distance of 2625.49 feet;
THENCE South 00°33'25" West a distance of 542.54 feet;
THENCE South 73°09'34" East a distance of 1302.02 feet;
THENCE South 88°43'08" East a distance of 1336.33 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 809.88 feet;
THENCE North 88°39'41" West a distance of 408.71 feet;
THENCE South 01°17'24" West a distance of 408.71 feet;
THENCE South 88°43'16" East a distance of 408.77 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 399.93 feet;
THENCE South 89°34'02" West a distance of 2565.94 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 613.218 Acres, more or less (±).

Vicinity Map



SCALE: 1" = 3,000' NORTH

Legal Description - East

A parcel of land, located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Ten (10), and Northwest Quarter (NW1/4) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of the NW1/4 of said Section 11 as bearing South 89°29'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2631.74 feet and with all other bearings contained herein relative thereto;

THENCE South 00°25'48" East along the West line of the NW1/4 of said Section 11 a distance of 87.95 feet
THENCE North 89°29'46" West a distance of 60.01 feet to the **POINT OF BEGINNING**;

THENCE South 89°29'46" East a distance of 634.19 feet;
THENCE South 47°17'57" East a distance of 323.96 feet;
THENCE North 00°30'14" East a distance of 217.60 feet;
THENCE South 89°29'46" East a distance of 263.26 feet;
THENCE North 60°30'14" East a distance of 120.40 feet
THENCE North 10°00'12" East a distance of 80.02 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the left a distance of 135.14 feet, said curve has a Radius of 815.00 feet, a Delta of 09°30'03" and is subtended by a Chord bearing South 84°44'45" East a distance of 134.99 feet to a Point of Tangency;
THENCE South 89°29'46" East a distance of 1304.94 feet;
THENCE South 06°19'34" West a distance of 40.21 feet to the North Quarter corner of said Section 11;
THENCE South 00°24'51" East along the East line of said NW1/4 a distance of 1564.34 feet;
THENCE South 52°23'22" West a distance of 527.32 feet;
THENCE South 37°36'38" East a distance of 135.10 feet;
THENCE South 52°23'22" West a distance of 351.28 feet;
THENCE North 58°29'28" East a distance of 54.55 feet;
THENCE North 53°20'26" East a distance of 708.60 feet;
THENCE South 00°24'51" East a distance of 7.56 feet;
THENCE South 53°15'13" West a distance of 689.66 feet;
THENCE South 58°13'28" West a distance of 703.00 feet;
THENCE South 53°15'17" West a distance of 130.76 feet to the South line of the NW1/4 of said Section 11;
THENCE North 89°34'09" West along said South line a distance of 1369.60 feet to the East Quarter corner of said Section 10;
Thence along the Southerly, Westerly and Northerly lines of the E1/2 NE1/4 said Section 10 the following Three (3) courses:
THENCE South 89°35'41" West a distance of 1299.39 feet;
THENCE North 00°00'05" West a distance of 2632.07 feet;
THENCE North 89°21'03" East a distance of 1074.70 feet;
THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet;
THENCE North 00°25'49" West a distance of 227.26 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 220.568 Acres, more or less (±).

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ___ day of _____A.D._____.

By:
For [The City of Greeley]

Title: _____ Date: _____

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ___ day of _____A.D._____.

By:
For [Owner]

Title: _____ Date: _____

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ___ day of _____A.D._____.

By:
For [Owner]

Title: _____ Date: _____

Notarial Certificate

STATE OF _____)
ss
COUNTY OF _____)

The forgoing instrument was acknowledged before me this ___ day of _____, 20__.
By_____ as _____

Witness my hand and official seal.

(Seal)

My commission expires _____

Public Notary_____

Community Development Director

_____ _____
Director of Community Development Date

Planning Commission Recommendation

Recommended by the City of Greeley Planning Commission, this _____ day of _____ , 20 _____ .

City Council Approval

Approved by the Greeley City Council on this _____ day of _____ , 20 _____ .

Development Team

Applicant
City of Greeley
1100 10th Street
Greeley, CO 80631

Applicant
Water Valley Development, LLC
1625 Pelican Lakes Point
Windsor, CO 80550
Garrett Scallon
gscallon@watervalley.com

Entitlements
Norris Design
1101 Bannock Street
Denver, CO 80204
Mitch Black
mblack@norris-design.com

Civil Engineer
Martin Martin
12499 West Colfax Avenue
Lakewood, CO 80215
David Kuntz
dkuntz@martinmartin.com

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Cover

LEGEND

PROPERTY LINE	FIRE HYDRANT
RIGHT-OF-WAY LINE	WATER METER
SECTION LINE	IRRIGATION CONTROL
EASEMENT	OVERHEAD ELECTRIC
RETAINING WALL	ELECTRIC LINE
CURB & GUTTER	LIGHT POLE
CONTOURS	POWER POLE
STORM SEWER	ELECTRIC METER
ROOF DRAIN	TELEPHONE LINE
STORM MANHOLE	TELEPHONE PEDESTAL
STORM INLET	CABLE TV
FLARED END SECTION	GAS LINE
SANITARY SEWER	MONITOR WELL
SANITARY MANHOLE	SIGN
CLEAN OUT	DECIDUOUS TREE
WATER LINE	EVERGREEN TREE
WATER VALVE	BUSH/SHRUB
	HANDICAP RAMPS
	DESCRIPTIONS

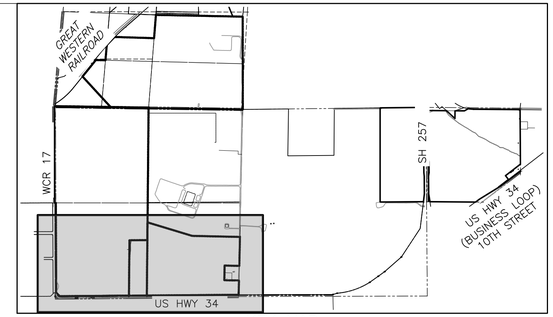
Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

NOTES:

1. **BENCHMARK:** ELEVATIONS ARE BASED UPON CITY OF GREELEY CONTROL MONUMENT #88, A ALUMINUM DISK SET APPROXIMATELY 5.0' EAST OF WELD COUNTY ROAD 25, 3' NORTH OF A GUARD RAIL POST AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 62. ELEVATION = 4725.12' US SURVEY FEET NAVD 88. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
2. **COORDINATE SYSTEM:** NORTHINGS AND EASTINGS SHOWN ON THIS CONTROL DIAGRAM ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (NAD83). THE SCALE FACTOR USED TO MODIFY THE COORDINATES FROM PROJECT COORDINATES TO STATE PLANE COORDINATES IS 0.999790743. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM (NAVD) OF 1988. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
3. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRMS) 080123C1495F AND 08123C1511F, EFFECTIVE NOVEMBER 30, 2023, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA (SFHA) AND IS NOT SUBJECT TO THE REQUIREMENTS SET FORTH BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
4. SURVEY INFORMATION SHOWN ON EXISTING CONDITIONS MAP PROVIDED BY MERRICK SURVEY DATED JULY 14, 2025 AND KING SURVEYORS ANNEXATION MAP DATED JULY 16, 2025.
5. DEVELOPMENT SHALL BE SUBJECT TO THE PUD'S REQUIRED SETBACKS FROM OIL & GAS FACILITIES.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO.
   PURPOSE: TELEPHONE AND TELEGRAPH LINES
   RECORDING DATE: MAY 28, 1926
   RECORDING NO: BOOK 796 AT PAGE 328 (NOT PLOTTABLE – NO SPECIFIC LOCATION)
   AFFECTS: SE4

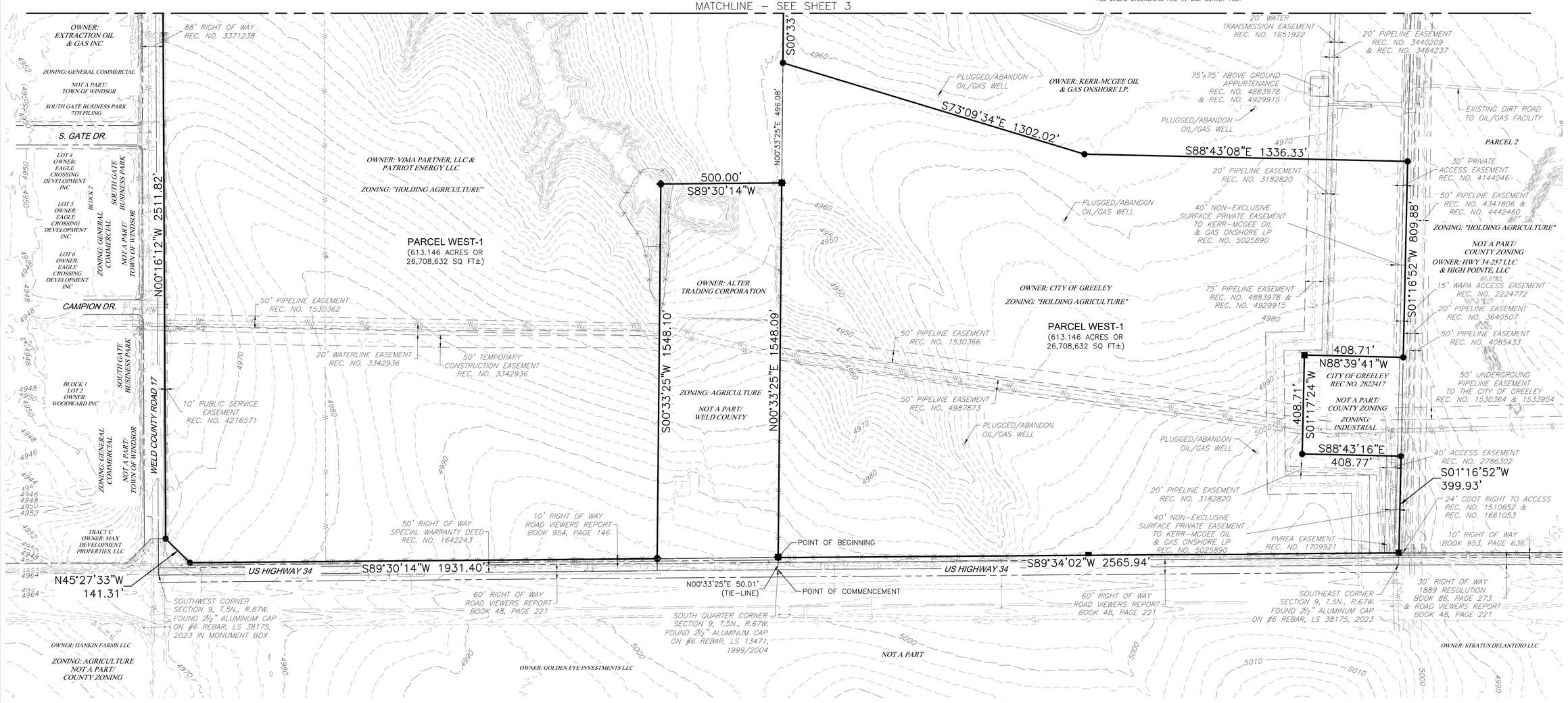


KEY MAP
SCALE: 1"= 2000'

N

SCALE: 1"=200'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

MATCHLINE – SEE SHEET 3



CHECKED BY: DJ
DRAWN BY: MA

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING CONDITIONS

2 of 31

Cascadia

Planned Unit Development

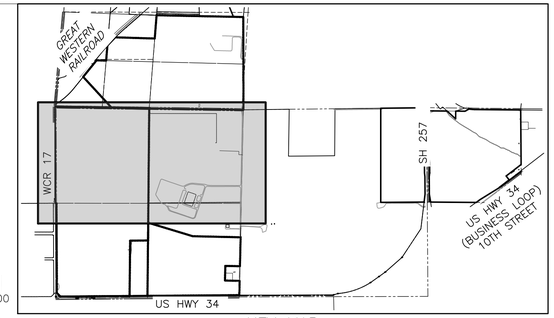
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- RETAINING WALL
- CURB & GUTTER
- 5750 CONTOURS
- ST STORM SEWER
- RD ROOF DRAIN
- ST STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SS SANITARY SEWER
- SS SANITARY MANHOLE
- CLEAN OUT
- W WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WM WATER METER
- IRR IRRIGATION CONTROL
- OHE OVERHEAD ELECTRIC
- E ELECTRIC LINE
- LIGHT POLE
- POWER POLE
- ELEC ELECTRIC METER
- T TELEPHONE LINE
- TEL TELEPHONE PEDESTAL
- CT CABLE TV
- G GAS LINE
- M.W. MONITOR WELL
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH/SHRUB
- HANDICAP RAMPS
- DRIVE DESCRIPTIONS

N

200 100 0 200 400
SCALE: 1"=200'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE: 1"= 2000'

MATCHLINE – SEE SHEET 4

S89°07'14"E 1581.01'

NORTHWEST CORNER SECTION 9, T.5N., R.67W. FOUND 2 ½" ALUMINUM CAP ON #6 REBAR, LS 38304, 2014

60' RIGHT OF WAY ROAD VIEWERS REPORT BOOK 48, PAGE 221

50' PIPELINE EASEMENT REC. NO. 4154491

SOUTH QUARTER CORNER SECTION 9, T.5N., R.67W. FOUND 2 ½" ALUMINUM CAP ON #6 REBAR, LS 13471, 1999

EXISTING 30'x70' QUONSET HUT TO BE REMOVED

N89°06'31"W 2632.72'

60' RIGHT OF WAY ROAD VIEWERS REPORT BOOK 48, PAGE 221

75' PIPELINE EASEMENT REC. NO. 4154654

30' PIPELINE EASEMENT REC. NO. 3853224

30' RIGHT OF WAY BOOK 86, PAGE 273

S01°16'49"W 30.00'

NORTHEAST CORNER SECTION 9, T.5N., R.67W. FOUND 3 ¼" ALUMINUM CAP ON #6 REBAR, LS 22098, 2019

OLD CONCRETE FOUNDATION

30' PIPELINE EASEMENT REC. NO. 3853222

OLD WATER WELL

50' PIPELINE EASEMENT REC. NO. 4341806 & REC. NO. 4442460

50' EASEMENT FOR KERR-MCGEE GATHERING LLC REC. NO. 4180513

50' PIPELINE EASEMENT REC. NO. 4085433

OUTLOT A OWNER: WINDSONG RANCH HOA INC

LOT 14 OWNER: BARTLETT, COLE

LOT 15 OWNER: POHM, DAVID A.

WINDSONG RD.

ZONING: RESIDENTIAL WINDSONG RANCH PUD

WELD COUNTY ROAD 17

LOT 1 OWNER: COLBER,G DENISE TRUST

50' RIGHT OF WAY REC. NO. 2338895

N00°12'36"W 2692.59'

LOT 2 OWNER: MARIELARENA, LILIANA I

OUTLOT C

OWNER: VIMA PARTNER, LLC & PATRIOT ENERGY LLC

ZONING: "HOLDING AGRICULTURE"

S00°30'42"W 2625.49'

75' TRANSMISSION LINE EASEMENT BOOK 1257, PAGE 263

PARCEL WEST-1
(613.146 ACRES OR 26,708,632 SQ FT±)

30' RIGHT OF WAY 1889-RESOLUTION BOOK 86, PAGE 273

OWNER: FRANKLIN HAL

ZONING: AGRICULTURE

NOT A PART/ COUNTY ZONING

60' RIGHT OF WAY ROAD VIEWERS REPORT BOOK 48, PAGE 374

WELD COUNTY ROAD 17

OWNER: 5900 LLC

ZONING: AGRICULTURE

NOT A PART/ COUNTY ZONING

WEST QUARTER CORNER SECTION 9, T.5N., R.67W. FOUND 3 ¼" ALUMINUM CAP ON 2 ½" PIPE, PARTIALLY ILLEGIBLE, 1992 IN MONUMENT BOX

ZONING: GENERAL COMMERCIAL

N89°55'44"W 30.00'

SOUTH GATE BUSINESS PARK 7TH FILING

OWNER: EXTRACTION OIL & GAS INC

88' RIGHT OF WAY REC. NO. 3371238

S00°33'25"W 542.54'

NOTES:

1. BENCHMARK: ELEVATIONS ARE BASED UPON CITY OF GREELEY CONTROL MONUMENT #88, A ALUMINUM DISK SET APPROXIMATELY 5.0' EAST OF WELD COUNTY ROAD 25, 3' NORTH OF A GUARD RAIL POST AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 62. ELEVATION = 4725.12' US SURVEY FEET NAVD 88. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
2. COORDINATE SYSTEM: NORTHINGS AND EASTINGS SHOWN ON THIS CONTROL DIAGRAM ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (NAD83). THE SCALE FACTOR USED TO MODIFY THE COORDINATES FROM PROJECT COORDINATES TO STATE PLANE COORDINATES IS 0.999790743. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM (NAVD) OF 1988. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
3. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRMS) 080123C1495F AND 08123C1511F, EFFECTIVE NOVEMBER 30, 2023, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA (SFHA) AND IS NOT SUBJECT TO THE REQUIREMENTS SET FORTH BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
4. SURVEY INFORMATION SHOWN ON EXISTING CONDITIONS MAP PROVIDED BY MERRICK SURVEY DATED JULY 14, 2025 AND KING SURVEYORS ANNEXATION MAP DATED JULY 16, 2025.
5. DEVELOPMENT SHALL BE SUBJECT TO THE PUD'S REQUIRED SETBACKS FROM OIL & GAS FACILITIES.

EXISTING OVERHEAD ELECTRIC TRANSMISSION LINES

75' EASEMENT FOR ELECTRIC TRANSMISSION LINE BOOK 1245, PAGE 284

50' EASEMENT FOR KERR-MCGEE GATHERING LLC REC. NO. 4180513

OWNER: KERR-MCGEE OIL & GAS ONSHORE LP.

ZONING: RESIDENTIAL ESTATE

NOT A PART/ COUNTY ZONING

ZONING: "HOLDING AGRICULTURE"

PARCEL 2

EXISTING OIL & GAS FACILITY

50' PIPELINE EASEMENT REC. NO. 4341806 & REC. NO. 4442460

50' PIPELINE EASEMENT REC. NO. 4085433

30' PIPELINE EASEMENT REC. NO. 3853222

20' WATER TRANSMISSION EASEMENT REC. NO. 1651922

20' PIPELINE EASEMENT REC. NO. 3440209 & REC. NO. 3464237

MATCHLINE – SEE SHEET 2

CHECKED BY: DJ
DRAWN BY: MA

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING CONDITIONS

Cascadia

Planned Unit Development

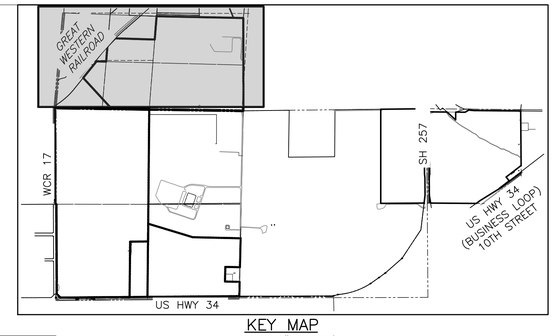
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

LEGEND

PROPERTY LINE		FIRE HYDRANT	
RIGHT-OF-WAY LINE		WATER METER	
SECTION LINE	IRR	IRRIGATION CONTROL	
EASEMENT	OHE	OVERHEAD ELECTRIC	
RETAINING WALL	E	ELECTRIC LINE	
CURB & GUTTER		LIGHT POLE	
CONTOURS	5750	POWER POLE	
STORM SEWER	ST	ELECTRIC METER	ELEC
ROOF DRAIN	RD	TELEPHONE LINE	T
STORM MANHOLE	ST	TELEPHONE PEDESTAL	TEL
STORM INLET		CABLE TV	CT
FLARED END SECTION		GAS LINE	G
SANITARY SEWER	SS	MONITOR WELL	O.W.
SANITARY MANHOLE	SS	SIGN	
CLEAN OUT		DECIDUOUS TREE	
WATER LINE	W	EVERGREEN TREE	
WATER VALVE		BUSH/SHRUB	
	DRIVE	HANDICAP RAMPS	
		DESCRIPTIONS	

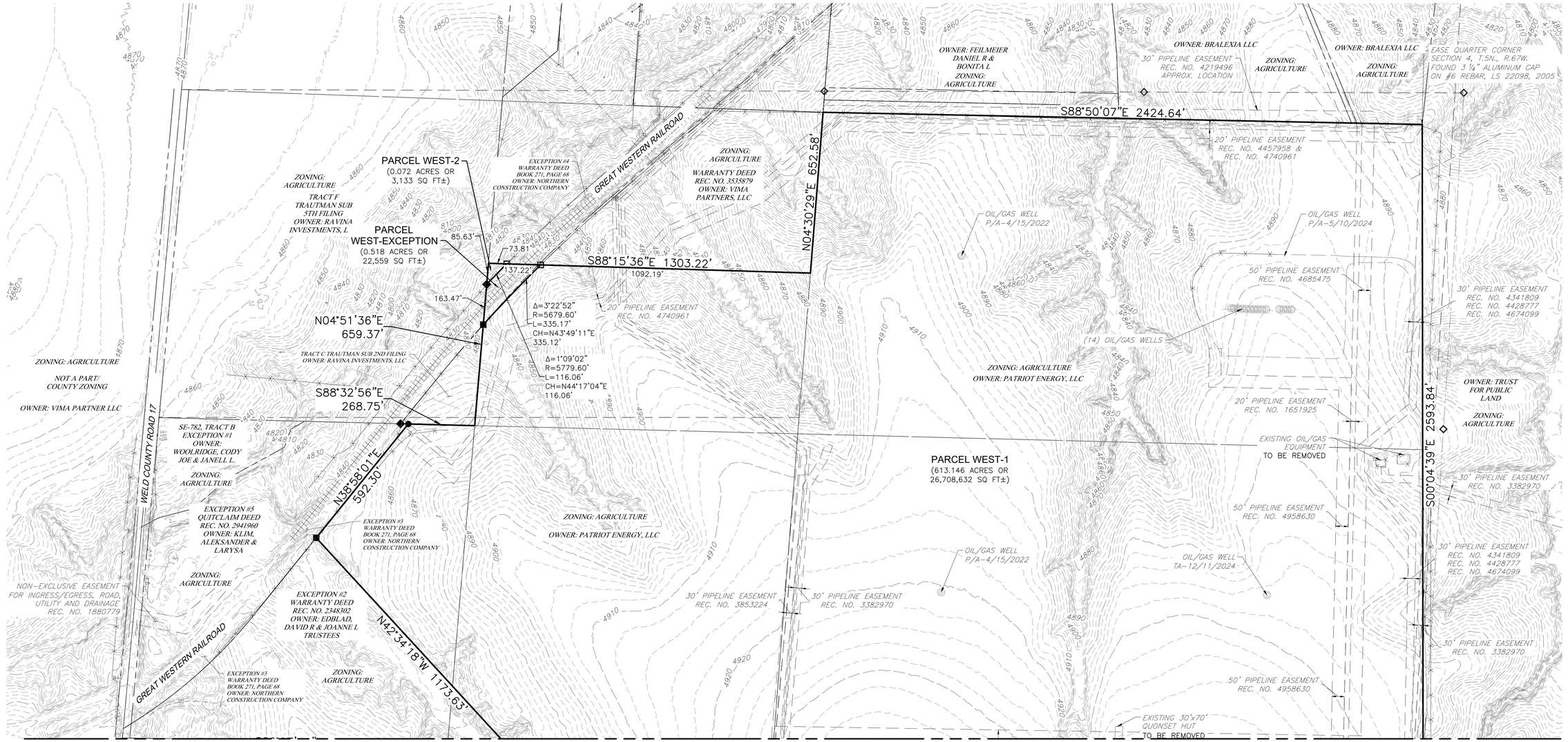
NOTES:

1. **BENCHMARK:** ELEVATIONS ARE BASED UPON CITY OF GREELEY CONTROL MONUMENT #88, A ALUMINUM DISK SET APPROXIMATELY 5.0' EAST OF WELD COUNTY ROAD 25, 3' NORTH OF A GUARD RAIL POST AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 62. ELEVATION = 4725.12' US SURVEY FEET NAVD 88. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
2. **COORDINATE SYSTEM:** NORTHINGS AND EASTINGS SHOWN ON THIS CONTROL DIAGRAM ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (NAD83). THE SCALE FACTOR USED TO MODIFY THE COORDINATES FROM PROJECT COORDINATES TO STATE PLANE COORDINATES IS 0.999790743. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM (NAVD) OF 1988. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
3. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRMS) 080123C1495F AND 08123C1511F, EFFECTIVE NOVEMBER 30, 2023, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA (SFHA) AND IS NOT SUBJECT TO THE REQUIREMENTS SET FORTH BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
4. SURVEY INFORMATION SHOWN ON EXISTING CONDITIONS MAP PROVIDED BY MERRICK SURVEY DATED JULY 14, 2025 AND KING SURVEYORS ANNEXATION MAP DATED JULY 16, 2025.
5. DEVELOPMENT SHALL BE SUBJECT TO THE PUD'S REQUIRED SETBACKS FROM OIL & GAS FACILITIES.



KEY MAP
SCALE: 1"= 2000'

200 100 0 200 400
SCALE: 1"=200'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



CHECKED BY: DJ
DRAWN BY: MA

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING CONDITIONS

NOTES:

1. **BENCHMARK:** ELEVATIONS ARE BASED UPON CITY OF GREELEY CONTROL MONUMENT #88, A ALUMINUM DISK SET APPROXIMATELY 5.0' EAST OF WELD COUNTY ROAD 25, 3' NORTH OF A GUARD RAIL POST AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 62. ELEVATION = 4725.12' US SURVEY FEET NAVD 88. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)

2. **COORDINATE SYSTEM:** NORTHINGS AND EASTINGS SHOWN ON THIS CONTROL DIAGRAM ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (NAD83). THE SCALE FACTOR USED TO MODIFY THE COORDINATES FROM PROJECT COORDINATES TO STATE PLANE COORDINATES IS 0.999790743. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM (NAVD) OF 1988. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)

3. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRMS) 080123C1495F AND 08123C1511F, EFFECTIVE NOVEMBER 30, 2023, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA (SFHA) AND IS NOT SUBJECT TO THE REQUIREMENTS SET FORTH BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

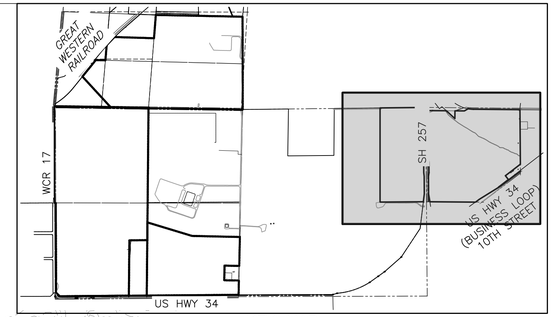
4. SURVEY INFORMATION SHOWN ON EXISTING CONDITIONS MAP PROVIDED BY MERRICK SURVEY DATED JULY 14, 2025 AND KING SURVEYORS ANNEXATION MAP DATED JULY 16, 2025.

5. DEVELOPMENT SHALL BE SUBJECT TO THE PUD'S REQUIRED SETBACKS FROM OIL & GAS FACILITIES.

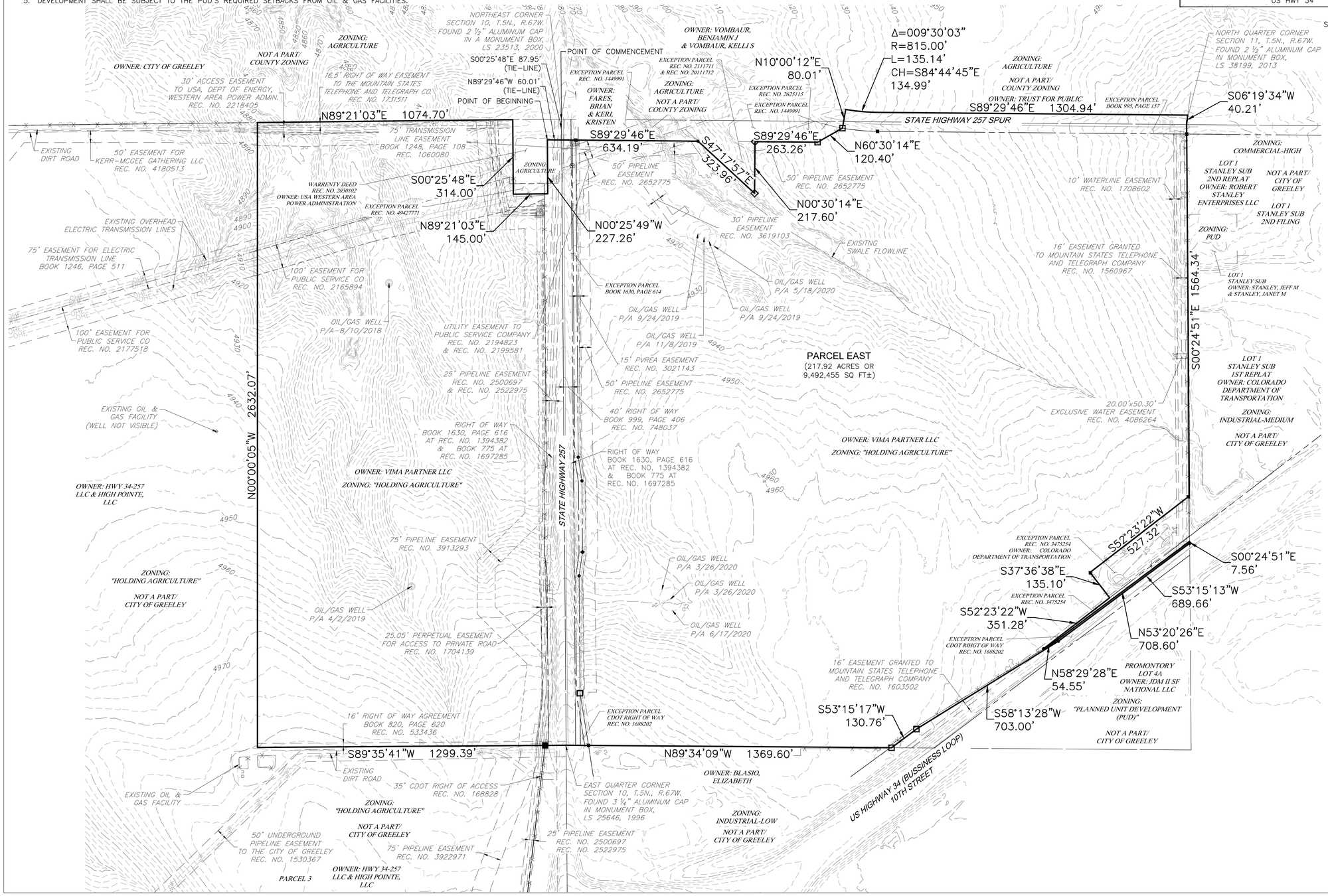
Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003



KEY MAP
SCALE: 1"= 2000'



N

200 100 0 200 400
SCALE: 1"=200'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- RETAINING WALL
- CURB & GUTTER
- CONTOURS
- STORM SEWER
- ROOF DRAIN
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SANITARY SEWER
- SANITARY MANHOLE
- CLEAN OUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- TELEPHONE LINE
- TELEPHONE PEDESTAL
- CABLE TV
- GAS LINE
- MONITOR WELL
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH/SHRUB
- HANDICAP RAMPS
- DESCRIPTIONS

CHECKED BY: DJ
DRAWN BY: MA

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
303.431.6100 martinmartin.com

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING CONDITIONS

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

General Provisions

1. Conformance with the City of Greeley Code

Development of this Planned Unit Development (PUD) shall conform to all restrictions, regulations and procedures adopted by ordinance by the City of Greeley at the time of subdivision/permit application, except as expressly provided otherwise in this document or as established through the West Greeley Project Coordination Agreement. Provisions of this PUD shall prevail and govern development. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall be applied.

2. Administrative Process for Variations and Changes to the PUD

The graphics contained within the PUD are intended to depict general locations and illustrate concepts expressed in the narrative provisions of the PUD. They are not intended to be absolute, nor represent the ultimate build out of Cascadia, but rather they are included to depict potential design solutions that may evolve within the PUD during subdivision, site plan or other land use entitlements processes. It is the goal of this PUD to serve as a guiding document for the appropriate build out of Cascadia. Given the magnitude of development within the property associated with this PUD and the associated timeline it will take to develop, it is essential that this PUD be approved with an understanding of inherent flexibility. In granting approval, the City shall allow variations for the purpose of establishing the following through the standards included in this PUD:

- Final road/street alignments
- Final configuration of lot and tract sizes and shapes
- Final access locations
- Final signage and monument design
- Additional (future) lot typicals depicting new lot layout configurations

a. Planning Area Boundaries and Flexibility

The Planning Area boundaries, land uses, and arrangements are generally shown on the PUD Plan and will be modified as more final designs and engineering are completed. Any changes or modifications to these boundaries and the associated streets are permitted. A maximum of 30 percent change to the total area of a Planning Area boundary within the approved PUD Plan may be completed without an amendment to the PUD. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the subdivision stage of the development review process.

b. Maximum Level of Development and Transfers

The actual number of residential units and nonresidential square footage approved is established in this PUD and the locations, densities and configurations will be determined and calculated at the subdivision/site plan stage of the development review and approval process. A Project Tracking Sheet will be used to document the series of subdivisions at Cascadia over the life cycle of the project.

Residential units associated with each Planning Area in the PUD are identified in the PUD Summary chart on the Overall PUD Plan to generally guide initial planning and the potential distribution of residential uses within the PUD. The residential units included in the PUD Summary chart are for general information and description only. Actual land uses and residential densities/amounts for each Planning Area will be determined during future subdivision and site plan stages for properties within the PUD, and may be adjusted as follows:

The maximum number of allowable residential units stated in the PUD Summary chart on the Overall PUD Plan shall not be exceeded without an amendment to the PUD. The total number of residential units developed in a Planning Area may be less than the number established within the PUD. If the maximum residential unit count per the PUD Summary chart is not achieved for any given Planning Area, those units may be transferred to any other Planning Area which allows residential uses. This transfer of residential units may be completed administratively, without a formal amendment process to the PUD. The total number of residential units allowed within the PUD boundary may be exceeded by up to 10 percent administratively, without a formal PUD Amendment.

There is no maximum for nonresidential use gross floor area square footage per Planning Area. The total nonresidential square footage allowed within this PUD may be increased by up to 15 percent administratively, without a formal PUD Amendment.

c. Signs

As noted above, given the magnitude of the development within the property associated with this PUD and the timeline it will take to develop, it is essential that the Sign Standards be approved with the understanding of inherent flexibility. Variations shall be allowed for the purposes of establishing the sign standards. These variations will be granted through an administrative process and approved by the director. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for city review and approval. A PSP for signs within Planning Area A shall be approved prior to or concurrent with approval of the first site plan within Planning Area A. A PSP for signs within Planning Areas B-I shall be approved prior to or concurrent with approval of the first site plan within any of those Planning Areas.

3. PUD Amendments

Changes to the PUD not covered under General Provisions Note 2 are considered amendments to the PUD. This includes:

a. Changes to the total area of a Planning Area boundary within the PUD greater than 30 percent

b. Increases to the maximum number of allowable residential units within the PUD greater than 10 percent

c. Increases to the maximum nonresidential square footage allowed within the PUD greater than 15 percent

d. Changes to the Land Use Matrix, Development Standards, Design Standards, and Street Sections

4. Procedures for PUD Amendments, Site Plans, and Plats

Amendments to this PUD shall be considered by the City with the subject parcel owner within the PUD acting as the sole applicant. Other property owners within the Cascadia PUD shall not be required to be co-applicants, nor shall they be required to provide prior approval for the PUD Amendment application to proceed.

5. PUD Engineering Studies

The engineering studies that are provided as justification for this PUD are intended for zoning purposes only. City acceptance of the PUD shall constitute only a conceptual acceptance of these reports and shall not be construed as an acceptance of specific engineering design details therein. Detailed engineering reports, along with the ability to acquire any associated offsite easements and/or rights-of-way, will be provided by the applicant and submitted, reviewed, and accepted by the City of Greeley at the time of future land use submittals and prior to any proposed construction activities.

General Notes

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. 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's Subdivision Regulations (Chapter 3) and/or the regulations of this PUD.
3. All elevations shown on these plans are tied to NAVD 88 datum.
4. **Street Alignments and Layouts**
   This PUD depicts conceptual locations and layouts of streets. Recognizing that the final alignments and layouts are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the subdivision / site plan stage of the development process without any amendment to these regulations or to the PUD. More significant street realignments, as determined by the director, shall follow the PUD Minor Amendment procedure as provided in the City of Greeley Development Code.
5. **Trails**
   The PUD Plan depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected and can be accomplished by the applicant/developer through the subdivision / site plan stage of the development process without any amendment to these regulations or to the PUD itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks and will be counted towards meeting both trail and sidewalk standards in these cases. In these instances, the larger/wider of the minimum width standards should be applied to count both as a trail and sidewalk standard.
6. **Grading and Drainage**
   Detention ponds and other drainage improvements are allowed in all Planning Areas. To support regional detention, detention ponds located in any Planning Area may serve one or more Planning Areas, as necessary. Final grading and drainage solutions will be determined with future subdivision and site plan applications. Drainage improvements may also count towards meeting Parks requirements when incorporated/associated with other Parks facilities and spaces.
7. **Development in or Near Sensitive Areas**
   The land within the PUD boundaries is ecologically varied, including a range of grade changes, natural drainage channels and wildlife characteristics. Should development occur in or near any sensitive areas (jurisdictional wetlands or critical wildlife habitat, for example), mitigation efforts shall occur in conjunction with applicable Local, State and Federal guidelines. Additional environmental analysis will occur with future subdivision and site plan processes in accordance with City Code.
8. **Hillside Development**
   For any areas within Cascadia with slopes greater than 15 percent, grading shall be limited to only what is necessary to construct buildings, infrastructure, roads/drives, usable open space, and similar. To the extent feasible, any allowed grading shall be designed to conserve natural topographic features and appearances by sculpting the land to blend graded slopes and benches with natural topography and retain major natural topographic features, including natural drainage courses and existing vegetation. Any disturbance to the adjacent open and natural areas will be restored to native/pre-developed conditions. Any potential mitigation necessary to be determined at time of development application for impacted area.
9. **Phasing**
   Phasing will be allowed within this PUD. Specifics to be determined through subdivision platting.
10. **Utilities**
    All new electrical and communications distribution lines shall be placed underground. All new transmission lines shall be placed underground unless direct burial cannot be accomplished such as in the instance of large transmission lines in easements.
11. **Metropolitan Districts**
    A district is a quasi-governmental agency, separate and distinct from the City, and, except as may otherwise be provided for by state or local law or its city approved service plan, its activities are subject to review by the city only insofar as they may deviate in a material matter from the requirements of the service plan, or an intergovernmental agreement. It is intended that the districts will provide a part or all of the public improvements for the use and benefit of all anticipated inhabitants and taxpayers of the district. The primary purpose of the district will be to finance the construction of district improvements. The district has also been created to provide ongoing ownership operations and maintenance services as specifically set forth in its service plan and as may be stated in any applicable intergovernmental agreement.
12. **Homeowner Associations**
    Homeowner Associations (HOAs) composed of property owners in residential areas may be created for the following purposes:
    a. To provide for the continued development, improvement, and maintenance of properties and facilities which it owns or administers, and
    b. To protect the investment, enhance the value, and control the use of property owned by its members in perpetuity. Homeowner's Associations shall be created in residential and/or commercial/industrial areas where common lands or facilities are to be owned and maintained by the Homeowner's Association.
12. **General Improvement District**
    General Improvement District (GID) to be formed by the City on the entirety of the land to be contemplated as the Westside project.
    It is anticipated that this could eventually encompass a significant portion of the City's West Side, including thousands of acres on both the north and south side of Highway 34, as the entire West Side will derive significant benefit from the project and the associated regional infrastructure.
    Some of the Westside developable land within the GID would be initially included with the remaining to be included based upon petitions by landowners within the area. This initial land area would be dependent upon the willingness of landowners to be included in the GID.
13. **Fire**
    All construction must comply with the adopted International Fire Code. In addition, development shall follow the requirements of IFC 2021 which is adopted by the City. Examples of those items include but are not limited to:
    a. Road specifications
    b. Fire flows
    c. Access
    d. Fire protection systems
    e. Fire Safety Plans during construction.
14. **Public Safety Uses**
    A minimum of 5 acres shall be dedicated for public safety uses. The exact timing of dedication shall be determined as part of future development application(s), as appropriate, as part of mutual agreements between the City and the Developer.
15. **Sanitary Sewer**
    a. Within the Cascadia PUD area, the owner of any property used for human occupancy, employment, recreation or other purposes situated within the city and abutting any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required, at their expense, to install suitable toilet facilities therein and connect such facilities directly with a proper public sanitary sewer in accordance with the provisions of this article within 90 days of receiving notice to do so if the public sanitary sewer is within 400 feet of the property. Residential lots 400 feet or further from a public sanitary sewer mainline, and it is not feasible to gravity drain from the residential lot, may utilize an individual wastewater disposal system, such lots must be a minimum 1 acre in size, unless other approved by the director. Except as provided in (a)(1) through (3) below, each detached residential building, multi-unit residential building, and nonresidential building on a single lot shall be served by a minimum of one sanitary sewer line. Where a public sanitary sewer is not available, the owner shall connect the building sewer to an individual wastewater disposal system that complies with applicable plumbing codes and county health department codes and regulations.
    1. An accessory dwelling as defined under section 24-403(b) of the Greeley Municipal code does not require a sanitary sewer line separate from the principal dwelling if it complies with all standards established under that section and any other requirement under title 24 of the Greeley Municipal code.
    2. A mobile home or similar small-format dwelling unit as defined under section 24-1301 of the Greeley Municipal code does not require a sanitary sewer line separate from other units if all units sharing the sanitary sewer line are located within the same mobile home community, or other small format housing project, and comply with all standards and requirements established under title 24 of the Greeley Municipal code for such communities or projects.
    3. A nonresidential accessory building or structure as defined under section 24-1301 of the Greeley Municipal code does not require sanitary sewer line separate from the primary nonresidential building or structure if it complies with all standards and requirements under title 24 of the Greeley Municipal code.
    b. If a public sanitary sewer is constructed within 400 feet of a property that is served by an individual wastewater disposal system, the owner of the property shall connect, at their expense, to the POTW in accordance with the provisions of this article within 90 days of receiving notice to do so. Upon connection, the owner shall then abandon any septic tanks, cesspools and similar private sewage disposal facilities and fill them with suitable material as required by county department of public health and environment at their expense.
16. **Statement of Commitments**
    A Statement of Commitments (Commitment Matrix) detailing how future development aspects will be coordinated with phasing and platting shall be required to be provided by the developer with applicable future development applications.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

CHECKED BY: DJ
DRAWN BY: MA

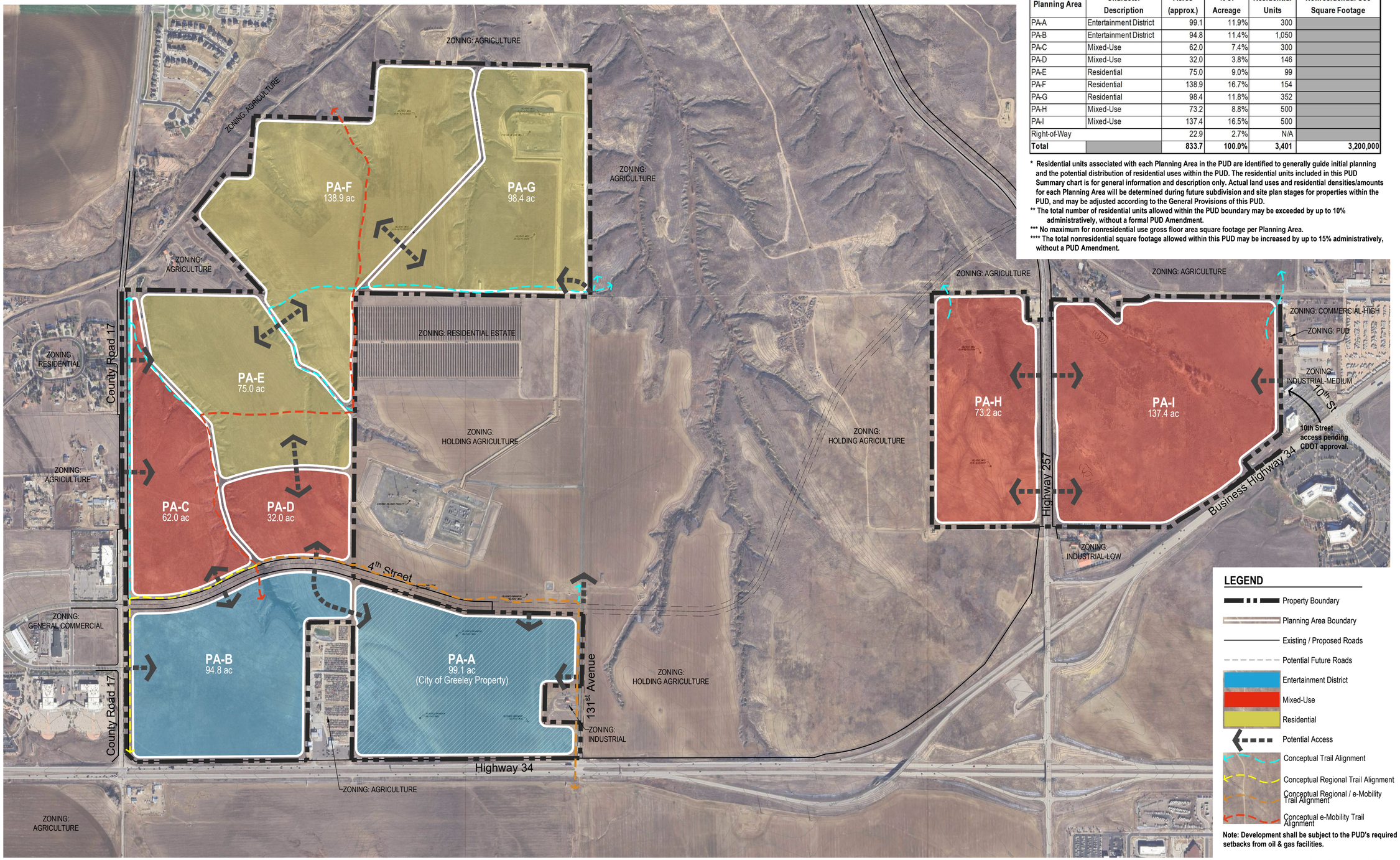
SHEET TITLE:
General Provisions & Notes

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Overall PUD Plan



PUD Summary					
Planning Area	Character Description	Acres (approx.)	% of Acreage	Residential Units	Nonresidential Use Square Footage
PA-A	Entertainment District	99.1	11.9%	300	
PA-B	Entertainment District	94.8	11.4%	1,050	
PA-C	Mixed-Use	62.0	7.4%	300	
PA-D	Mixed-Use	32.0	3.8%	146	
PA-E	Residential	75.0	9.0%	99	
PA-F	Residential	138.9	16.7%	154	
PA-G	Residential	98.4	11.8%	352	
PA-H	Mixed-Use	73.2	8.8%	500	
PA-I	Mixed-Use	137.4	16.5%	500	
Right-of-Way		22.9	2.7%	N/A	
Total		**833.7**	**100.0%**	**3,401**	**3,200,000**

* Residential units associated with each Planning Area in the PUD are identified to generally guide initial planning and the potential distribution of residential uses within the PUD. The residential units included in this PUD Summary chart is for general information and description only. Actual land uses and residential densities/amounts for each Planning Area will be determined during future subdivision and site plan stages for properties within the PUD, and may be adjusted according to the General Provisions of this PUD.

** The total number of residential units allowed within the PUD boundary may be exceeded by up to 10% administratively, without a formal PUD Amendment.

*** No maximum for nonresidential use gross floor area square footage per Planning Area.

**** The total nonresidential square footage allowed within this PUD may be increased by up to 15% administratively, without a PUD Amendment.

LEGEND

- Property Boundary
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
- Residential
- Potential Access
- Conceptual Trail Alignment
- Conceptual Regional Trail Alignment
- Conceptual Regional / e-Mobility Trail Alignment
- Conceptual e-Mobility Trail Alignment

Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.

NORTH

0 250 500 1,000
SCALE 1" = 500'

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

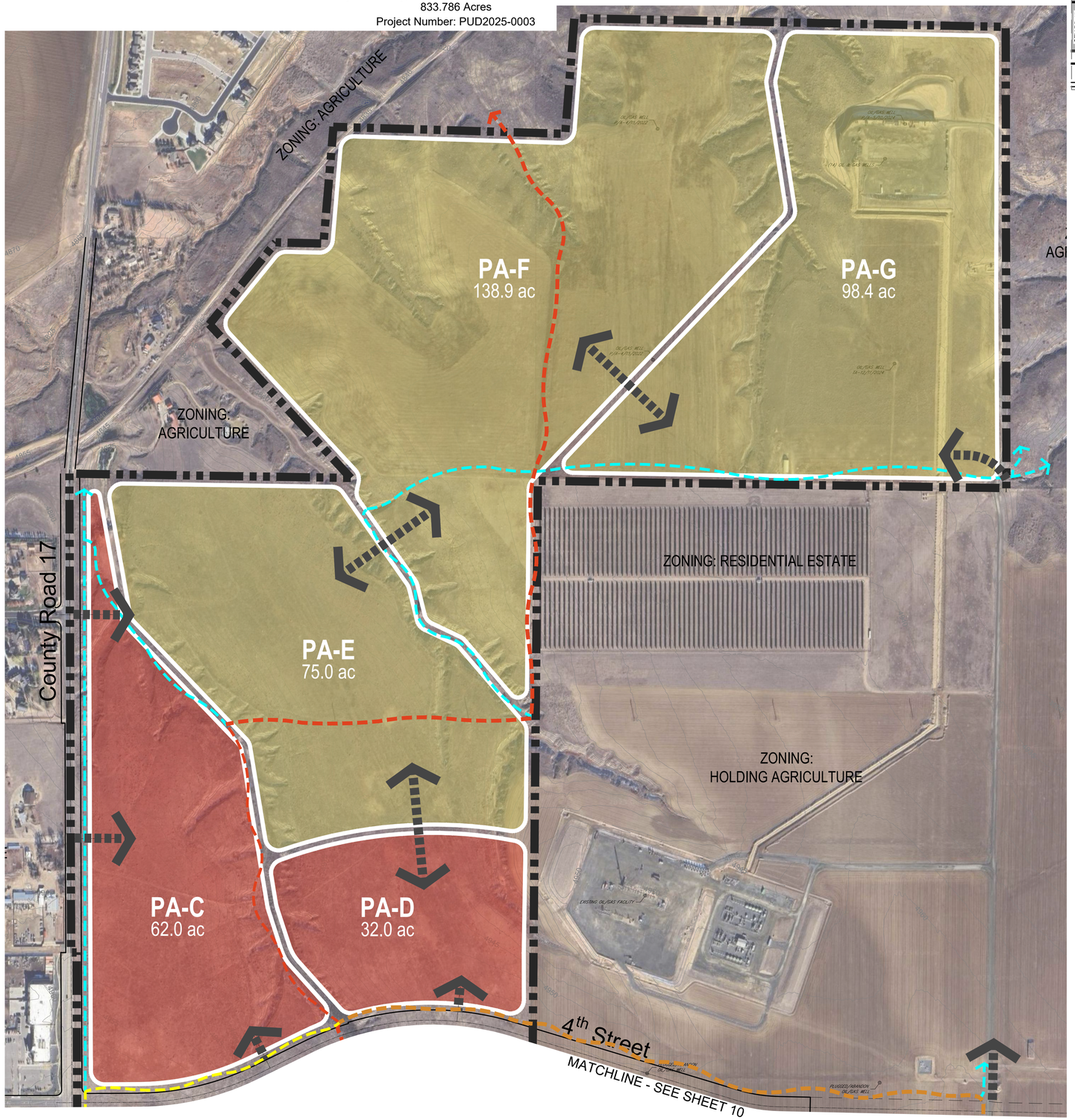
DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Overall PUD Plan

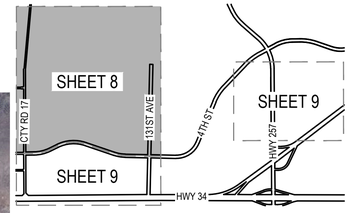
Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003



KEY MAP N.T.S.



LEGEND

- Property Boundary
- Matchline
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
- Residential
- Potential Access
- Conceptual Trail Alignment
- Conceptual Regional Trail Alignment
- Conceptual Regional / e-Mobility Trail Alignment
- Conceptual e-Mobility Trail Alignment

Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.

NORTH

0 150 300 600
SCALE 1" = 300'

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

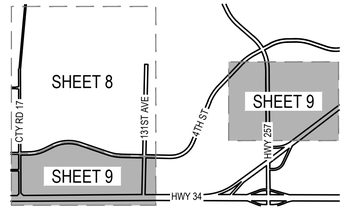
SHEET TITLE:
PUD Plan

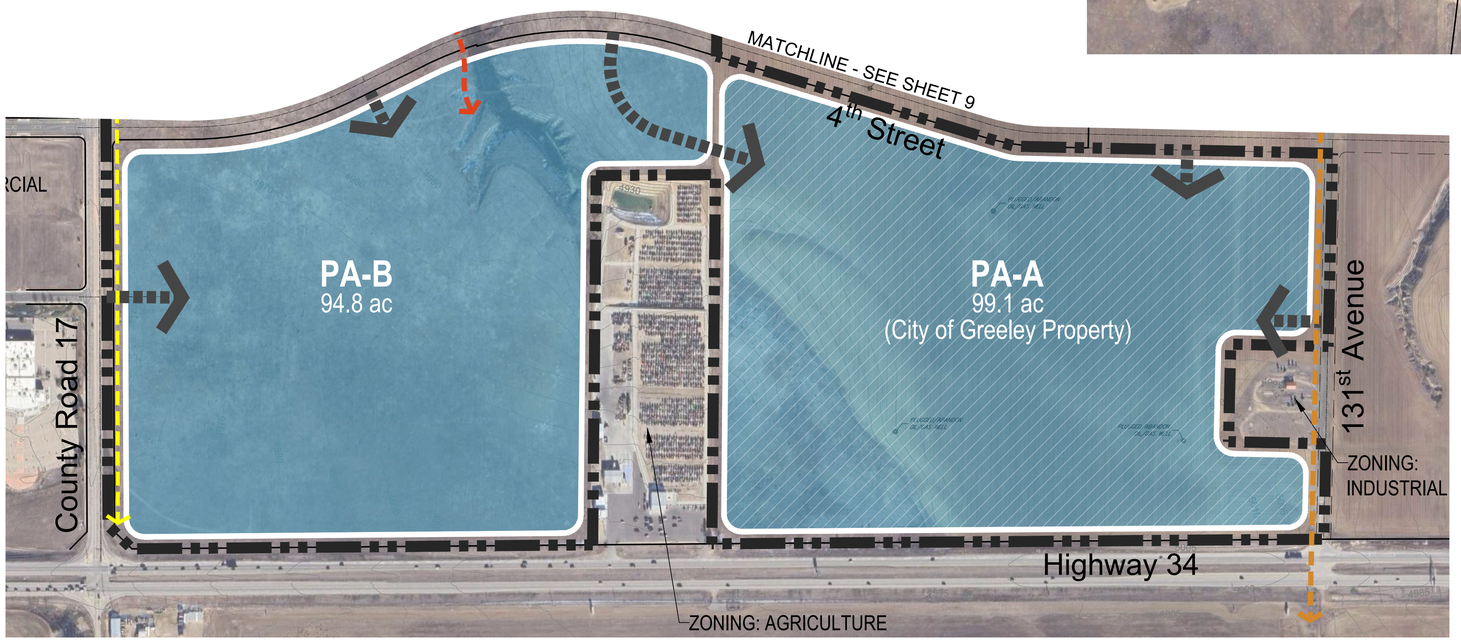
Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

KEY MAP N.T.S.





LEGEND

- Property Boundary
- Matchline
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
- Residential
- Potential Access
- Conceptual Trail Alignment
- Conceptual Regional Trail Alignment
- Conceptual Regional / e-Mobility Trail Alignment
- Conceptual e-Mobility Trail Alignment

Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.

NORTH

0 150 300 600
SCALE 1" = 300'

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
PUD Plan

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Land Use Matrix

Allowed Uses	PA-A	PA-B	PA-C	PA-D	PA-E	PA-F	PA-G	PA-H	PA-I	Notes
Residential Uses										
Principal Uses										
Single-family dwelling			P	P	P	P	P	P	P	
Two-family dwellings			P	P	P	P	P	P	P	
Row house dwellings	P	P	P	P	P	P	P	P	P	
Multi-family dwellings (Apartments, Condominiums, Multi-Unit Houses)	P	P	P	P				P	P	
Mixed-use dwellings	P	P	P	P				P	P	
Boarding house & single room occupancies			P	P				P	P	
Urban Farming	P	P	P	P	P	P	P	P	P	New use, see **Definitions** on this page
Residential care — Group home	P		P	P				P	P	
Residential care — Assisted living	P	P	P	P				P	P	
Residential care — General	P	P	P	P	P	P	P	P	P	
Residential care — Institutional	P		P	P				P	P	
Accessory Uses										
Accessory dwelling units		P	P	P	P	P	P	P	P	
Public & Civil Uses										
Assembly	P	P	P	P	P	P	P	P	P	
Golf course & country clubs	P	P	P	P	P	P	P	P	P	
Libraries, public or quasi-public	P	P								
Museums	P	P	P	P				P	P	
Police, fire stations, ambulance dispatch and storage	P	P	P	P	P	P	P	P	P	
Parks, open spaces & common areas	P	P	P	P	P	P	P	P	P	
Schools	P	P	P	P	P	P	P	P	P	
Schools — Adult (business, trade)	P	P	P	P	P	P	P	P	P	
Schools — Universities/colleges	P	P	P	P	P	P	P	P	P	
Transportation -- Bus, taxi, or transit station	P	P	P	P	P	P	P	P	P	
Transportation — heliport/helipad	P	P								
Transportation -- Public parking	P	P	P	P	P	P	P	P	P	
Utilities — Limited (towers under heights permitted by zoned and accessory structures and cabinets)	P	P	P	P	P	P	P	P	P	
Utilities — General (towers over heights permitted by zone or large structures and cabinets)	P	P	P	P	P	P	P	P	P	
Utilities — Lines over 33 KVA, overhead	P	P	P	P	P	P	P	P	P	
Commercial Uses										
Principal Uses										
Auction houses (excludes livestock)			P	P				P	P	See **Use Specific Note 1** on this page
Automobile — Gas station limited (up to 8 pumps)		P	P					P	P	
Automobile — Gas station general (9—20 pumps)		P	P					P	P	
Automobile — Gas station large (21+ pumps)		P	P					P	P	See **Use Specific Note 1** on this page
Automobile — Repair/service		P	P					P	P	See **Use Specific Note 1** on this page
Automobile — Repair/service for heavy vehicle and equipment								P	P	See **Use Specific Note 1** on this page
Automobile — Sales/rental								P	P	See **Use Specific Note 1** on this page
Child care center/pre-school	P	P	P	P	P	P	P	P	P	
Entertainment/event establishments	P	P	P	P				P	P	
Equestrian Center			P	P	P	P				New use, see **Definitions** on this page, see **Use Specific Note 2** on this page
Food & beverage — Bar limited (< 3K GLA; < 100 seats)	P	P	P	P				P	P	
Food & beverage — Brewery/winery; bar general	P	P	P	P				P	P	
Food & beverage — Restaurant limited (< 5K GLA; < 100 seats)	P	P	P	P				P	P	
Food & beverage — Restaurant quick serve	P	P	P	P				P	P	
Food & beverage — Restaurant general (5K+ GLA)	P	P	P	P				P	P	
Lodging — Bed & breakfast (up to 5 rooms)	P	P	P	P				P	P	
Lodging — Inn (6 to 40 rooms)	P	P	P	P				P	P	
Lodging — Hotel/motel small (41+ rooms)	P	P	P	P				P	P	
Medical — Limited (< 5K GLA; no emergency service)	P	P	P	P				P	P	
Medical — General (5K—20K GLA; no emergency service)	P	P	P	P				P	P	
Medical — Large (> 20K GLA; or emergency service)	P	P	P	P				P	P	
Medical — Hospitals	P	P	P					P	P	
Office — General (< 20K GLA)	P	P	P	P				P	P	
Office — Large (20K+ GLA)	P	P	P	P				P	P	
Indoor Storage and Flex Space		P	P	P				P	P	See **Use Specific Note 1** on this page
Personal service — Limited (< 5K GLA, < 1.0 acre)	P	P	P	P				P	P	
Personal service — General (5K+ GLA; 1.0+ acre)	P	P	P	P				P	P	
Personal Warehouses								P	P	New use, see **Definitions** on this page
Recreation — Indoor	P	P	P	P				P	P	
Recreation — Outdoor	P	P	P	P	P	P	P	P	P	
Recreation — RV and travel trailer park							P	P	P	See **Use Specific Note 1** on this page
Retail — Limited (< 3K GLA)	P	P	P	P				P	P	
Retail — General (3K—20K GLA)	P	P	P	P				P	P	
Retail — Large (20K—100K GLA)	P	P	P	P				P	P	
Retail — Warehouse (> 100K GLA)	P	P	P	P				P	P	See **Use Specific Note 1** on this page
Retail — Outdoor limited (> 25%; > 0.5 acre)	P	P	P	P				P	P	
Retail — Outdoor general (25%—50%; 0.5—1.0 acre)	P	P	P	P				P	P	
Retail — Outdoor large (> 50%; > 1.0 acre)	P	P	P	P				P	P	
Retail — Outdoor nurseries and greenhouse	P	P	P	P				P	P	See **Use Specific Note 1** on this page
Retail — Outdoor flea market or swap shop								P	P	See **Use Specific Note 1** on this page
Accessory Uses										
Child care home (accessory/home occupation — See section 24-403.c)			P	P				P	P	
Drive-through services — Accessory	P	P	P	P				P	P	See **Use Specific Note 1** on this page
Home occupation — Accessory	P	P	P	P	P	P	P	P	P	
Temporary Construction and Sales Offices	P	P	P	P	P	P	P	P	P	
Temporary Nursery			P	P	P	P	P	P	P	New use, see **Use Specific Note 3** on this page
Industrial Uses										
Commercial services — Limited (up to 9 vehicle fleet)								P	P	See **Use Specific Note 1** on this page
Commercial services — General (11—20 vehicle fleet)								P	P	See **Use Specific Note 1** on this page
Manufacturing — Limited/artisan (< 5K GLA)	P	P	P	P				P	P	See **Use Specific Note 1** on this page
Warehousing/storage — Indoor			P					P	P	See **Use Specific Note 1** on this page
Wireless communication facilities	P	P	P	P	P	P	P	P	P	See **Use Specific Note 1** on this page

General Notes

1. Prohibited Uses - All uses that are not expressly allowed as permitted uses in this section of the PUD or determined to be permitted by the director, shall be prohibited.
2. Existing agricultural uses (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in a Planning Area which requires removal.

Use Specific Notes

1. As State Highway 257 is an important entry into Greeley and Cascadia, to enhance the visual character of Cascadia East, these uses are discouraged adjacent to State Highway 257 right-of-way in PA-H and PA-I. In instances when such uses are deemed appropriate, consideration should be given to building design and site layout so that visually unappealing areas such as surface parking lots, outdoor storage, back-of-house operations, loading docks, utility equipment enclosures, or other similar areas are oriented away from or appropriately screened from view of State Highway 257.
2. Equestrian Center
   a. Waste and Feed Storage Screening: All trash receptacles, feed storage containers, and related utility areas shall be fully screened from public view using fencing, landscaping, or architectural enclosures consistent with the primary structure. Screening shall be maintained in good condition and shall comply with applicable fire and health safety codes.
   b. Animal Containment: Free grazing of animals is prohibited. All horses and livestock shall be confined within designated, enclosed areas such as fenced paddocks, corrals, or stables. Perimeter fencing shall be constructed of durable materials and maintained to prevent animal escape and ensure public safety.
   c. Sanitation and Health Compliance: All stables, barns, corrals, and animal-accessible areas shall comply with applicable health department regulations. Property owners are responsible for maintaining sanitary conditions, including the regular removal and proper disposal of manure, offal, soiled bedding, and other animal-related waste. Animal waste shall not be permitted to accumulate, run off, or leach in a manner that creates a nuisance or poses a health hazard. Standing surface water shall not be allowed to collect in areas where animals are kept.
   d. A maximum of 75 Animal Unit Equivalents permitted within Equestrian Center. Animal Unit Equivalent defined within Greeley Municipal Code Table 24-4-3.
3. Temporary nurseries are for the purposes of temporarily maintaining and storing trees, shrubs and other plant materials to be ultimately installed in permanent locations within the PUD, to ensure consistency and quality of planting materials across the construction life-cycle of Cascadia, and may be permitted within the PUD until 100% of the PUD is completed. Temporary nurseries are not for retail purposes nor are they open to public access. Prior to the development of a Temporary Nursery(ies), a Memorandum of Understanding (MOU) between the City and Developer will be agreed upon and outline the conditions for operation of the nurseries including, water provisions, time period, and surface maintenance, etc. A maximum of three (3) individual nurseries, of up to 10 acres each, may be permitted concurrently. Temporary nurseries are not regulated by the Urban Farming standards.

Definitions

In addition to the standard definitions found in the City of Greeley Development Code (Title 24), as amended, the following definitions of terms shall apply to this PUD:

- Equestrian Center - An equestrian center with boarding is a facility designed to accommodate and care for horses, including providing boarding services where owners have their horse be housed, fed, and cared for. These centers often offer additional services such as riding lessons and training, and may include amenities such as riding arenas, pastures, stables, and residential facilities for a live-in caretaker.
- Personal Warehouse - Privately owned storage facilities designed for individual use. These spaces offer customized solutions for individuals seeking storage for various items, from RVs and boats to collectibles and business inventory. They allow for flexible sizes, heating, power, security, and unlimited access. However, personal warehouses may only be used for the storage of inanimate personal property, and incidental care and use of that property. These structures shall not be used for any type of retail activity or as habitable space, defined as a space in a structure with permanent walls for living, sleeping, eating or cooking. No sale or distribution of merchandise or service requiring customers is allowed within personal warehouses.
- Urban Farming - The production of crops such as vegetables, fruit trees or grain; and the raising of farm animals such as poultry, as limited by the standards for accessory keeping of livestock. Urban Farming shall not include the commercial raising of animals, commercial production of milk, commercial pen feeding (feed lots) or the commercial feeding or offal to animals. Urban farming excludes temporary nurseries.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Land Use Matrix

CHECKED BY: DJ
DRAWN BY: MA

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Development Standards

Residential Bulk Standards Chart

Uses			Minimum Lot Size	Minimum Building Setbacks (1, 2, 5, 6, 7, 9, 12, 13)							Maximum Lot Coverage (10)	Maximum Building Height (11)
				Front	Street Front to Garage Door	Rear	Rear to Garage Door	Side	Side Corner to Public R.O.W.	Internal Lot Line		
Residential (9)	Multi-Family Dwellings	N/A	N/A	10 ft / 15 ft (3)	20 ft	10 ft / 15 ft (3)	20 ft	10 ft / 15 ft (3)	10 ft / 15 ft (3)	N/A	80%	90 ft
	Row House Dwellings (8)	Front Loaded	1,000 sf	10 ft	20 ft	10 ft	N/A	5 ft	10 ft	0 ft	90%	45 ft
		Alley Loaded	1,000 sf	10 ft	N/A	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	90%	45 ft
	Two-Family Dwellings (8, 10)	Front Loaded	2,000 sf	10 ft	20 ft	10 ft	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	80%	45 ft
		Alley Loaded	1,500 sf	10 ft	N/A	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	80%	45 ft
	Single-Family Dwellings (8, 10)	Detached, Small	1,300 sf	10 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	3 ft	10 ft	N/A	80%	45 ft
		Detached, Standard	2,200 sf	10 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	N/A	80%	45 ft
		Detached, Estate	9,000 sf	20 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	7 ft	15 ft	N/A	70%	60 ft

Chart Notes

1. Setbacks herein are defined as the minimum distance a building may be erected from a street, alley, or property line. Other structures constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities shall have a 0' setback from street, alley, or property line unless specific standards for setbacks and/or buffering, as applicable, and as described within this PUD are prescribed.

2. Porches, eaves, cantilevers, steps, walks, counterforts/foundations, and utility equipment (i.e. AC units) can encroach into the established setbacks. Encroachments cannot be more than 2 ft. Window wells may encroach more than 3 ft as necessary for fire egress as long as they don't conflict with public utilities.

3. Multi-Family building setbacks from arterial streets are 15' and 10' from all other ROW and property lines.

4. Rear setbacks in alleys may be 4 ft. A minimum of 8 ft shall be provided if accommodating parallel parking on the property and a minimum of 18 ft shall be provided for head-in parking.

5. Setbacks for habitable space over garages shall be the same as of the garage, including 4 ft rear setbacks to alleys, where applicable.

6. In instances of non-typical lots (i.e. a lot that is classified under a different lot type than those it is physically associated with, solely resulting from being a corner lot, irregular geometry, or similar variables), setbacks of the typical lots it is physically associated with shall apply.

7. Detached Garages that are not on the same lot as the principle structure are allowed per the following standards:
   a. Setback to R.O.W. (Excluding Alley): 15 ft (20 ft where driveway connects to R.O.W.)
   b. Setback to Alley or Internal Lot Lines: 4 ft
   c. Minimum Building Separation: 10 ft

8. Common Lot Dwellings, meaning a minimum of 5 units of either Single-Family Detached, Two-Family Dwellings, or Row House Dwellings that are constructed on a single lot with unified management of common areas, shall not be subject to minimum lot size, and/or minimum lot widths. Common lot developments that meet these standards must go through the Greeley Site Plan process.
   a. Setback to Public R.O.W.: 15 ft (20 ft where driveway connects to R.O.W.)
   b. Setback to Drive Aisle or Parking Area: 10 ft
   c. Setback to Property Boundary: 10 ft
   d. Minimum Building Separation: 10 ft (includes detached garage, carports, and or other residential buildings)

9. Green Courts, Motor Courts, Cluster Housing - Green Court, Motor Court, and Cluster Housing means a dead end, shared, private drive not exceeding 150 linear feet, that services a grouping of dwelling units. Such access drives shall be maintained by the HOA, Metropolitan District, or by a shared maintenance agreement (to be enforced by the Metro District/HOA). Standards for Motor Courts shall be as follows:
   a. Dwelling units adjacent to the street shall have one of the following:
      i. A front entry feature facing the adjacent street;
      ii. A front entry feature facing the drive or common green space/green court which wraps around the street-side for a length of at least 8 ft.
      iii. A front entry feature facing the drive and at least 2 first floor windows facing the street.
   b. Minimum Access Drive Width: 20 ft
   c. Setback to Public R.O.W.: 10 ft
   d. Setback to Open Space / Common Open Space / Easement or Similar: 8 ft* (This setback may be modified at time of development as determined by findings by Ecological/Biology Report/Assessment, if applicable.)
   e. Setback to Shared Access Drive: 5 ft
   f. Side Setback: 5 ft
   g. Rear Setback: 5 ft
   h. Additional Notes:
      i. Parking shall not be allowed on Motor Courts unless additional width is provided and approved by the City and Fire District.
      ii. Visitor or on-street parking is required for motor courts and may be allowed within private drive or as an on-street condition.
      iii. Motor Courts may be located in an easement held in common and may be counted toward minimum lot size.

10. Common Open Space Lots are Single-Family Detached, Two-Family, or Row House Dwellings developed on fee simple lots, but surrounded by commonly owned property (e.g. HOA, Metro District, etc.) Such dwellings must meet the following standards:
    a. Buildings must be at least 2 ft from the lot line (except in instances of Two-Family and Row House Dwellings which may have a 0 ft common wall setback), this is known as a Lot Boundary Offset and buildings must be separated in accordance with building code. Porches; eaves; cantilevers; steps; walks; driveways; fencing; counterforts/foundations; and utility equipment (i.e. AC units), which must be screened, can encroach into this space so long as they do not cross the property line.
    b. Buildings must adhere to the following setbacks from right-of-way irrespective of property line:
       i. Front: 10 ft
       ii. Street Front to Garage Door: 20 ft
       iii. Rear: 10 ft / 2 ft (Setbacks in alleys may be 2 ft. A minimum of 8 ft shall be provided if accommodating parallel parking and a minimum of 18 ft shall be provided for head-in parking.)
       iv. Side Corner to Public R.O.W.: 10 ft
       v. Maximum Lot Coverage: 90%
    c. Common Open Space shall be platted as lot(s)/tract(s) at the time of initial platting.

11. The following are exceptions to Height Limits for Residential Uses:
    a. Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
    b. Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are cumulatively less than 20 percent of the building footprint may extend up to 50 percent above the actual building height.
    c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes, provided appropriate screening measures are taken.

12. All structures are subject to the required sight distance triangles at intersections and drive approaches per the City of Greeley Engineering Criteria.

13. The following setbacks from Highway 34 shall apply to Residential Development:
    a. Buildings/Structures: 100 ft
    b. Permanent Parking: 100 ft
    c. Non-permanent Parking: 20 ft
    d. Internal Roads (public/private): 15 ft
    e. Signage/Monumentation: 30 ft

Residential Accessory Structures Bulk Standards Chart

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed and similar structures)	• 1 / lot • + 1 / each 10,000 sf • Max. of 3	120 sf max.	12 ft max.	• 5 ft side or rear • Behind the rear building line of the principal structure
Secondary Building (attached or detached accessory building) (3, 4)	• 1 / lot • 2 / lot, over 1 acre • 1 / principal building (apartments)	50% of principal building footprint max	25 ft max. but no higher than principal structure	• 5 ft from side or rear • 20 ft from street side • At least 12 ft behind the front building line of the principal structure
Outbuilding (large storage building, barns, etc.) (5)	• 1 / lot over 1 acre • + 1 / each 3 acres • Max. of 4	5,000 sf max.	40 ft max.	• 10 ft from side and rear • 30 ft from any side street • Behind the rear building line of the principal structure

Chart Notes

1. All accessory buildings shall be at least 6 ft from the principal building, unless in an attached condition.

2. Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.

3. In residential areas, Secondary Buildings over 250 square feet shall or over 12 ft high shall meet the following massing and design standards to ensure compatibility with the principal structure:
   a. The wall height shall be no more than 9 ft above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
   b. The roof peak or other top of structure shall not exceed 25 ft above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 ft for shed roofs or pitched roofs below a 6:12 pitch.
   c. The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof forms.
   d. Secondary Buildings with vehicle access directly from an alley or shared easement may be built on the lot line at the alley or shared easement.

4. Residential facilities for a live-in caretaker at an Equestrian Center is allowed as an attached or detached accessory unit.

5. The design of Outbuildings should be compatible with the principal building. Similar materials and architectural design elements may be used to achieve compatibility.

6. All structures are subject to the required sight distance triangles at intersections and drive approaches per the City of Greeley Engineering Criteria.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Development Standards

CHECKED BY: DJ
DRAWN BY: MA

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Development Standards

Nonresidential Bulk Standards Chart

Planning Areas	Minimum Lot Size	Minimum Building Setbacks (1, 2)			Maximum Lot Coverage	Maximum Building Height (5)
		Front	Rear	Side		
PA-A (3)	N/A	From U.S. Highway 34: 100 ft (9) From 131st Avenue: 20 ft From 4th Street: 20 ft From PA-B: 0 ft From Interior Lot Lines / Internal Roads: 0 ft			N/A	125 ft (5)
PA-B (4, 7)	N/A	From U.S. Highway 34: 100 ft (9) From CR 17: 20 ft From 4th Street: 20 ft From PA-A: 0 ft From Interior Lot Lines / Internal Roads: 0 ft			N/A	90 ft (7)
PAs: -C, -D, -H, -I (4)	N/A	25 ft (8)			N/A	90 ft (7)
PAs: -E, -F, -G (4)	N/A	25 ft (8)			N/A	75 ft (7)

Chart Notes

1. Setbacks herein are defined as the minimum distance a building may be erected from a street, alley, or property line. Other structures constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities shall have a 0' setback from street, alley, or property line unless specific standards for setbacks and/or buffering, as applicable, and as described within this PUD are prescribed.

2. The following encroachments are permitted in all Planning Areas, except in no case shall this authorize structures that violate the provisions of any easement:
   a. Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 ft above the grade, and in no case within 5 ft of any curb for a street, through access drive or other area designed for vehicles.
   b. Any other accessory use or structure within the setback not specified shall have a setback of at least one-third its height from the property line.

2. The following encroachments are permitted in PA-A:
   a. Structural projections such as bay windows, balconies, awnings, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 50 ft from the foundation and encroach into the setback, but no closer than 3 ft from any side or rear lot line. This exception shall be limited to no more than 75 percent of a building elevation.
   b. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear and may be allowed to extend up to 130 ft from the principal building, no closer than 3 ft to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.

3. The following encroachments are permitted in Planning Areas other than PA-A:
   a. Structural projections such as bay windows, balconies, awnings, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 6 ft from the foundation and encroach into the setback, but no closer than 3 ft from any side or rear lot line. This exception shall be limited to no more than 20 percent of a building elevation.
   b. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 ft from the principal building, no closer than 3 ft to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
   c. A lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 ft from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.

4. The following exceptions to height limits are permitted in all Planning Areas:
   a. Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20 percent of the building footprint may extend up to 15 ft above the maximum building height, but in no case more than 50 percent above the actual building height.

5. The following exceptions to height limits are permitted in PA-A:
   a. Building elements integral to the design and construction of the building, such as parapet walls or guardrails, false mansards, or other design elements essential to a quality appearance of the building may extend up to 40 ft above the roof deck of a flat roof.
   b. If a ferris wheel were to be proposed, it would be allowed to exceed the maximum building height.

6. The following exceptions to height limits are permitted in Planning Areas other than PA-A:
   a. Building elements integral to the design and construction of the building, such as parapet walls or guardrails, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 ft above the roof deck of a flat roof.
   b. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code or otherwise incorporated into the architecture of the building.
   c. Accessory site structures such as flagpoles, monuments, or water towers, may have a height limit of 50 ft, but shall be set back a distance of at least one-third its height from the property line.
   d. 1 ft of additional height may be permitted for each 1 ft in additional setback, up to a maximum of 10 additional ft above the maximum height limit. For any structure using this exception where there is no required setback, and default required setback of 10 ft shall be used for applying this exception.

7. Setbacks adjacent to streets and/or open spaces with pedestrian amenities, on-street parking, or designed according to the pedestrian or avenue street type standards may be reduced down to 0 ft, as determined at the time of site plan. Modifications to this setback may be administratively approved by the Director.

8. More than one principal building is permitted on a lot.

9. The following setbacks from Highway 34 shall apply to Nonresidential Development:
   a. Buildings/Structures: 100 ft
   b. Permanent Parking: 100 ft
   c. Non-permanent Parking: 20 ft
   d. Internal Roads (public/private): 15 ft
   e. Signage/Monumentation: 30 ft

Nonresidential Accessory Structures Bulk Standards Chart

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed and similar structures)	• 1 / lot • + 1 / each 10,000 sf • Max. of 3	120 sf max	12 ft max.	• 5 ft side or rear • 25 ft on any street side lot line • Behind the rear building line of the principal structure
Secondary Building (attached or detached accessory building) (3, 4)	• 1 / principal building	25% max. of principal building footprint	25 ft max. but no higher than principal structure	• 5 ft from side or rear • 10 ft from street side • At least 12 ft behind the front building line of the principal structure

Chart Notes

1. All accessory buildings shall be at least 6 ft from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.

2. Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.

3. Secondary Buildings over 250 square feet shall or over 12 ft in height shall meet the following massing and design standard to ensure compatibility with the principal structure:
   a. Any portion of the building or structure potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and architectural details that are compatible with the principal structure, or otherwise be screened.

4. Within PA-D & PA-E, up to 5 Secondary Buildings are permitted per lot when associated with an Equestrian Center. These may include stables, riding arenas, storage (tack, feed, equipment, etc.) and other similar uses

Oil & Gas Setbacks Chart [1,2]

Location	Proposed Element	Setbacks		Landscaping
		Min. Distance	Measured From	
All Areas of the City of Greeley	Well, Wellheads, Production tanks, Associated production equipment	150 ft or 1.5 times height, whichever is greater	Lot line/R.O.W., Parking, Trail, Public or private road, Major above ground utility, Rail line, Any occupied building (Low Density Areas)	Per City of Greeley Development Code Section 24-1102 Oil & Gas October 1, 2021. Alternatively to Section 24-1102, landscape berming may be utilized at the perimeter of oil & gas parcel(s) to minimize visibility from rights-of-way, public spaces, or adjacent property. If utilized, berming may include some of the following: 6 ft privacy fencing and/or trees and native grasses, or berming as a stand-alone screen.
	New non-residential building or structure	5 ft	Any plugged and abandoned well	
		150 ft or 1.5 times height, whichever is greater	Any existing well, wellhead, production tank, or associated production equipment	
	New residential building or structure	50 ft	Any plugged and abandoned well	
		150 ft or 1.5 times height, whichever is greater	Any existing well, wellhead, production tank, or associated production equipment	
High Density Areas	Well, Wellheads, Production tanks, Associated production equipment	200 ft	Any occupied building (High Density Areas)	
		350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Education facility, Assembly building, Hospital or care facility State designated outdoor activity area	
	Any new non-residential building or structure (3)	5 ft	Any plugged and abandoned well	
		350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Any existing well, wellhead, production tank, or associated production equipment	
	Any new residential building or structure (3)	50 ft	Any plugged and abandoned well	
		350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Any existing well, wellhead, production tank, or associated production equipment	

Chart Notes

1. Pursuant to the City of Greeley Development Code Sec. 24-1102 Oil & Gas, October 1, 2021 as amended. In all events this PUD will govern.
2. Definitions of terms shall be governed by the City of Greeley Development Code Sec. 24-1102 Oil & Gas.
3. Or per alternative compliance in Greeley Development Code Section 24-208 Alternative Compliance October 1, 2021.
4. Setbacks from plugged and abandoned wells are subject to state oil & gas commission requirements.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Development Standards

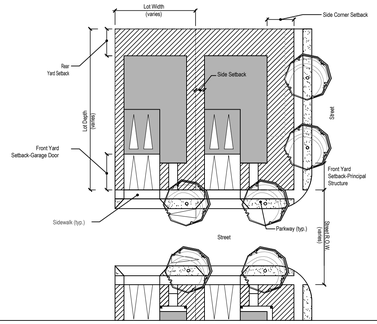
CHECKED BY: DJ
DRAWN BY: MA

Cascadia
Planned Unit Development

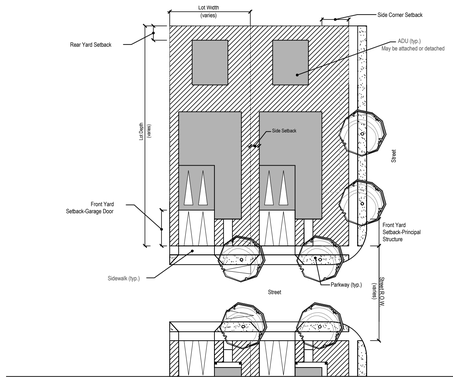
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Lot Typicals

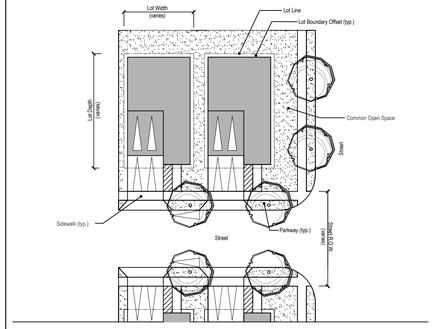
Single-Family Dwelling Detached Lot Typicals



Single-Family Detached - Front Load — Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Front Load with Detached ADU — Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached, Two-Family Dwellings, & Row House Dwellings - Common Open Space Lot — Not to Scale
Conceptual Drawing Subject to Change

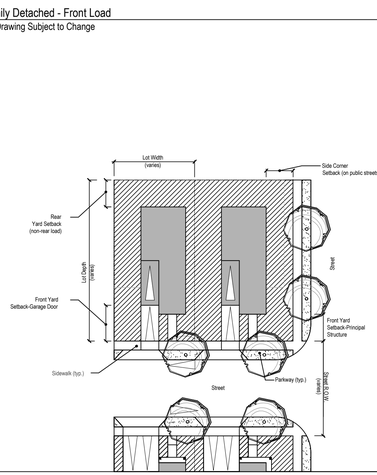
Common Open Space Lot Notes

Common Open Space Lots are Single-Family Detached, Two-Family, or Row House Dwellings developed on fee simple lots, but surrounded by commonly owned property (e.g. HOA, Metro District, etc.) Such dwellings must meet the following standards:

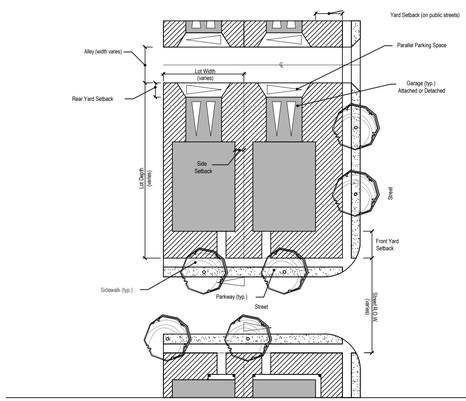
1. Buildings must be at least 2 ft from the lot line (with the exception of Two-Family and Row House Dwellings, which may have a 0 ft common wall setback), this is known as a Lot Boundary Offset, and buildings must be separated in accordance with building code. Porches, eaves, cantilevers, steps, walks, driveways, fencing, counterforts/foundations, and utility equipment (i.e. AC units) can encroach into this space so long as they do not cross the property line.

2. Buildings must adhere to the following setbacks from right-of-way irrespective of property line:
   a. Front: 10 ft
   b. Street Front to Garage Door: 20 ft
   c. Rear: 10 ft / 2 ft (Setbacks in alleys may be 2 ft. A minimum of 8 ft of setback shall be provided if accommodating parallel parking and a minimum of 18 ft shall be provided for head-in parking.)
   d. Side Corner to Public R.O.W.: 10 ft
   e. Maximum Lot Coverage: 90%

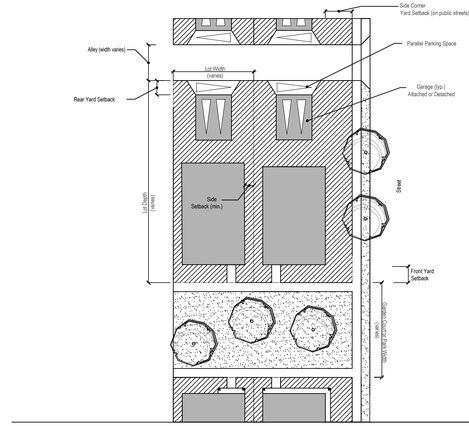
3. Common Open Space shall be platted as outlot(s)/tract(s) at the time of initial platting.



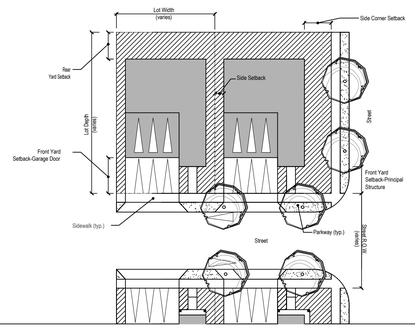
Single-Family Detached - Front Load with Single Car Garage — Not to Scale
Conceptual Drawing Subject to Change



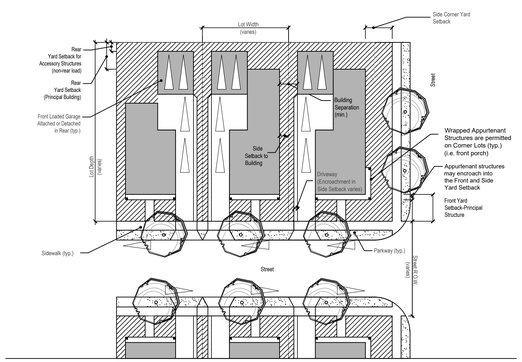
Single-Family Detached - Rear Load — Not to Scale
Conceptual Drawing Subject to Change



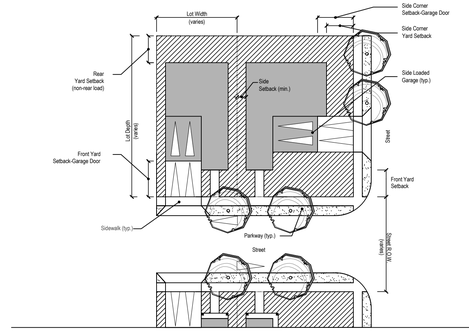
Single-Family Detached - Rear Load with Detached Garage - Green Court — Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Front Load with Three Car Garage — Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Front Load with Pass-by Driveway — Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Side Load — Not to Scale
Conceptual Drawing Subject to Change

Lot Typical Notes

1. Typical layouts are for conceptual diagrammatic purposes. These layouts reflect bulk standards conveyed within this PUD and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the Development Standards. Refer to the Bulk Standards Chart within this PUD for specific dimensions and standards.
2. Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Lot Typicals

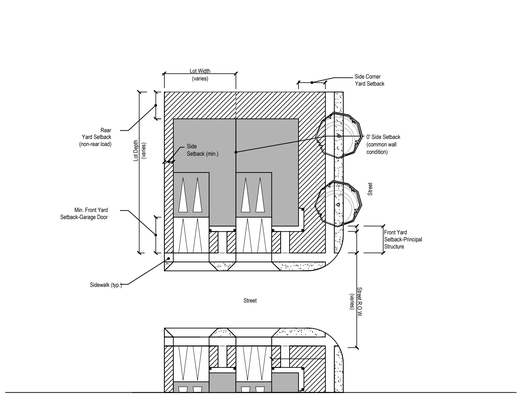
Cascadia

Planned Unit Development

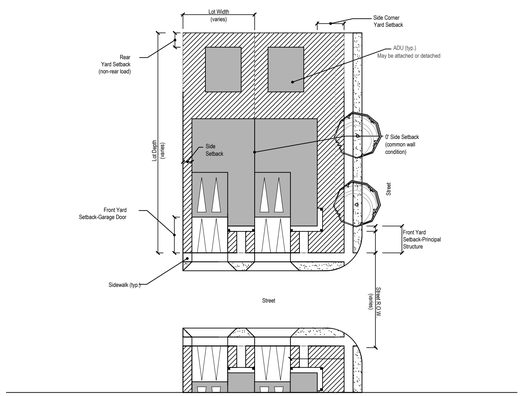
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Lot Typicals

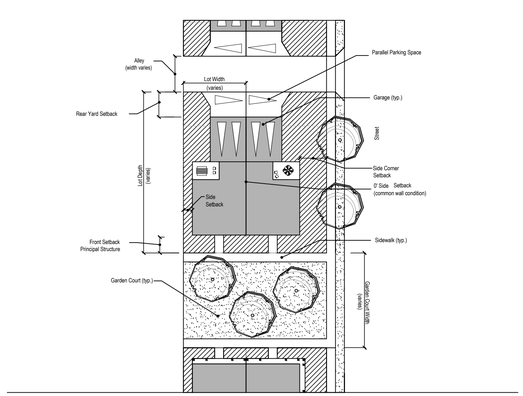
Two-Family Lot Typicals



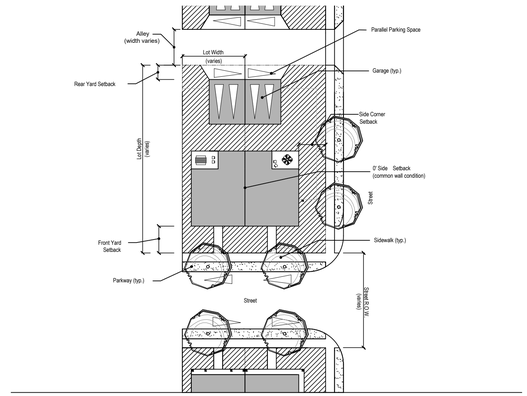
Two-Family - Front Load — Not to Scale
Conceptual Drawing Subject to Change



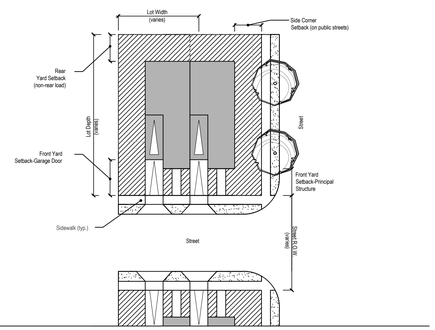
Two-Family - Front Load with Detached ADU — Not to Scale
Conceptual Drawing Subject to Change



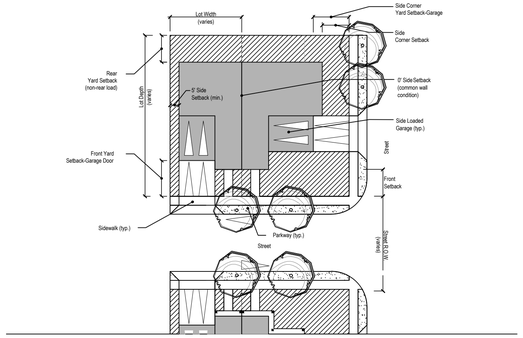
Two-Family - Rear Load - Green Court — Not to Scale
Conceptual Drawing Subject to Change



Two-Family - Rear Load with Detached Garage — Not to Scale
Conceptual Drawing Subject to Change

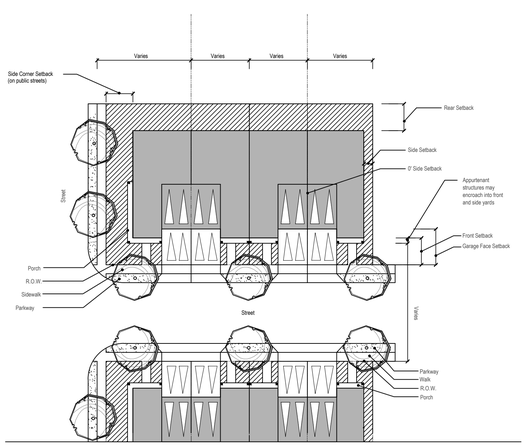


Two-Family - Front Load with Single-Car Garage — Not to Scale
Conceptual Drawing Subject to Change

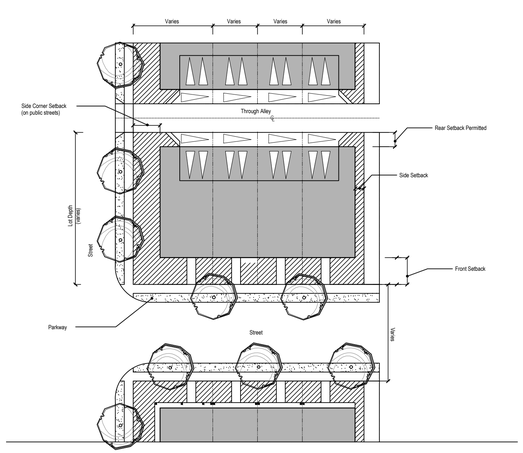


Two-Family - Side Load — Not to Scale
Conceptual Drawing Subject to Change

Row House Lot Typicals



Row House - Front Load — Not to Scale
Conceptual Drawing Subject to Change



Row House - Rear Load — Not to Scale
Conceptual Drawing Subject to Change

Lot Typical Notes

1. Typical layouts are for conceptual diagrammatic purposes. These layouts reflect bulk standards conveyed within this PUD and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the Development Standards. Refer to the Bulk Standards Chart within this PUD for specific dimensions and standards.
2. Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Lot Typicals

CHECKED BY: DJ
DRAWN BY: MA

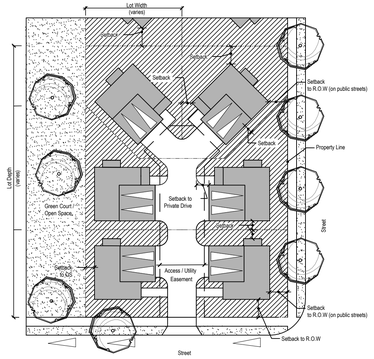
Cascadia

Planned Unit Development

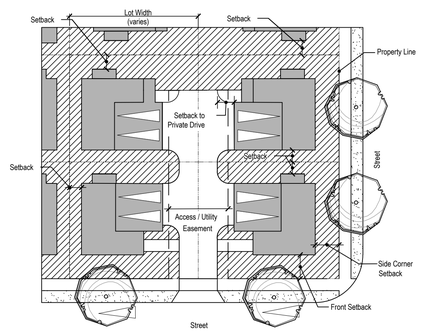
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Lot Typicals

Single-Family Detached, Small Cluster Lot Typicals

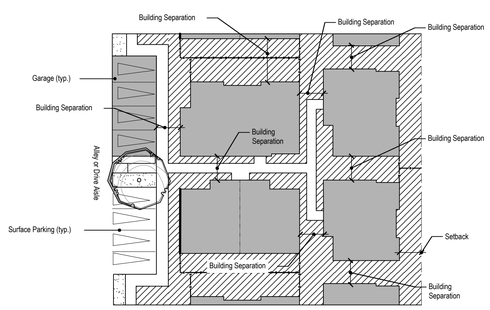


Single-Family Detached, Small Cluster - 6 Pack - Front Load - Green Court — Not to Scale
Conceptual Drawing Subject to Change



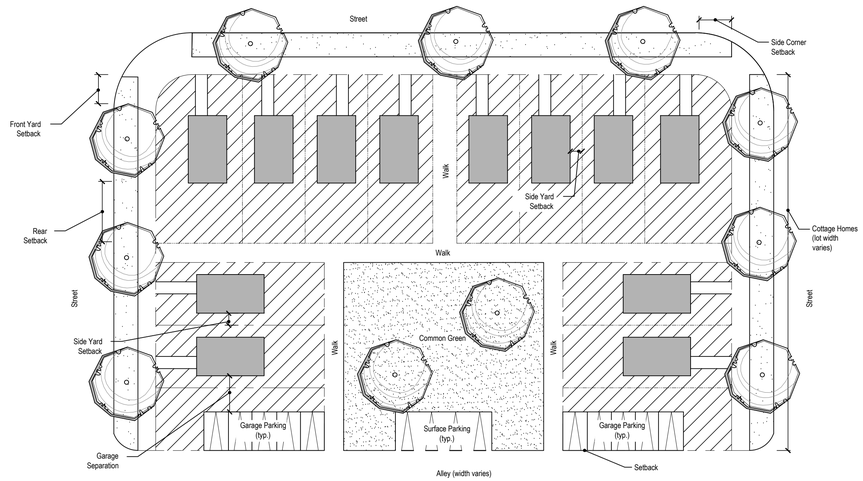
Single-Family Detached, Small Cluster - 4 Pack - Front Load — Not to Scale
Conceptual Drawing Subject to Change

Common Lots



Single-Family Detached & Duplex - Common Lots — Not to Scale
Conceptual Drawing Subject to Change
Note: Pedestrian access to a public or private street is required.

Single-Family Detached, Small



Single-Family Detached, Small — Not to Scale
Conceptual Drawing Subject to Change
Note: Perpendicular parking conditions adjacent to alleys or drive aisles are subject to review at the time of subdivision/site plan application.

Lot Typical Notes

1. Typical layouts are for conceptual diagrammatic purposes. These layouts reflect bulk standards conveyed within this PUD and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the Development Standards. Refer to the Bulk Standards Chart within this PUD for specific dimensions and standards.
2. Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Lot Typicals

CHECKED BY: DJ
DRAWN BY: MA

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

CASCADIA PUD INTENT STATEMENT

Overall Intent
Overall, this Cascadia PUD is planned to create a high-quality, catalyst development in West Greeley which will serve as a new gateway to the City. Cascadia will provide a mix of desired entertainment, commercial, and diverse residential neighborhoods while preserving quality open space and natural areas for residents of Greeley. This PUD is planned to feather density from the more intense and dense uses in and near the Entertainment District and along Highway 34, and transitioning outward, with the lowest intensity and density to the north in Planning Area F.

Cascadia – General
Cascadia is composed of approximately 833 acres of land and will set the stage for a new west side of Greeley. Cascadia is a comprehensive and cohesive land use and transportation framework, which includes a wide range of land use types, an interconnected open space and trail system, identification of key gathering places, and the relationships among these elements of the PUD.

Cascadia is organized into three (3) Character Areas, according to location, similarities in land use, and other development characteristics of the PUD Planning Areas. These three (3) areas are unique but bound together through consistency in development and design standards. The Entertainment District is anchored by an indoor arena, a youth ice sports facility, a hotel/water park, an activated plaza, and also includes a range of supporting uses. Cascadia Ranch consists of a variety of uses ranging from mixed-use areas to low-density residential neighborhoods and is planned to include an equestrian center as a central gathering place. Cascadia East has a general character of commerce, employment and mixed-use, with supportive higher density residential opportunities.

While architectural character may be expressed in varying ways across Cascadia, especially from Character Area to Character Area and for specific buildings with unique forms and functions, general consistency is planned among the site and streetscape elements across Cascadia.

Character Areas

1. **Entertainment District** (Planning Area A & Planning Area B)
   The Entertainment District is a regional destination of higher intensity uses influenced by its adjacency to Highway 34, WCR 17 and its identity as a catalyst for future development in the greater Greeley area. The district is centered around key amenities and gathering spaces including an indoor arena, a youth ice sports facility, a hotel/water park and a corridor of public space including a plaza and Cascadia Falls Park (featuring a series of activated cascading pools which follow the natural topography of the land). This entertainment activity area is planned to also include restaurants, retail establishments and other entertainment venues. Multi-modal improvements planned in or adjacent to the Entertainment District include e-mobility trails adjacent to 4th Street and 131st Avenue, e-mobility connections into the entertainment facilities, parking for e-mobility vehicles, and a local mobility hub. Many use areas within Planning Areas -A & -B are focused on Cascadia Falls Park to further enrich the interconnectivity within the district.
   a. Planning Area A hosts the indoor arena, a youth ice sports facility, a hotel/water park, a plaza, park, and local mobility hub. This Planning Area is generally urban in character with allowances for vertical and horizontal mixed-use, higher density residential, streets designed to support multimodal travel, regional transit connections and local transit hub, and active public spaces.
   b. Planning Area B is the southwestern terminus of Cascadia and anchors a new gateway opportunity to Greeley from the I-25 corridor. The type of development planned in this Planning Area will be higher-density, mixed-use (potential for both horizontal and vertical), and a range of commercial uses. Residential use types are anticipated to include denser and more compact housing types, set among commercial uses. Site design will allow a variety of modes of transportation and emphasize pedestrian friendly connections as this Planning Area has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and play. A portion of the Planning Area will be adjacent to Cascadia Falls Park.

2. **Cascadia Ranch** (Planning Area C – Planning Area G)
   To the north of the Entertainment District is Cascadia Ranch. Largely residential in character, Cascadia Ranch features some mixed-use opportunities along its southern and southwestern edges, influenced by adjacency to the Entertainment District and WCR 17. While Cascadia Ranch will include a mixture of traditional and non-traditional residential uses, it generally consists of a high percentage of low-density single-family detached homes. Cascadia Ranch is planned to include an equestrian center as an important local destination and character element. In addition to a network of multi-use trails, Cascadia Ranch features bridle paths and e-mobility infrastructure connections to the Entertainment District. Planning of the low density homes in Planning Areas E, F and G includes incorporating the arroyos as open space tracts or easements on private lots.
   a. Planning Areas C and D establish the southern and southwestern portions of Cascadia Ranch. As these Planning Areas are influenced by their proximity to the Entertainment District, 4th Street and WCR 17, they are mixed-use in character with opportunities for commercial development and denser, supportive residential housing types such as multi-family, two-family, row houses, and high density, clustered single-family detached units. Other uses may also be appropriate in these Planning Areas based on development patterns that emerge in Cascadia Ranch.
   b. Planning Areas E, F, and G are residential use areas which comprise the northern portion of Cascadia Ranch. They represent a more rural, low density character, embracing existing topography and preserving open space corridors. Cascadia Ranch consists of more traditional residential neighborhoods including large-lot, estate residential homes and supportive amenity facilities. Connections into Arroyos del Sol Natural Area will provide an adjacent amenity for future Greeley residents in this Character Area.

3. **Cascadia East** (PA-H & PA-I)
   Located next to Greeley's Gateway on SH 257 (which includes significant open space called Arroyos del Sol), Cascadia East features a broad mix of land uses. The proximity and visibility from Highway 34 and SH 257 establish this Character Area as primarily oriented toward commercial use opportunities. Office buildings, retail stores, restaurants, service commercial, light industrial, and other similar uses will provide employment, shopping, and local and regional destinations within this Character Area. Large format retailers are appropriate in these Planning Areas. As a notable entryway into Cascadia, the character of SH 257 is important to set the tone for high-quality development throughout Cascadia. As such, certain use limitations are provided which will guide development patterns and ensure distinct development along the corridor. Light industrial uses will be designed to appropriately blend with other uses in Cascadia East. While a variety of residential housing types may exist in these Planning Areas, there will be opportunities for more high-density residential uses including multi-family, two-family, row houses, and high density, clustered single-family detached units, to support commercial uses within Cascadia East and the greater Greeley Westside area. Residential neighborhood and commercial site design will aim to create pedestrian-friendly connections and provide access via a variety of modes of transportation. Connections into Arroyos del Sol Natural Area will provide an adjacent amenity for future Greeley residents in this Character Area with approval by the director.

OVERALL DESIGN STANDARDS INTENT

The Design Standards of this PUD are intended to promote consistent, high-quality design throughout Cascadia and ensure compatibility among various land uses as they develop over time. Planning and design within the Entertainment District is envisioned to, specifically, permit an intended level of flexibility to allow a variety of unique building and land use types. A range of residential and nonresidential standards across Cascadia allow for individual expression of architectural design that is cohesive without being the same. Architecture shall create visual interest and be used to promote variety among buildings or continue an established character within a neighborhood. Complimentary design character may be achieved through built amenities and elements such as fencing, signage, monumentation, walls, street/site furnishings, and lighting. The landscape materials palette will provide a unifying element along the streetscape through Cascadia and key gateways.

INTENT OF ENTERTAINMENT DISTRICT DESIGN STANDARDS

As a regional destination, hosting large gathering events, the Entertainment District is a dynamic place, featuring a more intensive range of uses and potential densities. Signage, lighting, parking, and architectural expressions within the district are unique and may be different from other parts of Cascadia. Due to the unique and large-format uses planned within the Entertainment District, alternative standards are necessary to accommodate innovative/alternative architectural solutions. These standards will continue to support high-quality design while allowing for flexibility tailed to the context of the area and the proposed developments.

- The Entertainment District prioritizes multimodal transportation. It features a local transit hub, opportunities for golf cart transportation connectivity, and bicycle and pedestrian-oriented streetscapes.
- As parking will be dynamic over the lifetime of the Entertainment District the flexibility exists within the PUD to change as development in the area evolves, increasing in quantity and form- potentially from surface lots of hard permeable materials to paved surface lots to eventual structured parking.
- The indoor arena, hotel/waterpark, plaza, and Cascadia Falls Park establish the district as an activity center. A consistent palette of landscape materials, street furnishing, and other public amenities such as fountains and public art opportunities help establish this distinct place.
- Lighting will be important to establish the quality and character of the Entertainment District, to both support the entertainment-based uses and provide general illumination and safety for the various public spaces. Dark sky lighting standards will be less evident in this district due to the character and need of the associated buildings and uses.
- As a regional destination and a gateway to both Cascadia and the City of Greeley, large monumentation signs that are highly visible from primary roadways are essential to welcome and communicate (including project branding/character). In general, signs in this district may be intentionally different from other areas of Cascadia. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for City review and approval. A PSP for signs within the Entertainment District shall be approved prior to or concurrent with approval of the first site plan within the district.
- Arenas and similar large, complex facilities are exempted from some design standards due to the inherently unique nature of their design, which is directly influenced by the specialized functions and operational needs of such venues. The intent of this exemption is not to circumvent the provision of high-quality design, but rather to encourage and enable creative, context-sensitive architectural solutions that reflect the distinctive character and scale of the buildings. This flexibility allows for innovation while still maintaining the overall goals of quality, cohesion, and compatibility within the broader development.

CATALYST CHARACTER IMAGERY

Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
PUD Intent & Character Imagery

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

COMMERCIAL CHARACTER IMAGERY

Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Commercial Character Imagery

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

RESIDENTIAL CHARACTER IMAGERY

Imagery is conceptual and subject to change. Images shown are solely for representative purposes of the type of character and design quality intent of the Cascadia PUD. They are not intended to depict actual build out.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Residential Character Imagery

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

RESIDENTIAL STANDARDS

Intent and applicability.

The following standards shall replace Chapter 5. Residential Development Standards of the Greeley Municipal code, except as otherwise noted.

1. *Applicability.* The standards in this chapter provide lot, building development, and design standards, and generally apply to all residential development except:
   a. Where stated, some sections may only apply to specific building types, specific districts or specific scales of projects;
   b. The character overlay established according to section 24-1007 of the Greeley Municipal Code may modify standards for a particular area; or
   c. Residential development may be further impacted by the standards for areas of ecological significance in section 24-1004 of the Greeley Municipal Code.
2. *Housing diversity.* The Cascadia PUD permits and encourages a diversity of housing types to create inclusive neighborhoods that accommodate a wide range of household sizes, income levels, and lifestyle needs, fostering a more integrated and resilient community. A mix of single-family homes, townhomes, duplexes, and multi-family units help prevent visual monotony, encourages architectural variety, and allows for adaptable neighborhood design. This diversity also promotes long-term sustainability through more efficient use of land and infrastructure, while enhancing social connectivity and vibrancy throughout the community.

   In order to promote variety, the following housing types are permitted in each Character Area (if residential is proposed):

   Entertainment District (Planning Areas -A & -B)
   - Row house dwellings, rear loaded
   - Row house dwellings, front or side loaded
   - Multi-family dwellings containing up to 4 units per building
   - Multi-family dwellings containing 5 to 8 units per building
   - Multi-family dwellings containing 9 to 12 units per building
   - Multi-family dwellings containing 13 to 16units per building
   - Multi-family dwellings containing 17 to 20 units per building
   - Multi-family dwellings containing more than 20 units per building
   - Mixed-use dwelling units
   - Accessory dwelling units (ADUs)

   Cascadia Ranch (Planning Areas -C – -G)
   - Estate single-family detached dwellings with front or side loaded garages (-E, -F, & -G only)
   - Estate single-family detached dwellings with rear (alley) loaded garages (-E, -F, & -G only)
   - Standard single-family detached dwellings with front or side loaded garages
   - Standard single-family detached dwellings with rear (alley) loaded garages
   - Small single-family detached dwellings with front or side loaded garages
   - Small single-family detached dwellings with rear (alley) loaded garages
   - Two-family dwellings with rear (alley) loaded garages
   - Two-family dwellings with front or side loaded garages
   - Row house dwellings, rear loaded
   - Row house dwellings, front or side loaded
   - Multi-family dwellings containing up to 4 units per building
   - Multi-family dwellings containing 5 to 8 units per building
   - Multi-family dwellings containing 9 to 12 units per building
   - Accessory dwelling units (ADUs)

   Cascadia East (Planning Areas -H & -I)
   - Small single-family detached dwellings with front or side loaded garages
   - Small single-family detached dwellings with rear (alley) loaded garages
   - Two-family dwellings with rear (alley) loaded garages
   - Two-family dwellings with front or side loaded garages
   - Row house dwellings, rear loaded
   - Row house dwellings, front or side loaded
   - Multi-family dwellings containing up to 4 units per building
   - Multi-family dwellings containing 5 to 8 units per building
   - Multi-family dwellings containing 9 to 12 units per building
   - Multi-family dwellings containing 13 to 16 units per building
   - Multi-family dwellings containing 17 to 20 units per building
   - Multi-family dwellings containing more than 20 units per building
   - Mixed-use dwelling units
   - Accessory dwelling units (ADUs)

   Throughout the entire PUD area, there will be a minimum of four housing types with no more than 50 percent of any one type. (ADUs are excluded from this maximum percent standard.)

3. *Fences and walls.* Fences and walls in residential districts shall be limited to the sizes and locations in the table below, and the following additional standards.

Location	
Front In the front setback or any location in front of front of building line	• 3.5' high • 3.5'-6' if it is ornamental design that is at least 75% open (i.e., wrought iron). • Up to 8' for ornamental features at pedestrian entries.
Side and Rear In the side, street side, or rear yard and behind the front building line	• 6' high • A fence or wall outside of required setbacks (i.e., in the buildable envelope) and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences Any fence within 30' of a collector or arterial street right-of-way as part of the perimeter landscape and screening requirements of this PUD.	Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: • All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of this PUD. • Expanses of over 100' shall be broken up by either: ◦ Offsets of +/- 3' on 1/3 of length for every 150' span; or ◦ Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e., wrought iron); or ◦ Architectural pillars or posts (i.e., stone, or masonry) at least every 50'. • Alternatives may be approved by the director.
All locations	All fences or walls along right-of-way or easements shall be set back at least: • 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations. • 2' from any sidewalk. • 3' from the edge of any alley or similar vehicle access surface. • Fences or walls may only be located in the right-of-way or public easement by a revocable right-of-way permit from the public works department.

   a. *General fence and wall design standards.*
      i. All fences or walls located along common lot lines shall be located so the fence is on the property line, or at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
      ii. The finished side shall face adjacent property or any public right-of-way, public space, or common areas.
      iii. Any fence or wall in the floodplain shall also require a floodplain development permit.
      iv. All fence or walls shall be located and designed to comply with sight distance requirements. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
      v. Temporary fences for construction may be up to six feet tall or as otherwise specified in construction permits.
      vi. All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, the following require a building permit when allowed by this PUD:
         1. Any fence or wall over six feet.
         2. Any retaining walls over four feet.
         3. Walls in the setbacks over six feet shall only be permitted by alternative compliance in section 24-208 of the Greeley Municipal Code.
   b. *Materials.* Fences and walls shall be consistent in character, materials and appearance with the architecture of the principal building on the same lot. Fences and walls shall be constructed out of any of the following materials:
      i. Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
      ii. Wrought iron, ornamental metal/steel, or aluminum simulating wrought iron;
      iii. Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
      iv. No chain link or vinyl clad chain link fences are allowed except around sports facilities, courts, pools, or similar facilities.

Residential design standards.

1. *Applicability.* The design standards shall apply to residential development within the Cascadia PUD. The standards shall specifically apply to the following circumstances:

Activity	Applicability of Standards
Site or landscape work on less than 50% of the lot	Standards only apply to changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance.
Site or landscape work on 50% or more of the lot	All site and landscape for the entire lot shall be brought into compliance with the standards.
Rehabilitation, remodeling or additions to buildings that add more than 200 sf to the building footprint or mass, but less than 50%	Standards only apply to changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is grater than 75% of the assessed value.
New primary structure; or rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass	All standards for the entire building and lot shall be met.
Ordinary maintenance	The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of nonconformance with these standards.

2. *Driveways:* Maximum driveway widths up to 24' within front and side setback are allowed. Alternative compliance for wider driveways may occur where larger amounts of traffic require wider driveways to accommodate traffic needs – to be approved by director. In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
3. *Residential Landscape*
   a. Planning Areas -A & -B: Due to varying types of public realm design elements (primary streets, plazas, Cascadia Falls Park, etc.) flexibility in meeting these standards is permitted, as approved by the director during the development application process.
   b. All other Planning Areas shall include landscape and hardscape per the Lot Typical depictions in this PUD. Maximized amounts of landscape vs. hardscape is encouraged and in most cases, a minimum of 50 percent landscape and a maximum of 50 percent hardscape should be achieved.
   c. *Driveway limits.* Driveway limits maintain active spaces along the frontage, preserve areas of streetscape landscape, and reduce curb cut width protecting sidewalks and curbside parking. The following standards apply to the driveway limits:
      i. Driveway width limits apply to the front and side setbacks.
      ii. In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
   d. *Garage design.* Garage design reduces the extent; massing, and proximity and of front-loaded garages relative to the streetscape, and promote more human-scale building elements and active living areas along the frontage. The following standards apply to the garage limits:
      i. Garage limits apply to front-loaded garages. Alternatives such as detached garages, side or rear-loaded garages, or attached garages that are accessed from the front but located on the rear of buildings are not subject to the limits.
      ii. Garage limits shall be measured from the garage door face.
      iii. Any front-loaded garage that is more than 35 percent of the elevation or that projects in front of the main mass of the house shall include at least two of the following features to reduce the scale and prominence of the garage:
         1. A front entry feature associated with the non-garage mass of the building that projects in front of or is no more than four feet behind the garage entry, and is at least ten feet wide.
         2. The wall plane with a garage door is limited to no more than 350 square feet, and distinguished from other wall planes by the following:
            a. At least one bay stepped back at least two feet; and/or
            b. Ornamental features such as canopies, eyebrows, or cantilevers distinguish the wall plane of any upper level gables or living space.
         3. Garage doors and any other related wall planes have at least 15 percent windows, and other ornamental trim or accents are included on the doors and pillars related to the garage entry.
   e. *Front entry features.* The entry feature standards and design techniques in the following table shall be used where entry features are required by frontage types and are otherwise recommended to achieve the design objectives of this section and to meet the standards.

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	6'-12'	• Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. • If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.
Stoop	5'-12'	6'-8'	• Decorative railing or walls along steps and side of stoop. • Ornamental features accent the front entrance such as canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features. • May be associated with a single-story enclosed front entry portico, projecting from the building.
Entry court	12'+, but never more than 50% of facade	10'-24'	• Recessed entry within the building footprint. • Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening. • Ornamental pillars, posts or landscape accent the pedestrian entrance and create a gateway into the entry court.
General design	• All entry features shall have a sidewalk or path at least four feet wide directly connecting the entry feature to the public sidewalk or street. For suburban frontage, this can connect via the driveway. • All entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. • Except for estate single-family detached dwellings, entry features shall be single-story, so that any roof structure and any ornamentation occur between 8' and 14' above the floor-level of the entry feature. • Entry features meeting these standards may encroach up to 10' in front of the front building line, but never closer than 5' to a public or common property line, provided they are unenclosed with at least 65% open and unobstructed on all sides that project into the setback. • Any non-single-family detached building with more than 150' of front facade, or any side greater than 200' and permitted within 20' of the street, shall have 1 entry feature for every 100 linear feet of building frontage on the street.		

   f. *Alternative compliance.* Alternative compliance to the frontage design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, Alternative compliance, and any of the following additional applicable criteria:
      i. The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
      ii. An alternative design allows the building, garage, and access to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
      iii. The alternative preserves the streetscape landscape area and the curb areas available for on-street parking to the greatest extent practical.
      iv. For multi-unit houses, alternatives to the driveway widths and setbacks may be approved for a required, accessory or guest parking space provided:
         1. All drainage and potential impacts on adjacent property are addressed; and
         2. The director may require other design or landscape mitigation to ensure the parking and access is as discreet as possible.
      v. In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
4. *Building design.* Building design refines the scale and form of buildings beyond basic height, setback and lot coverage standards.
   a. *Design objectives.* The following design objectives shall be used in applying the building design standards in this section:
      i. Relate buildings to public realm and streetscape in a consistent manner and create a compatible massing along the block.
      ii. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
      iii. Use combinations of height, width, depth, and roof forms to break down the building volume into smaller-scale masses.
      iv. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions of adjacent development.
      v. Use materials and human-scale architectural features to create depth, texture, variation and visual interest to walls, particularly on larger façades, along streetscapes, and near active open spaces or adjacent lots.
      vi. Encourage unique architectural expression, and promote the use of key details and design characteristics inherent in the chosen style for the building.
      vii. Promote enduring investments with the application of durable, quality materials.
   b. *Building design standards.* The table below provides standards for massing and façade design. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives.

Design Detail	Building Type	SFD, Two-Family, and Row House	Multi-family
Wall plane limits Maximum wall plane without a massing variation of 2'+ on at least 25% of elevation		50 linear feet	70 linear feet
Blank wall limits Maximum wall plane without modulation on at last 20% of the wall plane		30 linear feet	45 linear feet
Roof plane limits Maximum roof plane without offset of at least 2', complex planes, dormers or gables		50 linear feet	70 linear feet
		Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline	
Transparency Minimum window and door openings per elevation (includes decorative trim, molding and casing)		*Front* – 20%; 15% Upper Floors *Side* – n/a, except 8% if the side yard is greater than 2 times the required setback, or side yard condition *Street-side* – 10% *Rear* – 8%	*Front* – 20% *Side* – 8% *Street-side* – 10% *Rear* – 8%
		Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements	
Materials		*Primary Materials* – 80%-90% (limit 2 materials, no more than 80% of any one material) *Secondary/Accent Materials* – 10%-20% (limit 2 materials)	
		Primary Materials: Lap siding (9" maximum board); vertical siding; alternative exposure pattern siding; brick, stone, stucco, synthetic/veneer brick or stone; and standing seam metal (roofs only) *Secondary/Accent Materials*: All primary materials, plus architectural metals, integrally tinted and textured masonry block; and wood or prefabricated synthetic trim or architectural details.	

   c. *Wall plane limits.* Massing techniques use changes in the building footprint, height, or significant shifts in wall and roof planes to break down the volume of larger buildings. Wall planes that exceed the wall plane limits shall have at least 25 percent of the elevation differentiated by one or more of the following massing techniques:
      i. Break the building into distinct masses (primary mass, secondary mass, and wings), where portions of the building are offset from the main mass by at least eight feet, or are otherwise be noticeably smaller and subordinate to the main mass.
      ii. Step back portions of the building or upper stories by at least four feet in association with meaningful outside space, such as a balcony, deck, patio or entry court.
      iii. Use cantilevers of upper stories that provide at least a two feet overhang of other portions of the wall plane.
      iv. Provide single-story entry feature that project at least six feet from the wall plane.
      v. Articulate rooflines by stepping the roof, using gables and dormers, dropping eaves, and using prominent overhangs to create offsets and projections of at least two feet.
      vi. Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or offset secondary masses to create compatible massing with adjacent structures.
   d. *Blank wall limits.* Modulation uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall planes. Wall planes that exceed the blank wall limits shall use one or more of the following techniques so that at least 20 percent of the façade is distinguished with modulated elements:
      i. Create projections in the wall planes with bay windows, balconies, awnings, or canopies that project at least two feet from the wall plane.
      ii. Create voids in the wall plane with step-backs of upper stories or balconies that recess at least four feet beyond the wall plane.
      iii. Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between two inches and two feet from the wall and be at least eight inches wide.
      iv. Use color changes and accent materials to emphasize distinct components of the façade. Material and color changes should wrap corners and occur at the inside corner of a massing element, or occur in association with a significant trim or ornamentation to give a finished and unified appearance to the element.
      v. Break up remaining large expanses of blank walls with façade composition that considers the location and grouping of windows, doors, or architectural details.
   e. *Transparency.* Windows and doors provide transparency, detail, and visual rhythm on the façade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this subsection and to meet windows and doors requirements:
      i. Provide transparency with the location, pattern, and proportions of windows and doors, and create relationships to surrounding spaces and buildings.
      ii. Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the façade or to relate to important outside open spaces.
      iii. Locate windows and doors to create a coordinated façade composition considering the entire façade as a whole, and to break up large expenses into different components with the grouping of windows and doors.
      iv. Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly to make multi-unit houses compatible with adjacent detached houses and appear as single houses.
      v. Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings, but maintain consistent exterior patterns; recall that high-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled are a better strategy than simply no windows at all.
      vi. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the façade; to emphasize openings; or to gang groups of openings. Openings that have projecting trim and casements (at least one inch off the façade and four inches wide); or otherwise group widows with significant details that clearly differentiate these elements from the main façade may count these features for up to 25 percent of the window and door requirement.
      vii. The window requirement may be waived on sides of buildings that are closer than three feet to the property line, if necessary to meet applicable building code requirements.

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

CHECKED BY: DJ
DRAWN BY: MA

f. *Materials.* Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to achieve the design objectives of this section and the materials standards:
   i. Use natural materials such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten, or vertical), brick, stone, stucco, ceramic, or terra cotta tile. Synthetic alternatives to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals.
   ii. Siding shall be continued to within 8 inches of finished grade on any side, unless the foundation is stone, stone veneer, or other ornamental finish is applied.
   iii. To ensure a higher neighborhood aesthetic, a minimum of 10 percent of the front building façade must include higher quality materials such as brick, stone, or high quality synthetic alternatives. These materials shall wrap the corner for at least two feet on any façade, or otherwise terminate at interior corners to give a finished appearance to the architectural element.
   iv. Coordinate changes in color and materials in association other changes in massing and modulation of the building.
   v. Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof structure, particularly on buildings three stories or more.
   vi. In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.

g. *Variations of buildings.* All projects involving three or more buildings shall provide variations in the elevation from the two buildings on each adjacent side, and the three nearest buildings on the opposite side of a facing block, with at least two of the following:
   i. Variations in the front entry features as indicated in the *Front entry features* section. Variations should include combinations of at least two of the following changes:
      1. Different types of entry features: such as, porch, stoop, or entry court;
      2. Different roof styles associated with the entry feature: such as gable, hip, shed, flat, arched, or no roof;
      3. Different locations and extent of the entry feature: such as centered, shifted, wrapped; projecting, or embedded; and half or full; and/or
      4. Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern;
   ii. Variations in the façade composition, including massing, modulation, window types and placement, materials and material changes, and details and ornamentation, to the extent that the buildings have a distinct appearance;
   iii. Variations of the roof forms considering the type of roof, orientation of gables, or use of dormers; or
   iv. Variations of the model or building type with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not be used to meet the variation requirement.
   v. In the case of multi-unit buildings:
      1. For duplexes/multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
      2. For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features shall apply to emphasize different units, and the variation shall apply between units in the building.

h. *Alternative compliance.* Alternative compliance to the building design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following additional applicable criteria:
   i. The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
   ii. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
   iii. Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
   iv. In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

5. *Lot open space design.* Lot open space is based on the Maximum Lot Coverage requirements in the Bulk Standards table of this PUD. Lot open space helps scale buildings properly to the lot and block, create transitions from public streetscapes to private lots, and ensure that residents have usable open space and outside social areas. These spaces also complement the neighborhood features, common areas, and public parks throughout the neighborhood. Open space designed according to the standards and design objectives of this subsection shall be used to meet the lot open space standards established in this PUD.
   a. *Design objective.* To the highest degree that is feasible based on site constraints and specific requirements of the various residential product types, the following design objectives shall be used to apply the lot open space standards in this subsection:
      i. Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features and ensures access to a variety of open spaces.
      ii. Design all feasible unbuilt areas to serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community serving potential of these spaces.
      iii. Ensure that all lots and buildings have access and proximity to usable open space, whether public, common or private on-lot spaces.
   b. *On-lot open space design.* On-lot and building open space required for each building type in the PUD shall create a common or private amenity for the site and building that is appropriate to the building type, and will vary. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
      i. Private frontage areas designed according to the standards in this PUD, excluding any driveways, parking areas or other automobile space;
      ii. A front entry feature designed according to the standards in this PUD, provided it is at least 80 square feet, and at least six feet in all directions—this space is limited to no more than 25 percent of the requirement for the lot and building.
      iii. Courtyards, meeting the Development Standards established within this PUD;
      iv. Rear or side yards provided they are part of an open area at least 300 square feet and at least 10 feet in all directions.
      v. Uncovered decks or patios, provided they are part of an open area at least 120 square feet and at least ten feet in all directions—this space is limited to no more than 50 percent of the requirement for the lot and building;
      vi. Apartment or mixed-use buildings may also count the following spaces:
         1. Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions—this space is limited to no more than 25 percent of the requirement for the lot and building; or
         2. Private balconies or patios, provided they are at least six feet by ten feet — this space is limited to no more than 25 percent of the requirement for the lot and building.
   c. *Alternative compliance.* Alternative compliance to the open space design standards established in this section may be authorized by the director.

6. *Exterior lighting.* All exterior lighting in residential zoning districts shall meet the lighting standards within the nonresidential design standards found within this PUD

Neighborhood features and common areas.

1. *Design objectives.* The following design objectives shall be used to design and locate neighborhood features and common space:
   a. Arrange neighborhoods, blocks and lots around a connected system of open lands, parks, trails and civic spaces.
   b. Design and locate unbuilt areas to serve multiple aesthetic, ecological, recreation and social functions.
   c. Integrate civic spaces and neighborhood features into streetscape designs and create gateways and transitions to unique neighborhoods and districts.
   d. Design neighborhoods with access to outdoor recreation and opportunities active living.
   e. Locate formal civic spaces to serve as gathering places and focal points of compact, walkable neighborhoods.
   f. Preserve natural features for their aesthetic and ecological value, including groves of trees, prairie, streams, unusual and attractive topography, and similar natural landscape features.
   g. Distribute open and civic spaces so that all development has access and proximity to a variety of amenities appropriate to its context.
2. *Required features and common areas.* Neighborhood features and commons areas shall be required for all residential projects based on the number of dwelling units specified below.

Required Features	Dwelling Units
0	Less than 25
1	25-50
2	51-100
3	101-200
+1	each increment of 100 units

3. *Neighborhood feature and common area design.* Neighborhood features and common areas may include the types of spaces identified below:

Type	Size	Service Area	Feature Points
Natural areas	At least 1 acre, parcels that are largely maintained in a natural condition, or designed as such, which may or may not include activated uses, such as trails, benches, detention, and other similar amenities	N/A	0.5 per acre provided
Trail system	• 20' min. width landscape corridor • 8' min. width paved or crusher fine path; 10' min. if multi-modal; • At least 1 block length, but sufficient continuity to connect entire project with pedestrian and bicycle systems outside of project.	w/in 1,000' of trail, or up to 0.25 mile from trail head	1
Pocket park	• 1-4 acres • At least 100' wide in all directions • Frontage on at least 1 public street OR connection to street by a trail	w/in 0.25 miles	1
Recreation center	• 10,000 sf-4 acres • 2,000 sf min. community building and/or • 20' x 40' min. community pool	w/in 0.5 miles	2 for building 2 for pool 3 for both
Square/green	• 5,000 sf-1 acre • At least 50' wide in all directions • Frontage on at least 2 public streets	w/in 1,000'	1
Plaza/ courtyard/ community garden	• 1,000-5,000 sf • At least 25' wide in all directions • Frontage on at least 1 public street OR connection to street by trial or pedestrian passage	abutting lots or on the same block	1
Enhanced streetscape	• 50% minimum increase above pedestrian/amenity area required by this PUD; OR • Median 12' minimum on collector; 16' minimum on arterial • At least 1 block length	abutting lots on the same block	0.25
Gateways	• 100-1,000 sf at all intersections of collector streets or higher classifications OR • Smaller but equivalent monumentation and identity features dispersed at all intersections.	abutting lots on the same block	0.25
Pedestrian passage	• 12'-20' wide corridor • 6' wide minimum paved path • 150' length minimum, and through the entire block or connecting from street to other civic space.	abutting lots on the same block	0.25

   a. *Design criteria.* All neighborhood features and common space shall include enhanced landscape design to ensure a distinctive identity and amenity for the neighborhood.
      i. Natural areas (open lands and trails) include large areas of vegetation, native or natural landscape, and undisturbed or restored topography and natural features. These areas shall be located to preserve valuable ecological resources such as riparian corridors, plant or animal habitat, or prominent landscape features. This includes parcels that are largely maintained in a natural condition, or designed as such, which may or may not included activated uses, such as trails, benches, detention, and other similar amenities.
      ii. Recreation areas (parks, trails, and recreation centers) include playgrounds, sport courts, and larger landscape areas designed for un-programmed outdoor recreation. These areas shall be located at highly visible, central locations and important intersections of the street networks and/or trail systems.
      iii. Formal areas (greens, plazas, squares and courtyards) include hardscape, public art, seating areas, ornamental landscape, water features or other enhancements to serve as focal points and gathering places. These areas shall be located to serve as focal points for compact development patterns or higher density development serving the immediate surrounding area.
   b. *Designated outlots.* All neighborhood features and common space shall be designated on a plat as outlots under common ownership and reserved for the limited and specified purpose of serving surrounding development with amenities, except that multi-family projects may include the neighborhood features or common space within the required 30 percent lot open space in private ownership.
   c. *Coordination with other public space.* All neighborhood features and common areas shall be coordinated, to the greatest extent practical, with the larger system of parks and civic spaces created as part of Cascadia.
4. *Stormwater facilities.* Stormwater facilities shall be designed and integrated into the street network or open and civic space system in order to avoid redundant and inefficient facilities on individual lots. Any area used for stormwater may be counted towards the neighborhood feature and common areas provided:
   a. It is integrated into the design of the space as aesthetic amenity and is consistent with the design, function, and character of the space.
   b. The design does not impact the utility of the space for either purpose (i.e., stormwater functions do not compromise the use and value of the space as intended open space, and open space designs do not compromise maintenance and management and performance for stormwater functions according to the design and performance standards of the design criteria and construction specifications for stormwater,
   c. The maintenance and management of the portion of the facility serving stormwater function is clearly identified, whether that is a public dedication or whether it is an obligation of the owner or property owners' association.
5. *Ownership and management.* Neighborhood features and common areas platted as part of a development shall require specific designation on the final plat as a separate outlot. Construction, ownership and maintenance responsibilities will be determined at the time of future subdivisions and site plans. These responsibilities may fall to the Metro District, GID, or future covenant-controlled communities (HOA's). Additionally, options for ownership and management include:
   a. Creation of or dedication to a nonprofit entity capable of carrying out the ownership and management.
   b. Creation of a homeowners', leaseholders' and/or property owners' association that owns the space in common and is capable of carrying out the ownership and management.
   c. Dedication to a public entity as part of the rights-of-way, parks or other community facilities element of the plan. The city may accept dedications of land in its sole discretion, provided it meets other open space and conservation goals of the city indicated in the comprehensive plan or other official culture, parks, and recreation department plans.

All neighborhood features and common areas shall require documentation recorded with the final plat that outlines the ongoing maintenance plans, as well as administrative and financial management of the space according to these standards. Documents such as covenants for a homeowners' association, bylaws or charter for a nonprofit entity, or similar agreements and guarantees, shall be filed with the clerk and recorders office in association with the plat prior to any building permits.

6. *Alternative compliance.* Alternative compliance to the neighborhood feature and common areas standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional applicable criteria:
   a. The location, accessibility and quality of existing publicly dedicated areas, streetscape, or other public realm elements, particularly as it relates to infill development.
   b. The extent of lot open space associated with buildings and the opportunity for it to provide usable open space to residents.
   c. Alternatives to the neighborhood amenity and common area types that create a distinct identity or preserve a valuable resource.

NONRESIDENTIAL STANDARDS

Intent and applicability.

The following standards shall replace Chapter 6. Nonresidential Development Standards of the Greeley Municipal code, except as otherwise noted.

1. *Applicability.*
   a. All new structures shall comply with these standards.
   b. Modification or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the director may waive any design standards applied to modifications or additions:
      i. That conflict with the consistent design of an existing building;
      ii. That conflict with the prevailing character on the block or immediate vicinity of the project; or
      iii. To otherwise facilitate infill development or adaptive reuse of an existing building.
   c. The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building shall not occur in a manner that brings the building or site to a greater degree of nonconformance with these standards.
2. *Fences and walls.* Fences and walls in nonresidential districts shall be limited to sizes and locations in the table below.

Location (1)	
Front (2) In the front setback or any location in front of front building line.	• 3.5' high • 3.5' - 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). • Up to 8' for ornamental features at pedestrian entries.
Side and Rear In the side, street side, or rear yard and behind the front building line.	• 6' high • 8' for industrial uses, provided the fence remains open (i.e., wrought iron or chain link) • A fence or wall outside of required setbacks (i.e., in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences An fence within 30' of a collector or arterial street right-of-way as part of perimeter landscape required within this PUD.	Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: • All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of this PUD. • Expanses of over 100' shall be broken up by either: • Offsets of +/- 3' on 1/3 of length for every 150' span; or • Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e., wrought iron); or • Architectural pillars or posts (i.e., stone, or masonry) at least every 100'. • Or in residential areas, every other lot corner or direction change, regardless of space distance. • Alternatives may be approved by the director.

1. Fences and walls within PAs -A & -B are encouraged to follow, but may exceed, these standards in limited circumstances where determined appropriate. Such determination will be made by the director at the time of site plan application.
2. Within PAs -A & -B, all sides of buildings may be considered "Front".

   a. *General Height and location standards.* The following standards are applicable to fences and walls in all locations:
      i. All fences or walls along rights-of-way or easements shall be located:
         1. At least one foot from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations.
         2. At least two feet from any sidewalk.
         3. At least three feet from the edge of any alley or similar vehicle access.
         4. Fences or walls may only be located in the right-of-way or easement by a revocable right-of-way permit from the public works department.
      ii. All fences or walls located along common lot lines shall be located so:
         1. The fence is on the property line; or
         2. The fence is at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
         3. The finished side faces adjacent property or any public right-of-way, public space or common areas.
      iii. Any fence or wall in the floodplain shall also require a floodplain development permit.
      iv. All fence or walls shall be located and designed to comply with sight distance requirements. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
      v. Temporary fences for construction may be up to six feet or as otherwise specified in construction permits.
      vi. All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, any of the following allowed by these standards, permitted by alternative compliance, or approved by a variance, requires a building permit:
         1. Any fence or wall over six feet high;
         2. Any retaining walls over four feet high;
         3. Walls in the setbacks over six feet high shall only be permitted by alternative compliance in section 24-208 of the Greeley Municipal Code.
   b. *Materials.* Fences and walls shall be consistent in architectural character, materials, and appearance of the principal building on the same lot. Fences shall be constructed out of any of the following materials:
      i. Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
      ii. Wrought iron or aluminum simulating wrought iron;
      iii. Stone, brick, concrete with stone or brick veneer, architectural veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
      iv. Chain link or vinyl clad chain link is not permitted, except in the following situations:
         1. Chain link fences (no exposed metal permitted) may be up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over eight feet remain free of opaque screens.
      v. Barbed wire is not permitted within the Cascadia PUD, except as used for agricultural uses occurring prior to development.

Nonresidential Design Standards

1. *Applicability.* The design standards shall apply to nonresidential development within Cascadia.
   a. General applicability. The design standards apply based on the type of building and the context of a particular project, according to the general applicability provisions in the table below.

Cascadia PUD	Applicability
PAs -A & -B	• Buildings within PAs -A & -B are encouraged to comply with Frontage A standards with the overall intent to have buildings front primary streets, plazas, and Cascadia Falls Park (the public realm), provide entrances that are clearly recognizable, facilitate ease of pedestrian access and other typical urban design features. • Frontage C and D standards are permitted. • Arenas or similar large and complex buildings located in the Entertainment District (ED) are exempt from these Building Design Standards.
PAs -C, -D, -H, & -I	• Frontage C standards preferred and generally applicable; • Frontage D standards should be used in these Planning Areas only when Frontage A, B, and C are not feasible, but may be applied on large commercial sites (over 2 acres) or industrial buildings; • Frontage A and B standards are permitted.
PAs -E, -F, & -G	• Nonresidential design standards do not apply. Refer to Residential Development Standards of this PUD.
Residential Development	• Where residential building types are permitted in any nonresidential district, they may be developed according to the Residential Development Standards of this PUD.

   b. *Alternative compliance.* Alternative compliance to the general applicability of the design standards may be authorized by the director, and/or any of the following additional applicable criteria:
      i. Streets with pedestrian amenities or on-street parking are generally appropriate for the Frontage A and Frontage B frontage type and design standards.
      ii. Streets with higher traffic speeds or volumes, that lack pedestrian amenities, or that lack on-street parking are generally appropriate for Frontage C and Frontage D frontage type and design standards.
      iii. Where the context of a specific block or site has a prevalence of development that reflects patterns similar to any particular frontage and design type, the prevailing pattern may be implemented.
      iv. A development plan for an area or project may more specifically map street types and frontage types on a block-by-block basis, and any plan officially approved by the planning commission or city council in association with the development may further specify the applicability of the frontage types and design standards for a particular district, area, or project.
2. *Frontage design.* Frontage design determines the relationship between private development and the public realm, and determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design encompass the design of the frontage. Frontage types designed according to the standards and design objectives of this subsection may be used to modify the front setback established within the PUD Bulk Standards Chart, as indicated by the applicability provisions found herein.
   a. *Design objectives.* Frontage types shall be applied to meet the following design objectives:
      i. Enhance the image of the city by coordinating streetscape investment with private lot and building investment.
      ii. Orient all buildings and lots to the public street, private streets, or to common open spaces that serve as an extension of the streetscape and public realm.
      iii. Design frontages based on the context of the area, block, and street, particularly emphasizing landscape areas to screen and separate sites from higher-volume/higher speed streets and emphasizing social spaces and human-scale architectural features on streets intended for more compact and walkable development.
      iv. Coordinate development across multiple lots along block faces, considering access, parking, landscape, and open space design.
      v. Allow a range of different building types to engage the streetscape in compatible ways along a block through similar frontage designs.
      vi. Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building placement and form.
      vii. Frontages should be similar for all lots on the same block face or gradually transition to different types in contexts that allow multiple frontage types.
   b. *Frontage design standards.* Frontage types shall be designed according to the development type. Subsections following the table provide specific design strategies and techniques to be used to meet these standards and the design objectives of this subsection. Modifications to the frontage design standards may be administratively approved by the director.

	Frontage A	Frontage B	Frontage C	Frontage D
Front building line (Build-to range)	0'-10'	0'-25'	25'-80'	80'+ / 0' (1)
Required front building line	80%	60%	25%	N/A
Access width (max.)	As required to meet Life Safety Requirements.			
Access spacing (min.)	1 per block	1 per block	150'	50'
Parking setback (min.)	Behind rear of building	Behind front building line	5'-20' min. (2)	5' - 20' min. (2)
Extent of parking frontage (max.)	0%	30%	N/A	N/A
Landscape	Refer to Street Sections of this PUD.		Refer to Perimeter Landscape and Screening Requirements of this PUD.	

1. 0' front building line permitted within PAs -A & -B.
2. See Access & Parking Standards for setbacks specific to parking lot size.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

CHECKED BY: DJ
DRAWN BY: MA

c. *Building form and placement.* All buildings shall establish a front building line. The required front building line may modify the required front setback based on the appropriate frontage for the street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
   i. Front building façades meeting the design standards, Nonresidential building design; or
   ii. Open spaces meeting the requirements provided:
      1. There are defining features at the extension of the required front building line, such as decorative walls or fences, landscape features. Seating areas, gatherings spaces, or other human scale details; and
      2. All building façades fronting the open space meet the standards otherwise applicable along the streetscape.
   iii. Projects designed around internal access streets according to Street Standards within this PUD may use the internal access streets for the purpose of applying frontage standards.

d. *Access and parking limits.* The following standards apply to the driveway and parking limits:
   i. Access width limits apply to the first 25 feet of the lot depth, or up to the front building line, whichever is less.
   ii. Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Greeley Design Criteria and Construction Specifications for Streets may specify different access standards on any particular street or lot.
   iii. In cases where these standards limit access to a particular lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
   iv. All parking shall be set back and limited only to the extent specified along the frontage, and be screened according to the standards Access and Parking Standards of this PUD.

e. *Landscape.* The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
   i. For Frontages A and B this area shall be designed to coordinate as an extension of the streetscape according to Street Standards of this PUD.
   ii. For Frontages B and C this area shall be designed according to the parking setback and landscape design standards in Access & Parking and Landscape Standards of this PUD.
   iii. On all frontage types, lot open space meeting the standards of this section may be included in this area.

f. *Alternative compliance.* The appropriate application of frontage types is based upon a combination of the character of the zoning district, the streetscape design on which the development fronts, and the building form and placement on a specific lot. Alternative compliance to the frontage design standards established in this section may be authorized by the director and/or any of the following additional applicable criteria:
   i. The context presents a clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of parking lots and service areas.
   ii. An alternative design allows the building, access, and parking to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
   iii. Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided the location is consistent with development patterns in the vicinity and it is designed to minimize impacts on streetscapes.
   iv. In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

3. *Building Design.* Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards by breaking down the volume into smaller-scale masses, and by adding depth, texture, and variation to surfaces to relate to the spaces around the building.
   a. *Design objectives.* Building design standards shall be applied to meet the following objectives:
      i. Reinforce the context, patterns, and design character of the Planning Area or a particular area.
      ii. Refine the scale, massing, and details of buildings to a greater degree the closer they are to the public realm and other publicly used spaces.
      iii. Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site.
      iv. Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
      v. Relate buildings to adjacent development by mimicking similar scale, massing and proportions though step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of larger buildings.
      vi. Use materials and human-scale architectural features to create depth, texture, variation, and visual interest to walls, particularly on larger façades, along streetscapes, or near active open spaces or adjacent lots.
      vii. Strengthen the identity and economic value of distinct places by reinforcing any prevailing architectural themes or styles; where no prevailing theme or style exists, encourage unique architectural expression and design characteristics inherent in the chosen architectural style for the building to establish distinctive themes and styles.
      viii. Emphasize the quality and longevity of investments with materials and colors that are attractive, durable, and have low maintenance requirements.
   b. *Building design standards.* The following table provides standards for massing and façade design based on the frontage type and the placement of the building. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and the design objectives.
      i. Standards applicable to Planning Areas -A & -B: Due to the atypical site plan layout, buildings located inside of the area bounded by the loop street and 4th Street rights-of-way, within the Entertainment District (known as the Center ED) are subject to specific Building Design Standards in the chart below. All other buildings located on the outside of the area described above, within the Entertainment District area in Planning Areas -A & -B, shall be subject to Building Design Criteria for either standards of Frontage A or B.
      ii. Arenas or similar large and complex buildings located in the Entertainment District (ED) are exempt from these Building Design Standards.

	Center ED	Frontage A	Frontage B	Frontage C	Frontage D
Front building line	N/A	0'-10'	0'-25'	25'-80'	80'+/-0' (1)
Wall plane limits	200' / 10,000 sf	50'	100'	100'	200'
Blank wall limits	100' / 2,000 sf	15' / 300 sf	30' / 600 sf	50' / 1,000 sf	50' / 1,000 sf
Entry feature spacing (max.)	1 per building	50'	75'	1 per building	1 per building
First story transparency	10-90% (2)	70% min.	50% min.	30% min. within 50' of entrance	25% min. within 25' of entrance
Upper story transparency	15-60%	25% min.	15% min.	15% min.	N/A

1. 0' front building line permitted within PAs -A & -B.
2. Transparency alternatives such as masonry articulation or material changes may be applied.

   c. *Wall plane limits.* Larger building elevations may be broken into smaller components by one or a combination of the following techniques:
      i. Emphasize structural bays and vertical breaks in interior components of the building at regular intervals, with visible features such as columns, pillars, or pilasters, materials changes, or other details and accents that are between six and 48 inches wide, project between four and 24 inches off the façade.
      ii. Differentiate massing with projections, balconies, cantilevers or step-backs from the main mass associated with entrance features, different stories, or secondary masses of the building. Massing shall create deviations in the wall plane of at least two feet if projecting from the façade and at least four feet if recessed from the façade, and encompass at least 20 percent of the entire elevation.
      iii. Horizontal differentiation of a base, body, and top of buildings.
         1. For buildings less than three stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
         2. For buildings three stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
         3. Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be six to 36 inches wide, and offset from the wall plane four to 24 inches; or be a lessor trim associated with a material change.

   d. *Blank wall limits.* Building elevation design shall feature interest, variation, depth, and texture. The following techniques or a combination thereof may be utilized:
      i. Patterns of windows and doors meeting the transparency requirements.
      ii. Massing elements
      iii. Ornamental architectural details complimentary to the materials and architectural style of the building.
      iv. Color and/or material changes associated with trim or massing elements of the building.

   e. *Primary entrance features.* Primary public entrances shall be clearly defined on all front façades with at least three of the following elements and be located at required intervals:
      i. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches.
      ii. Transom or sidelight windows that frame and emphasize the entry.
      iii. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
      iv. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates landscape and hardscape designs.
      v. For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25 feet from each corner for the purpose of the required primary entry feature intervals.
      vi. Other architectural elements that further define the entrance as permitted by the director.

   f. *Transparency.* Buildings shall have the required percentage, based on the following:
      i. Where expressed as a first story requirement the percentage shall be measured between two feet and eight feet above the sidewalk grade, or within ten feet above the first floor elevation if the building is set back more than ten feet from the street.
      ii. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
      iii. All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of three feet behind the window.
      iv. For industrial and civic buildings set back more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.

   g. *Materials.* Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.
      i. The predominant surfaces on building walls shall be one of the primary materials listed below.
      ii. With the exception of non-residential uses within Planning Area A, a minimum of 15 percent of the street fronting façade is required to be either brick, stone, or high quality synthetic. This also includes a minimum 4 ft return on any side walls that are adjacent to a street front wall with brick or stone veneer.
      iii. Synthetic alternatives may be approved by the director if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.
      iv. No more than four materials should be used, including the use of secondary and accent materials.
      v. Material changes shall emphasize different elements of the building, in association with the massing and modulation standards.
         1. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials.
         2. Where material changes are horizontal (i.e., different materials side by side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster in association with a different structural or massing component of the building.
      vi. Material colors shall be used to blend buildings into an area, to coordinate elements of a development, and be drawn from the prevalent color schemes in the surrounding area. Primary material colors should be low-reflectance, subtle, neutral or earth tone colors. Monotonous or monochromatic color palettes are strongly discouraged. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.

Primary Materials (50% - 90%)	Secondary Materials (20% - 40%)	Accent Materials (10% - 30%)
• Brick • Stone • Stucco • Slate • Exterior insulation and finish system (EIFS) - water managed only • Concrete masonry units (CMU) - colored and textured only • Horizontal wood lap siding (50% limit) • Architectural metals (prefinished non-corrugated) (50% limit) • Standing seam metal (roofs only)	• Any of the primary materials • Architectural tiles • Glass • Color concrete • Precast concrete	• Any of the primary or secondary materials • Precast stone • Wood trim

   h. *Four-sided design.* All buildings shall incorporate four-sided design, so that no matter what view you have of the building, the design is not interrupted and all parts are perceived as a coordinated part of a unified whole. Specifically:
      i. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
      ii. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.

   i. Alternative compliance. Alternative compliance to the building design standards established in this section may be authorized by the director, and/or any of the following additional applicable criteria:
      i. The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
      ii. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
      iii. The requirement is inconsistent with the principal function of the building when applied to industrial buildings.
      iv. Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
      v. In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

4. *Lot open space design.* The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas or uses landscape areas to mitigate undesirable impacts.
   a. *Design objectives.* If lot open space is provided it shall be designed and located to meet the following design objectives:
      i. Coordinate site design with the larger open space system and public realm design of the area, as appropriate.
      ii. Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and creating transitions between distinct building sites or different places.
      iii. Design a hierarchy of gateways, gathering places, parks, landscape perimeters, and natural features, integrated with streets, internal access streets, trails, and pedestrian passages.
      iv. Select open space types based on the context of the areas and natural amenities of the site; in general more compact and formal gathering spaces are most appropriate in walkable commercial and mixed-use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
      v. Use landscape, furnishings, fixtures, art, planters, and other elements of common spaces to complement buildings, coordinate buildings and sites within an area, and distinguish the unique character of different places.
      vi. Preserve natural features and historical drainage patterns that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.
   b. *Lot open space design.* Lot open space provided for each building and lot as based on the Maximum Lot Coverage requirements in the Bulk Standards table within this PUD shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
      i. Private frontage landscape areas designed as required, excluding any driveways, parking areas, or other automobile space;
      ii. Courtyards, plazas, patios, or similar outdoor seating areas that are either designed as an extension of the public streetscape on the frontage, or at least 500 square feet and 20 feet in all directions if internal to the site;
      iii. Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions;
      iv. Private balconies or patios, provided they are at least six feet by ten feet; or
      v. Landscape areas and perimeter treatments designed according to the standards of this PUD. These areas shall be limited to:
         1. No more than 25 percent of the requirement for lot open space in mixed-use districts;
         2. No more than 50 percent of the requirement for lot open space in commercial districts;
         3. No limit in industrial districts; or
         4. Adjacency to accessible private or public spaces in instances of Common Open Space Lots. See Lot Typicals.
   c. *Alternative compliance.* Alternative compliance to the lot open space design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following additional applicable criteria:
      i. The lot and building has access to at least two different active open space on the same block or abutting block, and meeting the design and service area standards of section 24-302 of the Greeley Municipal Code, or the Residential Design Standards of this PUD.
      ii. Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.

5. Exterior lighting.
   a. *Design objectives.* The following design objectives shall be used in applying the lighting standards in this section:
      i. Provide sufficient illumination for security and safety needs in specific areas.
      ii. Ensure lighting does not interfere with the proper and safe function of the rights-of-way, and mitigate any potential negative affects on adjacent property.
      iii. Protect residential property or other low-intensity uses from unnecessary light impacts from adjacent uses.
      iv. Maintain adequate lighting for publicly accessible outdoor areas and social spaces.
      v. Enable lighting that enhances architectural elements and landscape features, in subtle and attractive ways.
   b. *Location and height.* Exterior lighting shall be located as specified below:

Location	Maximum Height
Within 50' of any residential zoning	• 20'
All other locations - freestanding	• N/A for PAs -A & -B • 30', but no taller than the principal building
Building-mounted	• N/A for PAs -A & -B • 30' or 3' below the eave, parapet or cornice, whichever is less

   c. *Maximum lighting levels.* Maximum lighting levels are provided below. Lighting levels are average maintained horizontal levels, measured using a calibrated, color and cosine-corrected portable light meter and taken at a level position not more than six inches above the ground which the subject light source is on.

Area	Residential Planning Areas	Commercial and Industrial Planning Areas
Building exterior	0.5; (0.0 at property line)	1.0 - 10.0 - PAs -A & -B 1.0 - 5.0 - All other PAs
Walks, pathways	0.5; (0.0 at property line)	1.0 - 2.0
Parking lots	1.0; (0.0 at property line)	0.5 - 2.0
Street or driveway lighting (internal to site)	0.6; (0.0 at property line)	0.5 - 2.0
Loading docks	N/A	30.0 - PAs -A & -B 20.0 - All other PAs
Auto sales (outdoor display)	N/A	30.0 average, 60.0 spot location

Table Note: Information gathered from Illuminating Engineering Society Lighting Handbook. One footcandle is equal to 1 lumen uniformly distributed over an area of 1 square foot.

   d. *General standards.* All lighting shall be subject to the following design and performance standards:
      i. No lighting shall be used in any way which could interfere with the safe movement of vehicles on public streets, including:
         1. Any fixed lighting that is not designed for street illumination that produces light which could interfere with the operation of a vehicle;
         2. Any lighting which could be confused with any type of traffic control device, emergency or warning signals; or
         3. Any lighting that blinks, flashes, flickers or changes intensity with the exception of temporary holiday displays or electronic messaging or video boards.
      ii. No light spillage or glare shall be visible at or beyond the property line of the development. Lighting shall be provided at sidewalks or pathways, common areas or facilities, primary building entrances and in parking areas. All outside lighting shall include fixtures with a dimming interface. This standard does not apply to uses within PAs -A & -B.
      iii. For PAs C – I, outdoor lighting shall be LED (light emitting diode) "Dark Sky" compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare. This standard shall not apply to PAs -A & -B. The use of low pressure sodium light fixtures shall be prohibited in the city.
      iv. The style and materials of light standards and fixtures shall be compatible with the architectural character and materials of buildings on the site, and building-mounted lights are encouraged to use ornamental lights rather than wall pack fixtures.
      v. All lights, except those within PAs -A & -B, shall be directed downward and the light source shall be shielded to direct light away from and not visible from any adjacent property. Lighting within PAs -A & -B shall follow these standards to the extent feasible.
         1. An exception for accent and flagpole lighting may be permitted for upward lights as long as the light source is shielded and not visible from any adjacent property.
         2. Wall lights shall be full cutoff fixtures, with flat lenses, and mounted so the lights are directed downward and the light source shall not go beyond the property line.
         3. Fixtures installed under canopies, awnings, and overhangs shall be fully recessed.
      vi. Except within PAs -A & -B, no activity shall be conducted within 500 feet of a residential zone which creates glare exceeding 0.0 footcandle at the property line, except for parking lots, neighborhood recreation and service facilities and streets, which may be illuminated at levels up to 1.0 footcandle.
      vii. All parking lot lighting fixtures and exterior building floodlights, except those required for security purposes, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the beginning of business hours. If a portion of a parking lot is offered for use after dark, only that portion shall be lighted.
      viii. Lighting within parking structures shall be designed to provide safety and security and be integrated into the architectural character of the structure.
      ix. Solar-powered lighting fixtures are acceptable in all Planning Areas of Cascadia.
      x. In addition to all other standards lighting of all outdoor recreational facilities except baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters shall meet the following:
         1. All lighting or illumination units or sources shall be hooded or shielded and directed downward so that they are not visible from any adjacent lot or property; and
         2. Lights or illuminating units shall not allow light either directly or through a reflecting device to spill upon any adjacent real property.
   e. In addition to all other standards, baseball, softball, soccer, volleyball or football fields; driving ranges; or other field recreation facilities shall meet the following:
      1. Light fixture or illumination source shall not exceed 90 feet high.
      2. Individual lighting of 150 watts or greater shall not be used after 11:00 p.m., or within one hour after the event, whichever is later. Exceptions to this section may be granted by the director.

LANDSCAPE STANDARDS

The following standards shall replace Chapter 8. Landscape Standards of the Greeley Municipal code, except as otherwise noted.

1. *Applicability.* The standards of this section shall apply to all new development as follows:
   a. *Minor development.* Minor development shall meet the landscape standards to the extent of any work or improvement on the site, however, are not required to upgrade landscape areas or nonconformances where no work is being done. Minor development includes:
      i. Expansion by five percent to 25 percent of an existing multi-family or nonresidential building footprint or associated impervious surface;
      ii. Detached house or multi-unit house projects involving five or fewer new buildings
   b. *Major development.* Major development shall require full compliance with all standards of this section for the entire site, any public streets and frontages, and any common areas. Major development includes:
      i. Any new nonresidential or multi-family building;
      ii. Expansion of more than 25 percent of any existing nonresidential or multi-family building footprint or associated impervious surface;
      iii. Any detached house or multi-unit house project involving more than five new buildings.
      For major development, the intent is to bring the site into full compliance with these standards, except that the director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.
   c. *Landscape plan.* Construction or development of a site shall not be undertaken until a landscape plan has been approved by the director.
      i. The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.
      ii. Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the director or the director's designee.
      iii. For phased development, a proportionate share of landscaping acceptable to the city, as outlined in an approved subdivision improvement agreement, development agreement or this PUD, shall be installed and maintained with each phase based on the size of the proposed phase. Development permit applications may be processed concurrently with building construction so long as any permit application is complete; the requirements of this PUD and Greeley Code, as applicable, are met; approvals from all relevant city departments have been received; and the fee developer/builder accepts potential liability for concurrent construction.
   d. *Inspection and approval.* Installation of approved landscape plans shall occur in the following manner:
      i. Minor development shall require an inspection by the city prior to a certificate of occupancy. If not previously installed, all required on-lot and rights-of-way landscaping for detached houses and multi-unit houses shall be installed within one year of the issuance of the certificate of occupancy.
      ii. Major development shall require a letter of substantial completion of the landscape plan, stamped by a landscape architect or certified irrigation auditor, and city inspection within one year of certificate of occupancy, or as otherwise approved in the subdivision improvement agreement, development agreement, or this PUD.
      iii. If weather prevents the required landscaping from being installed, collateral in the form of a financial security agreement, acceptable to the city, in the amount of 125 percent of the cost of materials and installation is to be provided to the city and approved prior to issuance of the certificate of occupancy.

Landscape design.

1. *Design objectives.* Landscape plans shall meet the following design objectives, as appropriate:
   a. Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.
   b. Promote stormwater management and prevent erosion through natural landscape elements and site features that intercept precipitation, filter, infiltrate, store, and convey runoff.
   c. Encourage the use of bioretention facilities or other creative landscape and stormwater designs that use vegetation and natural processes to improve the quality of stormwater prior to discharge or infiltration into the ground.
   d. Create focal points, gathering places, and pathways that enhance the comfort, interest and movement of pedestrians.
   e. Improve resource and energy efficiency with landscape arrangements that consider wind blocks, strategic shading, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

CHECKED BY: DJ
DRAWN BY: MA

Cascadia
Planned Unit Development
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

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

2. *Planting requirements.* The required plants shall be based on different elements of the site according to the following:

Site Element	Trees	Evergreen Trees	Shrubs
Streetscape. The landscape area in the right-of-way or along the lot line immediately abutting the right-of-way	1 shade tree per 35' of lot frontage	N/A	N/A
	Rights-of-way with constrained planting areas (including due to utility placement) may substitute 1 ornamental tree per 25' in place of the shade tree requirement.		
Frontage and Foundation. The area between the building line and right-of-way along a street, including sides of corner lots, used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings. This does not apply where a building is directly adjacent to parking areas.	1 shade tree per residential lot or per 50' of nonresidential or multi-family lot frontage, if buildings are set back more than 20' (0' to 20' = no requirement)	Evergreen trees may be substituted for shade trees at a rate of 1 for 1 for up to 50% of the requirement.	4 shrubs per 25' of building foundation. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement. Seasonal planting beds or pots associated with the streetscape and entrance may substitute for any building located closer than 10' to the front lot line.
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the frontage & foundation requirement. Ornamental trees may be substituted for shade trees at a rate of 1 for 1 if buildings are set back less than 25', or at a rate of 2 for 1 if buildings are set back 25' or more.		
Parking. Areas on the exterior edge or interior of parking where plants are used to soften the appearance, mitigate heat gain, and infiltrate stormwater	1 shade tree per 5 parking spaces	Evergreen trees may be substituted for shade trees at a rate of 2 for 1, for up to 50% of the parking lot requirement.	4 shrubs per 25' of parking lot exterior edge. 8 shrubs per 25' for any exterior edge within 20' of the right-of-way or a sidewalk. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement.
	Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.		
Other. All other unbuilt or unpaved areas of a site	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces. Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers, or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas. Artificial turf is only acceptable as ground cover for areas not visible from public rights-of-way and streets, as well as active spaces (sports fields, putting greens, and other similar amenities) and may be subject to other engineering specifications subject to grading or drainage plans. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.		

3. *Credits for existing vegetation.* Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.
   a. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any trees proposed to be removed.
   b. Existing landscape credits shall only count towards the portion of the site where it is located. For example, an existing tree may only count towards the required planting for parking lots if it remains in the parking lot in the final design.
   c. Credits shall be on a one for one basis provided existing trees shall be at least three-inch caliper to count. The director may approve landscape material that is more than three times the size specified for new plants on a two for one basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a three for one basis.
   d. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the tree protection zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.
4. *Design and location.* The plants required by the table above shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of these standards, considering the specific context, street frontage, property adjacencies, and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot, where landscaping requirements cannot be met within the lot or building envelope, the landscaping requirements may be met within adjacent common areas owned and maintained by an HOA or Metro District surrounding the lot or building envelope, as long as the intent of this section is met which will be determined at the time of development application(s). See *Common Open Space Lot Typical* within this PUD for example scenario.
   a. *Residential Parkway Consistency* – Being a key community element for consistency across Cascadia, all residential parkways shall be designed and approved with the subdivision or site plan process. Once residential parkway design solutions are approved by the city, all residential parkways must be constructed in accordance with the approved plans. Any future proposed changes to the residential parkway designs will not be approved by the city, unless requested by the original subdivision and/or site plan applicant (or assigns).
   b. *Streetscape trees.* Streetscape trees shall be located in line with other trees along the block, to the extent feasible and if appropriate to support the intended design character, to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority:
      i. On center in the parkway where at least six feet of landscape area exists;
      ii. Five to ten feet from the back of curb where no sidewalk exists or five feet from the sidewalk where sidewalks are attached and no parkway exists; or
      iii. Within the first five feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
      iv. Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.
      v. Trees shall maintain a clearance of at least eight feet above any sidewalk and at least 14 feet above any street or similar vehicle access way.
      vi. Shrubs or perennials planted in the parkway shall have no height restrictions unless in areas impacted by sight distance limits, in which they shall be limited to 36 inches.
      vii. For parkways and amenity zones less than seven feet wide, tree planting specifications and design standards shall be determined as part of future development application(s), as appropriate, as part of mutual agreements between the City and the Developer.
   c. *Frontage and foundation plantings.* Frontage and foundation plantings shall be located in open spaces between the building and the right-of-way or in planting beds associated with any hardscape design along the building frontage.
      i. Where the building setback requires additional shade trees per the table above, they shall be coordinated with the streetscape planting locations and located at least 20 feet from any streetscape tree.
      ii. Shrubs and other plantings shall be located within ten feet of the foundation, or abutting any sidewalk or hardscape areas along the foundation.
      iii. Where planting beds are used within hardscape around a foundation, they should be at least six feet deep, at least 80 square feet, and concentrated along at least 50 percent of the building frontage.
      iv. Use larger and vertical landscape elements to frame entrances, anchor the corners of buildings, or break up and soften larger building expanses. Ornamental and evergreen trees shall be located within 20 feet from the building to support this design objective.
   d. *Parking lot landscape.* Parking lot landscape requirements shall be planted along the exterior edge and landscape islands planned and designed according per the Access and Parking standards found within this PUD. These provisions do not apply when parking areas with hard permeable surfaces, or other surfaces approved by the director, are developed, as permitted within PA-A.
      i. There shall be at least one shade tree per 35 feet of parking lot exterior edge, or one ornamental tree per 25 feet of exterior edge.
      ii. There shall be at least one shade tree or two ornamental trees per 325 square feet of parking lot islands or other internal landscape areas.
      iii. Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes. The required shrubs may be reduced by 50 percent when used in combination with a decorative fence or wall between 30 and 42 inches tall that complements the architecture of the building or other hardscape features of the site.
   e. *Visibility at intersections.* All landscape materials, screens, or buffers shall be located and designed to maintain proper line of sight at all intersections of streets, alleys, driveways, and internal access streets as required.
   f. *Specific applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement. Approval shall be based on the greater requirement applicable to that area, and subject to the director determining that the intent and design objectives of this section are achieved.
   g. *Utility line clearance zones.*
      i. Landscaping shall not obstruct or grow into fire hydrants, water meter pits, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment.
      ii. No plant material with mature growth greater than 15 feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.
      iii. No shrubs shall be planted within five feet or trees within ten feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.
      iv. Trees or shrubs may encroach into the utility clearance zone but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of 20 feet are typically acceptable but shall follow service provider guidelines.
      v. Placement of landscape materials that are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.
5. *Alternative compliance.* Alternative compliance to the landscape design standards in this section may be authorized according to the process and criteria in the Greeley Municipal Code section 24-208, and the following additional criteria:
   a. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request up to 25 percent reduction in parking lot or frontage and foundation landscape requirements.
   b. Parking lots that include bio-retention areas greater than 1,000 square feet, or that otherwise use design strategies that cleanse and infiltrate parking lot runoff may request up to 25 percent reduction in parking lot landscape requirements.
   c. To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Perimeter landscape and screening.

1. *Design objectives.* Intense land uses or site elements shall use perimeter landscape to transition or separate from streetscapes and adjacent property according to the following design objectives:
   a. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to reduce impacts of surface parking areas and provide low-level headlight screening.
   b. Areas that transition to different uses or building scale require landscape areas to soften transitions or screen and buffer potentially incompatible transitions with a combination of dense vegetation or fences and walls compatible with the buildings on the site.
   c. Service and utility areas of buildings and sites shall be screened with architectural features, fences, or landscape materials to limit visibility or noise from adjacent property or streetscapes.
   d. Berms, vertical landscape elements, dense plantings, or other grade or spatial changes shall be used to alter views, subdue sound, mitigate lighting, and change the sense of proximity of high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
   e. Create landscape clusters that soften long expanses of building walls, fences, surface parking, or other similar areas.
   f. Address layers of screens, including shade trees (high layer — 30'+); evergreen or ornamental trees (mid-layer — 6' to 30'); and shrubs, annuals and perennials, and ground cover (low layer — under 6'), in a way that most directly mitigates the potential impacts and adjacencies.
2. *Perimeter planting.* The planting requirements in the following table shall be used to create transitions or to buffer and screen more intense uses or elements of a site, according to the design objectives of this section. The perimeter width exists independent of and may include any setback, parking edge or other open space requirements, and whichever width is greater and whichever planting requirement is greater for each type of plan will control.

Perimeter Type & Application	Width	Plant Requirement (per 100 linear feet)		
		Trees	Evergreen	Shrubs
Type I - Applied where any parking is within 20' of the right-of-way or along a public sidewalk (parking areas with hard permeable surfaces, or other surfaces approved by the director, excluded from this requirement)	5'	3	N/A	32
Type II - Applied to: Medium to low and high to medium land use transitions Perimeter of residential projects along collector streets; or perimeter of commercial and industrial projects along collector or arterial streets	10'	2	N/A	16
Type III - Applied to: Very high to high land use transitions Perimeter of residential projects on arterial streets; or perimeter of commercial or industrial projects along highways, expressways, or freeways (includes frontage along Highway 34 adjacent to PAs -A & -B)	15'	2	2	16
Type IV - Applied to: High to low and very high to medium land use transitions	20'	3	3	24
Type V - Applied to perimeter of residential projects along highways, expressways, or freeways	30'	3	3	36
Design Details & Alternatives	• To support compatibility between the mix of uses in Cascadia, the buffering and screening standards shall apply in areas where land uses are potentially less compatible. These standards do not apply to compatibly designed vertical mixed-use and horizontal mixed-use. Final applicable perimeter standards shall be determined at time of development. • Shrub amounts may be reduced by 50% along ROW where a property fronts on the street; or be designed according to the building frontage standards in this PUD. All landscape requirements may be reduced by 25% if used in combinations with decorative walls and fences meeting applicable fence berm standards found herein.			

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

Intensity	Land Use
Low-intensity use	• *Residential:* detached house, row house, and two-family dwellings • *Institutions:* churches, schools, public facilities including recreation fields, community swimming pools and similar facilities • *Commercial*: offices, day care, and similar non-retail services 2 stories or less
Medium-intensity use	• *Residential*: multi-family • *Commercial:* neighborhood retail (under 3,000 sf) or office uses (3 stories or more); neighborhood service uses (non-drive-up service), or similar uses that typically do not operate between 10:00 p.m. and 7:00 a.m.
High-intensity use	• *Commercial:* general commercial uses that may be larger scale (over 3,000 sf), higher intensity (repair shops, gas stations, or drive-up services), or similar uses that typically operate beyond 10:00 p.m. • *Industrial:* light manufacturing and research facilities • Any other commercial or industrial use under 3,000 sf of gross floor area
Very high-intensity use	• *Commercial:* commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage • *Industrial:* heavy industrial and manufacturing uses • Other commercial or industrial properties typically greater than 20,000 sf gross floor area
Oil & gas	• Reductions to perimeter landscape requirements for oil and gas sites located in non-urbanized areas may be approved by the director on a case-by-case basis, considering the context of the site and long-term anticipated development patterns in the area

4. *General screening.* All of the following shall be screened from rights-of-way and adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative solid fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where the design of the building, frontages, open space, buffers, and other site requirements do not adequately screen these elements, the director may require additional planting to achieve the design objectives of this section.
   a. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
   b. Permanent or temporary outdoor storage areas.
   c. Trash enclosures.
   d. Utility stations or fixtures.
   e. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
   f. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
   g. Nonresidential parking lots, or multi-family parking lots over ten spaces, adjacent to residential lots.
5. *Alternative compliance.* Alternative compliance to the perimeter landscape standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional criteria:
   a. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that lead to better water resource management and improved water quality may request up to a 25 percent reduction in the landscape materials.
   b. Projects that incorporate improved civic spaces and streetscapes beyond those required by the subdivision standards or development standards, and which provide active gathering places on the site with seating, public art, or other enhanced architectural hardscape and amenities, may request up to a 25 percent reduction in the perimeter landscape standards.
   c. Projects that retain significant amounts of existing trees, plant or animal habitat, or other natural areas, and which result in improved aesthetic or environmental performance, may request up to a 25 percent reduction in the perimeter landscape standards.
   d. Areas where a compatible mix and relationship of different land uses is better achieved through the enhanced design of buildings, streetscapes, and civic spaces, and where it results in a compact, walkable pattern may request a waiver of the perimeter standards.

Plant specifications.

1. *Design objectives.* The plant specifications have the following design objectives:
   a. Ensure the longevity and survival of landscape investments with proper species, location, installation, and maintenance of plants.
   b. Promote regionally appropriate strategies, including limiting the risk of disease or infestation through diversity of urban forest materials on an area- or city-wide basis.
   c. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
   d. Require water-efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
2. *Species.* All trees and shrubs shall be selected and planted according to Greeley's official landscape manual. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
   a. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
   b. Are adaptable to the climate of the front range region and the specific conditions in which they are proposed; and
   c. Are not invasive or otherwise problematic to the overall health of the landscape.
3. *Plant specifications.* All landscape materials shall be healthy at the time of planting and be selected for their native characteristic or survival in the climate for the front range region. Species, specifications installation, and maintenance shall otherwise be according to American National Standards Institute (ANSI) standards. Plants shall meet the following specifications at planting:

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

4. *Xeric guidelines.* Projects that incorporate xeric planting design in streetscapes, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the water and sewer department. Landscape plans are recommended to conserve water with landscape materials and design techniques using the following xeric principles:
   a. Reduce water demand by grouping plants with similar water requirements together. Water-efficient, drought-tolerant, pollinator gardens and xeric landscaping are encouraged to be planted together to promote water conservation.
   b. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-efficient or drought-tolerant grasses.
   c. Use drought-tolerant plants suitable to the region, with low watering and pruning requirements.
   d. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas shall install soil amendments as required by the water and sewer department's adopted criteria.
   e. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover, drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
   f. Alternative sources of irrigation for all landscape areas is encouraged.
5. *Installation and maintenance.* All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods.
   a. The metro district or property owner shall be responsible for maintaining all on-lot plantings, right-of-way landscaping, or other landscaping in common areas.
   b. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details.
   c. Prior to the installation of turf-grass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to title 20 of the Greeley Municipal Code and the water and sewer lawn installation specifications.
   d. Installed landscape material may be inspected periodically throughout the life of a development.
   e. Plant material that fails to grow within a three-year period from the certificate of occupancy or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying is considered a violation of the site plan approval. The director may order that the plants be removed and replaced, or otherwise enforce this as a violation of this code.
6. *Berms.* Where earthen berms are used as part of the buffer or screen requirements, they shall meet the following specifications:
   a. Berms shall have a slope not exceeding a horizontal to vertical ratio of no less than 3:1 ratio to no greater than a 4:1 ratio for turf-grass mowing, and must have a crown width of at least two feet.
   b. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.
   c. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.
7. *Stormwater treatment.* Landscape amenities that incorporate stormwater treatment are recommended. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity. Landscape areas that are part of the stormwater system shall adhere to the storm drainage design criteria and construction specifications and the City of Greeley Urban Design Criteria Manual.
8. *Irrigation systems.* All major and minor development shall have an automatic irrigation system for all landscape areas, meeting the requirements of the storm drainage design criteria and construction specifications, and including the following:
   a. Irrigation systems for major development shall require review and approval by the water and sewer department.
   b. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.
   c. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements and be irrigated by drip, bubbler systems, low volume spray heads and/or subsurface irrigation systems.
   d. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, retention or detention pond, or areas in a development where long-term native grass are to be established. Plants shall be established within three to four growing seasons and shall comply with the re-vegetation standards as provided in the storm drainage design criteria and construction specifications. After native grass is established, the temporary irrigation must be removed within three months after establishment is complete.
   e. An irrigation audit shall be required following the installation of the irrigation system.
   f. The director may waive the requirement for irrigation systems for minor development or to facilitate infill development or redevelopment of existing sites without irrigation.
   g. Areas landscaped for the grazing, stabling, or holding of animals are not required to have permanent irrigation.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

22 of 31

CHECKED BY: DJ
DRAWN BY: MA

Cascadia
Planned Unit Development
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

9. *Alternative compliance.* Alternative compliance to the plant specification standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following alternative criteria:
   a. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request equal or better alternates to the specifications in this section.
   b. Projects that include plantings with demonstrated superior survival rates in the front range climate, or which have reduced maintenance may request equal or better alternates to the specifications in this section.

SIGN STANDARDS

Intent and applicability.

The following standards shall replace Chapter 9. Sign Standards of the Greeley Municipal code, except as otherwise noted. Any signage shown within this PUD is for illustrative purposes only.

As noted in the General Provisions #2 of the PUD, given the magnitude of the development within the property associated with this PUD and the timeline it will take to develop, it is essential that the Sign Standards be approved with the understanding of inherent flexibility. In granting approval, the City shall allow variations for the purposes of establishing the sign standards. These variations will be granted through an administrative process and approved by the director. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for city review and approval. A PSP for signs within Planning Area A shall be approved prior to or concurrent with approval of the first site plan within Planning Area A. A PSP for signs within Planning Areas B-I shall be approved prior to or concurrent with approval of the first site plan within any of those Planning Areas.

1. *Applicability.*
   a. *Permits.* All signs, including the replacement, repair, or major alteration of a sign, require a permit prior to installation unless specifically exempted by this PUD. Community development department staff shall review sign applications for consistency with this PUD, and the building official shall be responsible for issuing sign permits.
   b. *Change of copy.* Once a structure receives legally conforming status from the city, the sign copy may thereafter be changed without a permit. All other copy changes, such as painted signs or channel lettering, shall require a sign permit. Where a sign frame or structure has been approved as a changeable copy sign, subsequent changes of copy only shall not require a permit.
   c. *Interpretation.* This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint, or message. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. Messages may be changed without the need for any approval or permit, provided that the size and structure of the sign are not altered. To the extent any provision of this chapter is ambiguous, the provision shall be interpreted not to regulate on the basis of the content of the message.
   d. *Abandoned signs.* Abandoned signs must be removed or covered upon determination of their abandonment. At the time that either a portion or all of a sign, sign frame, sign components, or sign supporting structure are no longer in use for a period of 90 consecutive days, the sign frame, sign components, or sign supporting structure shall be brought into conformance by removal or the placement of a new permitted conforming sign, components and structure.

Exempt signs.

The following signs are exempt from the sign permit process provided the sign meets all other applicable requirements and any other applicable building and electrical code. Unless specifically noted, exempt signs do not count towards the sign allowance specified for Planning Areas.

Any sign beyond the limits of this section shall require a permit and be subject to other general sign limits and standards.

1. *Required signs.*
2. *Temporary signs.* Temporary signs associated with approved temporary uses, provided that the schedule for display and removal of the signs is set out in the temporary use permit.
3. *Construction site sign.* Up to three site signs per street frontage are allowed as follows:
   a. Construction site signs for all residentially developed properties shall not exceed seven square feet of sign area per face and five feet in height. Properties greater than 2½ acres are allowed up to one 32-square-foot sign;
   b. Construction site signs on nonresidential zoned properties with less than 200 feet of lot frontage shall not exceed 24 square feet of sign area per face and eight feet in height;
   c. Construction site signs on nonresidential zoned properties greater than 200 feet and less than 500 feet of frontage shall not exceed 32 square feet of sign area per face and eight feet in height;
   d. Construction site signs on nonresidential zoned properties with greater than 500 feet of frontage shall not exceed 64 square feet per sign face and ten feet in height; and
   e. The sign may be displayed no more than 45 calendar days before and 45 calendar days after the completion of construction.
4. *Cornerstone sign.* A cornerstone may be up to a total of four square feet in size.
5. *Directional on-premises sign.* A property may have any number of directional on-premises signs sufficient to safely direct customers to key locations.

Planning Area	Maximum Area per Sign
PAs -A, -B, -H, & -I	250 sf per sign
PAs -C, -D, -E, -F, & -G	150 sf per sign

6. *Yard and site signs.* Yard signs and site signs are allowed in all Planning Areas of the Cascadia PUD and are subject to the following provisions:
   a. The total cumulative sign area allowed for yard signs is as follows:

Lot Size	Less than 1/4 acre	Over 1/4 acre to 1 acre	Over 1 acre to 3 acres	Over 3 acre to 5 acres	Over 5 acres
Sign allowance (cumulative square feet)	64 sf	128 sf	192 sf	224 sf	256 sf

   b. No individual sign shall have a sign area that exceeds 32 sf.
   c. Yard signs and site signs may be located on a property only with the consent of the property owner, authorized property manager, or legal tenant.
   d. In no event shall a yard sign or site sign be posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard. If any yard sign exceeds six square feet, it is counted towards any applicable standards of Construction Site Signs.
7. *Flag.* Flags are allowed which do not exceed a maximum size of 150 sf in size per flag. A total of 300 sf flag area is allowed per property.
   a. No part of any flag when fully extended shall protrude over any public right-of-way or property line in any direction.
   b. The freestanding maximum mounting height of flags shall be equal to or less than the maximum building height allowed in the Planning Area in which the flag is located or ten feet above the height of the principal structure on the premises, whichever is less.
   c. The flagpole for any individual flag over 100 sf must be set back at least equal to the flagpole height from the property line.
8. *Holiday decoration.* Temporary decorations, lighting, or displays which are clearly incidental to and customarily and commonly associated with any national, state, local, religious, or commonly celebrated holiday shall be displayed not more than 60 days prior to the holiday and no more than 30 days after the holiday. The decorations may be of any type, number, size, location, illumination, or animation if the decorations are located so as not to conflict with traffic regulatory devices or create a traffic hazard.
9. *Incidental sign.* The combination of incidental signs shall not exceed 2 square feet in sign area per building entrance.
10. *Interior signs.* Signs within a building, or other signs interior to a development and not legible beyond the boundaries of the property on which they are located, and which are not intended to attract off-site attention, shall not be counted for the purpose of zoning regulations toward sign calculations.
11. *Portable sign.* One portable sign is allowed per storefront if it can meet all of the following conditions:
    a. Is located within 20 feet of the principal public entrance to the tenant or occupant that displays the sign;
    b. Is no larger than six square feet per face and no greater than 48 inches in height;
    c. Is located outside of clear vision zones identified in the Greeley Municipal Code;
    d. Is in place only during hours of operation;
    e. Is not posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard;
    f. Two immediately adjacent tenants or occupants may share a single sign, not to exceed the standards listed above; and
    g. Any portion of a portable sign located within the public right-of-way must be authorized by a right-of-way revocable sign permit from the city.
12. *Public sign.* Public signs may be of any type, number, area, height above grade, location, illumination, or animation required by the law, statute, or ordinance under which the signs are erected. Public signs, government signs, and signs on public bus benches and/or shelters in the right-of-way shall not be subject to a right-of-way revocable sign permit. Signs on governmental property outside of the right-of-way shall require a right-of-way revocable sign permit.
13. *Subdivision or multi-family entry signs.* Detached wall signs or monument signs that are located within 40 feet of a street intersection that provides entry into a subdivision or multi-family complex, provided that they are no greater than 20 square feet in sign area, including all sign faces, and not greater than six feet in height. Two residential complex identification signs are allowed per intersection.
14. *Vehicle signs.* It shall not be a violation of this chapter if the vehicle to which a sign is mounted, painted, or otherwise affixed is used for travel between home and work or is temporarily parked away from the business premises while being used to provide the business' services or products, or as personal transportation for the vehicle operator. A parked vehicle that contains or displays signs is allowed when:
    a. The sign does not extend more than one foot above the roofline of the vehicle;
    b. The vehicle is not illuminated or does not have flashing signs;
    c. The vehicle is licensed and operable; and
    d. The vehicle is in use or legally parked.
15. *Wind-driven devices.* The following devices, which are designed to move with wind or forced air, are allowed as follows, provided that signs are not affixed to the device. Wind-drive devices may be displayed for no longer than 45 days. No more than 3 wind-driven devices per lot:
    a. *Pennant.* A pennant flag may be a maximum of one square foot per flag face, and pennant lines shall be no longer than the front lot line or exceed the height of the building. For residentially zoned properties, pennants are allowed for open house events only three days per year. For commercial and industrial zoned properties, pennants are allowed on a single property for any length of time, provided they are maintained and in good condition.
    b. *Ground kite.* Ground kites are allowed only in commercial or industrial zoned properties as follows:
       i. Ground kites shall be affixed to the ground and shall not exceed two feet wide and eight feet tall.
       ii. One ground kite is allowed for every 25 feet of lot frontage.
    c. *Sky dancer.* Sky dancer devices are allowed only in commercial and industrial zoned properties as follows:
       i. Sky dancers shall be affixed to the ground and shall not exceed two feet wide and eight feet tall.
       ii. One sky dancer is allowed for every 50 feet of lot frontage, with a maximum of three for each property.
    d. *Wind signs.* Wind signs cannot be used in combination on a property, unless approved in advance with a temporary sign permit.
16. *Window sign.* A window sign is allowed but shall not exceed 25 percent of the glass surface of individual window panes visible from the public right-of-way.

Prohibited signs.

Except for signs within buildings and not legible or intended to attract the attention of persons outside the building, or signs interior to a development, the following signs are declared to be a public nuisance and are prohibited in all Planning Areas. They must be removed unless determined to be legally nonconforming except as provided in this PUD:

1. *Exposed incandescent, high-intensity exposed light bulbs.* The use of exposed light bulbs independently or as a sign or portion of a sign visible from any property line on which the sign is located is prohibited.
2. *Flashing, animated or imitating signs, including signs that have moving, blinking, chasing, scrolling, or other animation effects.* (Other than EMD signs as permitted within this PUD) Signs either inside (including, but not limited to, open signs and electronic display signs, etc.) or outside of a building and which are legible from a public right-of-way must be removed except as follows:
   a. Time and temperature messaging, which changes its message instantly and does not change copy more frequently than every once every three seconds; or
   b. Electronic message boards used by the city or other public agency to address a health, safety, or welfare matter.
3. *Imitating sign.* Regardless of any clear safety concerns are present.
4. *Off-premises signs*, except as follows:
   a. Temporary real estate signs which are located on a common area outlot, approved by the property owners' association; and
   b. When two or more adjacent landowners collocate signs on a single sign structure or on a shared property line through a legally binding agreement.
   c. In PAs -A, -B, -H, and -I, off-premises signs (including supporting structures) used for commercial or non-commercial messages are permitted only along Highway 34 frontage and Highway 257 frontage. Off-premises signs are not permitted in PAs -C, -D, -E, -F, and -G.
5. *Nongovernmental signs on public utilities.* No sign may be attached to utility poles or other public structures within the public right-of-way, except as specifically authorized by the city.
6. *Roof signs*
7. *Right-of-way signs.* Except as otherwise permitted elsewhere in this PUD, no signs other than regulatory signs are allowed in the public right-of-way, except as provided by a right-of-way revocable sign permit.
   a. In addition to all other enforcement authority available to the city, the city may also remove or cause to be removed any illegal or unauthorized sign from the public right-of-way without notice to any party. The cost of removal as may be assessed by the city is the responsibility of the owner of the sign or, if unknown, the property owner.
   b. The city shall have the authority to dispose of all unauthorized or illegal signs removed from the public right-of-way without notice to the owner of such signs. The cost of removing and storing of removed signs as may be assessed by the city shall be the sole responsibility of the owner of the sign.

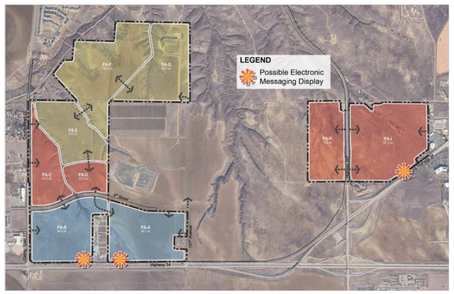
Standards applicable to all signs.

1. *General standards.*
   a. With the exception of real estate, election, ideological, and prohibited activities signs, signs shall not be permitted unless there is a primary structure on the parcel. In PAs -A, -B, -H, and -I, off-premises signs (including supporting structures) used for commercial or non-commercial messages are permitted only along Highway 34 frontage and Highway 257 frontage. Off-premises signs are not permitted in PAs -C, -D, -E, -F, and -G.
   b. All signs shall comply with the adopted building and electrical codes, model traffic code, historic preservation, and other codes and ordinances as adopted by the city. All electric signs shall comply with and bear independent testing laboratory labels. In the event of any conflict between any of these codes or ordinances and this chapter, the more restrictive provision shall apply.
   c. No person may damage, destroy, trim or remove any trees or shrubs located within the public right-of-way for increasing visibility of a sign. The director may authorize this work through an approved use by special review, site plan, or any other land use zoning permit.
   d. All signs shall be designed to be consistent and compatible with the character of the principal buildings to which the signs relate, including the use of similar or complementary colors and materials in the design and construction of signs and their surroundings.
2. *Sign lighting.* Signs may be internally illuminated, backlit, or illuminated by down-lighting or by ground-mounted light fixtures that illuminate only the sign face and base and shall conform to the following:
   a. Illuminated signs for all residential development or illuminated signs on nonresidential development immediately adjacent to residentially zoned properties shall either have an opaque background and translucent letters or letters without background lighting;
   b. In no case shall sign lighting create more than 0.1 footcandle impact on habitable residential uses in residentially zoned areas;
   c. Neon lighting shall only be permitted within the lettering or logo of a sign;
   d. Illumination of the sign face by down-lighting or ground-mounted light fixtures shall not exceed 50 footcandles as measured on the sign face; and
   e. Flashing or strobe lighting shall not be permitted, whether used as part of a sign or to draw attention to a site or location.
3. *Construction and maintenance standards.*
   a. All signs and sign parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable state, federal, and city regulations and the adopted building and electrical codes.
   b. All signs, including those exempt from sign permits, shall be maintained and kept in good repair, and in conformance with the original sign permit. A sign that is maintained and kept in good repair shall meet the following criteria:
      i. All sign supports, braces, guy wires, anchors, and related screening are kept in repair, in a proper state of preservation.
      ii. There is no evidence of deterioration, including chipped or peeling paint, rust, corrosion, fading, discoloration, broken or missing sign faces, text, logos, graphics, or other elements of the sign.
      iii. There are no missing, flickering, or inoperative lights that create a perception of deterioration or abandonment of the sign.
   c. Any non-maintained sign shall be repaired or replaced within 15 calendar days following notification from the city, unless the owner receives a written extension from the City to repair or replace the sign. Noncompliance with such notice shall constitute a nuisance subject to enforcement actions.

Permitted sign allowances.

This section provides allowances and standards for specific types of permitted signs.

1. *Awning sign.*
   a. Awning signs greater than 25 percent of the exterior surface of the awning shall be permitted and count to the wall sign allowance.
   b. The entire surface of the awning shall be considered the sign.
   c. The entire illuminated exterior area of an internally illuminated sign shall be included in the calculation of the sign area.
   d. Any portion of an awning sign projecting over the public right-of-way must obtain a right-of-way revocable sign permit.
2. *Canopy sign.*
   a. If the canopy is attached to a building, all or a portion of the available wall sign allowance may be transferred to the canopy, subject to setback provisions.
   b. If the canopy is a freestanding structure, all or a portion of the available freestanding sign allowance may be transferred to the canopy, subject to setback provisions and height.
3. *Electronic messaging display (EMD).*
   a. EMD signs are allowed only within PAs -A, -B, and -I and for institutional uses in any PA. EMD signs require an administrative site plan review subject to the process and criteria of the Greeley Municipal Code.
   b. Cascadia may include up to 3 signs with electronic messaging displays of up to 700 sf per digital messaging board in PA-A and 525 sf per digital messaging board in PAs -B & -I. Signs may be located as noted within the following exhibit. Each EMD is not counted towards the permitted sign allowance, as permitted in the tables below.

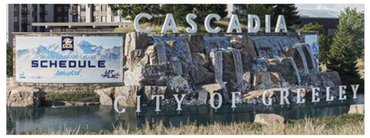


Note: Sign locations are approximate. Final locations to be determined as part of a Planned Sign Plan.

4. *Freestanding and monument signs.* The following table provides the allowance for permitted freestanding signs:

	PAs -E, -F, & -G	PAs -C & -D	PAs -A, -B, -H, & -I
Size	Max. of 250 sf	Max. of 250 sf per sign face	700 sf per sign face (along Highway 34 and State Highway 257) 250 sf per sign face all other frontages
Height	12'	30'	40'
		Quantity	
Less than 200' of frontage	1 freestanding sign in place of one allowed wall sign; OR Allocate a percentage of the wall sign allowance to a freestanding sign, provided the cumulative wall and freestanding sign size does not exceed the maximum allowed for either category	PA-C - 2; PA-D - 1 freestanding sign in place of one allowed wall sign; or allocate a percentage of the wall sign allowance to a freestanding sign, provided the cumulative wall and freestanding sign size does not exceed the maximum allowed for either category	Adjacent to Highway 34 - 2 (per PA) Adjacent to 131st - 1 (per PA) Adjacent to CR 17 - 1 (per PA) Adjacent to 4th Street - 2 (per PA) Adjacent to SH 257 - 2 (per PA)
200'-499' of frontage	1 freestanding sign		
500'+ of frontage	2 freestanding signs		

   a. All freestanding signs shall have a base covering at least 25 percent of the sign width, unless there is less than two feet clearance from the bottom of the sign.
   b. Where two or more property owners share a common lot line, the property owners may combine the lot frontage for the purpose of sharing a freestanding sign on or near the common lot line.
   c. If a lot has more than one street frontage, such as with corner lots, up to two cumulative lot frontages may be used to determine the maximum number of signs.
   d. Noncontiguous lot frontage is calculated separately.
   e. Monumentation signs within the Entertainment District may be subject to the following general standards:
      i. May feature two electronic messaging display faces up to 700 sf each and feature text up to 90 ft in length with letters up to 7 ft in height.
      ii. Material finishes may include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels, illuminated sign panels, electronic messaging displays or video boards, or other similar materials. Materials will be determined with a Planned Sign Program.
      iii. Monument signs may be of a variety of forms and sizes from typical sign shapes to more organic and natural profiles.
      iv. Individual letters may be several feet in height and long bands of text are allowed.



Conceptual EMD and Monument Sign. Graphic is conceptual and subject to change.

5. *Projecting wall sign.*
   a. A projecting sign shall not be higher than the top of the wall or the bottom of the roof eave.
   b. A projecting sign must have eight feet clearance from grade and may not extend more than four feet from the building wall except where the sign is an integral part of an approved canopy or awning.
   c. A projecting sign is included in the total wall sign allowance.
   d. A projecting sign over public right-of-way must obtain a revocable sign permit.
6. *Wall signs.* The following table provides the allowance for permitted wall signs:

Planning Area	Principle Building Frontage	Secondary Building Frontage	Maximum Area per Sign
PAs -A, -B, -H, & -I	1.5 sf	1 sf	1,000 sf per sign
PAs -C, -D, -E, -F, & -G	1.5 sf	1 sf	250 sf per sign

   a. Except for within PA-A, no wall sign may be attached to or displayed against any parapet wall that does not extend at least 75 percent of the perimeter of the roof enclosed by the parapet. No sign shall exceed the height of the parapet wall. This standard does not apply to an existing building as of the date of the adoption of this PUD.
   b. Except for within PA-A, no wall sign may extend above the roofline of a building except as permitted on a parapet wall.
   c. Except for within PA-A, no wall sign may be displayed on the wall of a mechanical room or penthouse or other such enclosed space which is not habitable by the occupants of the building.
   d. No sign, including any light-box or other structural part, shall exceed a depth of 20 inches.
7. *Public and institutional uses.* Nonresidential institutional and public uses allowed in residential districts shall comply with the standards required per the Planning Area they are located. Public schools are encouraged to comply with the same standards as other public or institutional uses.
8. *Planned unit development (PUD).* The provisions in this chapter shall be used to guide signs within planned unit development (PUD) requests.
9. *Temporary signs.*
   a. Temporary signs shall be allowed per tenant in addition to the amount of permanent signs that is otherwise permitted. Temporary signs shall require a temporary sign permit according to these standards.
   b. The total amount of temporary signs shall not exceed the following:

Planning Area	Maximum Area per Sign
PAs -A, -B, -H, & -I	1,000 sf per sign
PAs -C, -D, -E, -F, & -G	250 sf per sign

   Except for the following (up to 2 of the following signs are permitted):
   i. Temporary monument signs in the following style are permitted and shall not exceed 25' in height and 52' in width.

Note: Conceptual design and scale. Subject to change.

   c. Temporary signs shall be allowed for a time specified within the temporary sign permit application.
   d. *Temporary signs associated with a temporary use under the provisions of section 24-405 of the Greeley Municipal Code and the Land Use Matrix of this PUD.* Any temporary use longer than 60 days will require director approval. The temporary sign permit may be extended for up to an additional 30 days, provided the director has granted an extension of the associated temporary use.
   e. Any property that contains an outdoor electronic messaging display shall not be permitted to have an additional temporary sign allowance. This standard does not apply to PAs -A, -B, -H or -I.
   f. Balloons, inflatable signs and other inflatable objects containing text and/or graphics, which have a total visible area (individually or combined) that does not exceed 33 square feet shall be considered a temporary sign and shall require a sign permit. Balloons that do not contain text and/or graphics shall not require a sign permit. No balloon, inflatable sign, or other inflatable objects shall exceed the height of the principal building on the site, shall not extend over the public right-of-way when fully extended, shall not impede pedestrian or vehicular traffic.
   g. Searchlights or beacons shall be considered temporary signs and shall require a sign permit. Searchlights or beacons shall not be placed or used in such a way that impedes pedestrian or vehicular traffic, or results in light or glare at grade. Searchlights and beacons are only permitted within PAs -A, -B, -H, and -I.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

23 of 31

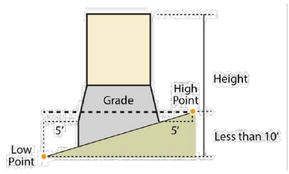
CHECKED BY: DJ
DRAWN BY: MA

Cascadia
Planned Unit Development
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Sign measurements and interpretation.

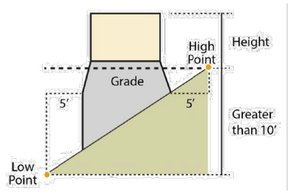
1. *Sign area.* The area of a sign is measured by determining the total sign face, which includes the backing and the frame of the sign.
   a. The area of a sign shall be measured utilizing a continuous rectilinear perimeter of not more than 12 straight lines, the extreme limits of writing, representation, lines, emblems, or figures contained within all modules, together with any air space, materials or colors forming an integral part or background of the display or materials used to differentiate such sign from the structure against which the sign is placed. For replacement of existing signs, the applicant may choose to utilize an exact calculation of sign area in lieu of this requirement.
   b. Freestanding signs in Planning Areas other than monumentation signs within PA-A are subject to the following requirements:
      A freestanding sign area and its support structure may be equal in size to 1½ times the maximum-sized sign allowance at that location. The base of a monument sign shall not be counted as part of the calculation, provided that:
      i. The base does not account for more than one-third of the combined area of the sign face and the base; and
      ii. At least 60 percent of the bottom edge of the sign, including its supports and structure, has contiguous contact with the ground. Where the base has an unusual shape, such as circular or diamond-shaped, the bottom of the base shall be determined by measuring at a point that is one-third of the distance from the ground to the top of the base; and
      iii. Any portion of the base that contains a sign will be counted, with the exception of a numeral address that is clearly incidental to the sign.
   c. The area of a sign which has multiple sign faces not parallel to the right-of-way, such as V-shaped, triangles, or cubes, shall be calculated using the total of all faces which may be viewed at the same time from the public right-of-way or adjacent property.
   d. All writing, representations, emblems, or figures forming an integral part of a display used on an awning to identify, direct or attract the attention of the public shall be considered to be a sign for the purposes of measurement.
   e. Internally illuminated awning signs that are translucent, with backlighting, shall include the entire area of the awning in the calculation of the sign area. (See also *Awning sign* within these Sign Standards.)

2. *Sign height.* The height of a sign shall be determined by measuring the vertical distance from the adjacent grade to the highest point of the sign or sign structure. For purposes of this section, "grade" as a point of measure shall mean either of the following, whichever yields a greater sign height:
   a. The elevation of the highest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is less than a ten-foot difference between the highest and lowest ground surfaces within a five-foot horizontal distance from said sign; or



Sign Height – Grade change of ten feet or less

   b. An elevation ten feet higher than the lowest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is greater than a ten-foot difference between the highest and lowest ground surface within a five-foot horizontal distance from said sign.



Sign Height – Grade change of ten feet or less

3. *Orientation.* The principal orientation of any sign shall be determined by the director in accordance with the intent and standards of this chapter, street classification, and the following:
   a. The orientation of a freestanding sign is to the nearest public right-of-way to which it is perpendicular or parallel;
   b. The orientation of a wall sign is to the nearest street with the highest traffic volume;
   c. The orientation of a projecting wall sign is to the nearest street with the highest traffic volume and to which the sign is most nearly perpendicular;
   d. The orientation of all other signs, including canopy signs, shall be to the nearest public right-of-way.
4. *Sign setbacks.* Sign setbacks are the minimum distance required between the apparent centerline of the right-of-way and any portion of a sign or sign structure. Where the property is adjacent to a frontage road, the centerline of the highway to the leading edge of the sign is used to determine setback (i.e., frontage road is disregarded for calculation of the setback).

Relief from standards.

1. *Alternative compliance*/Variances to the dimensional standards established in this section shall be granted through an administrative process and approved by the director as general as part of General Provisions found within this PUD.

PARKS REQUIREMENTS

Purpose and Intent.

The Park standards emphasize the importance of well-designed public spaces, in shaping Cascadia's community image and identity. These standards promote the integration of parks, trails, open space, natural space and common areas into the fabric of neighborhoods to create a cohesive and functional public realm. They prioritize the quality, context, and multifunctionality of these spaces – supporting ecological, recreational, aesthetic, and urban design goals. The standards also encourage civic focal points, sustainable design practices, and alignment with the city's master plans for parks, trails, and natural areas in the following ways:

1. Being broadly accessible to the public,
2. Including natural or landscaped open space where functionally appropriate,
3. Supporting a range of active and passive uses, and
4. Encouraging a range of unstructured use as well as organized activities appropriate to the type and purpose of the space.

Any standards, provisions or alternative solutions proposed to meet Parks requirements of this PUD not explicitly stated in this PUD shall require administrative approval as an amendment to this PUD.

The following standards shall replace Section 24-302. of the Greeley Municipal code, except as otherwise noted.

1. *Required Parks – Quantity.* All residential subdivision applications within this PUD shall meet Park Requirements in the following quantity:

	Requirement	Formula
Total acre requirement	9.75 acres / 1,000 people	Units x 2.74 people / unit x 0.00975 acres / person

2. *Park Dedication.* Park dedication requirements may be fulfilled by any of the following methods (or combination thereof):
   a. Land Dedication to the City of Greeley (for any of the types listed in *Section 3.*, below); and/or
   b. Cash-in-Lieu of land dedication paid to the City of Greeley; and/or
   c. Parks, Open Space, Trails and/or Recreational/Entertainment Facilities that are developed, owned and maintained by a public, quasi-public or private entity (City, Developer, Metropolitan District, HOA, or similar),
   d. All land and facilities attributed to Park dedication shall remain broadly accessible to the public to the degree appropriate for the type of use, facility or space.
3. *Meeting Park Requirements.* Meeting Park Requirements (other than through cash-in-lieu payments), may include any of the following:
   a. Parks – include land developed with passive and/or active uses. They may include programmed sports facilities, play equipment, informal and formal sports and multipurpose fields, sports courts, trails, group picnic areas, gardens, water features, dog parks, gardens, plazas, courtyards, trail connections, water features, natural areas associated with more active areas, and other/similar improvements.
   b. Plazas and Courtyards – include spaces that are characterized as highly pedestrian-oriented spaces that are primarily paved and provide a compact park environment within higher density and more intensive use areas. They are centers of activity throughout the year and should be designed for year-round use. Plazas are typically located adjacent to a street, providing visibility and access from the adjacent street or walkway system. Courtyards may be enclosed on multiple sides by buildings, with at least one side visible from a street or walk, conveniently accessible for public use.
   c. Open Spaces – include areas that are largely maintained in a natural condition, or designed as such, which may or may not include activated uses, such as water features, trails, benches, and other/similar improvements.
   d. Trails – include significant trail corridors (including the land associated with the trail improvements) that provide a greater level of connectivity between regional locations and amenities in the area, provide unique pedestrian opportunities and environments, provide extended e-mobility improvements and connectivity, or other/similar improvements.
   e. Uses – includes land, facilities and site improvements associated with projects that are designated for publicly accessible City, regional or significant community recreational and/or entertainment uses (i.e. equestrian centers and others).
   f. Neighborhood features and common area systems – includes creation of substantial: pocket parks (min. 2.0 acres), civic spaces (min. 20,000 sf), or other open land features (min. 4 acres) operated and owned by a metropolitan district, homeowners' association or other governing entities for any other public, common, or private purpose. These areas shall be coordinated with the design and location of street networks, parks and trails to better leverage a system of parks, trails, open lands, and civic spaces throughout the area.
4. Additional Park Dedication Standards.
   a. Existing residential dwelling units within a subdivision shall be excluded from the calculation of the park dedication requirement.
   b. Meeting Parks Requirement through any means stated above or that are developed within any of the Planning Areas in the PUD may be credited towards meeting the requirements of any uses in the PUD that requires Park Requirements calculations to be met. This includes the following Park Features and minimum acreages (see table below): *if during the site planning/subdivision process these areas increase or decrease in size, the actual acreage of these Park Features shall be applied towards meeting the Parks requirements of this PUD.*

If any future Park dedications are required by development within this PUD beyond the acreages of the Park Features included in the table below, they shall follow Park Land Dedication requirements outlined in City Land Development Code at the time of subdivision application.

Standards and requirements specific to each potential Park Feature to enable eligibility as a Park are described below. Other similar Park Features may be proposed that meet eligibility as a Park when similar features, improvements, and/or uses are included.

Park Feature	Acres (+/-)	Character
Plaza / Core Area	11.4	Includes a range of potential improvements, including but not limited to hardscape/softscape areas, various activity areas, amphitheater, water features, pedestrian areas and connections, transit hub area, parking, pickup/drop off areas, landscape improvements, and similar improvements and uses areas.
Cascadia Falls Park	28.9	Includes a range of amenities such as water course/ falls, fountains, ponds with varied amenities, adjacency to restaurants/retail uses, trails/pedestrian nodes, and other similar improvements.
Equestrian Center	15.0	Includes an equestrian facility intended for both private use and public access. Features are intended to include barns, arenas, various types of pens, parking, pasture riding areas, trails, and other similar improvements. Provide trailer parking, restrooms, and water access to support all users.

Park Feature	Acres (+/-)	Character
Arroyos / Open Space Park *(north of 4th Street between PAs -C & -D/-E)*	22.6	The intent within this PUD is to generally protect significant natural areas and their ecological functions while allowing for practical and flexible development that allows a range of land uses within and adjacent to them and promotes community access and recreational features. Planning and design of these areas is intended to support native (or naturalized) plant and animal communities and retain their ecological value over time, as appropriate. Includes the area north of 4th Street, between PA -C & PAs -D/-E. Features are intended to include water features, ponds, water falls, trails of various types, smaller park areas, and other similar improvements. Areas within the PUD identified as having ecological significance or natural open space value (as defined by a qualified environmental consultant) should be prioritized for context-sensitive integration into the site design. Minimize development footprints near these features through design techniques such as clustering, use building envelopes, reduced street impacts through the use extended length culs-de-sac, and transitional landscaping to buffer and enhance habitat edges. Allow vehicular, pedestrian and other crossings and integrated stormwater and enhanced water feature design within arroyos when necessary or desired, provided habitat disruption is minimized and/or mitigated. Crossings should be designed with appropriate low-impact solutions and materials, vegetated swales, or similar ecologically sensitive treatments, where appropriate. Provide at least one public access point to each natural corridor, with clearly marked signage and pedestrian connectivity to the broader trail and sidewalk network. Private HOA-only access is prohibited for park land dedication purposes. If a shared ownership model is proposed, access easements must be recorded to ensure long-term public benefit and connectivity.
Key Trail Corridors / Regional Trails *(internal to PUD north of 4th Street and Regional Trail segments along CR 17, Hwy 24 and 131st Ave)*	14.2 (plus acreage for Regional Trail corridors)	Includes areas east of PAs -E/-F, through PA-F, and south of PA-G. Features include trails of various types, a regional north-south Mobility Trail that connect the Cascadia Catalyst area with regional destinations to the north (Windsor, etc.), and other associated improvements. Connectivity to Arroyos del Sol is provided in the open space corridor located south of PA-G. The trail system should use best practices to connect significant PUD features to connect residents and visitors in a manner that meets connectivity objectives, ADA and other applicable regulations. Lighting and signage should be provided at major junctions. Multi-use trail design should consider best practices related to safety, accessibility, and enjoyable user experience for shared-use corridors (e.g., golf carts, pedestrians, cyclists, equestrians) to interact appropriately, based on the types of trail users. Ensure public trail segments remain accessible to equestrian and non-equestrian users where applicable, with posted etiquette signage and proper maintenance of shared routes. Portions of regional trails located within the PUD will be constructed as follows and as described in this PUD: - **County Road 17:** (the Regional Trail incorporated as a 12' min. trail within the arterial road right-of-way and related improvements), - **Hwy 34/131st Avenue alternative alignment along 131st Avenue, 4th Street and CR 17 roadway corridors:** (the Regional Trail will be accommodated as a combined trail within the 16' wide e-mobility trail along 131st Avenue and continues west along 4th Street to the arroyo, then will extend west from the arroyo to CR 17 via a 12' wide sidewalk/trail associated with the 4th Street improvements), These trails will be implemented using the standards for construction of the then current design and construction specs and associated guidance documents related to trail width, materials, and features (as long as these trails are designed to fit in those corridors without requiring acquisition of additional off-site land). These trails may be located within the rights-of-way for these roads and designed as a part of those road sections. Any required deviations, as related to roadway design improvements will be taken into consideration to avoid redundant trail or sidewalk improvements in these corridors. Regional trails will be managed, maintained, and owned by the City of Greeley (or the General Improvements District or a metropolitan district) once accepted by the City (or appropriate entity) as constructed to spec, and applicable trail regulations will apply at that time. Internal trail and sidewalk system improvements should connect to regional trails for ease of travel for users.
Other Arroyos	Acres associated with Other Arroyos	Any other arroyos that are publicly accessible may be counted towards Parks credits.

Park Feature	Acres (+/-)	Character
All future remaining Park Land Dedication requirements of this PUD shall be met by using the Land Development Code	Any remaining acreage requirements *(not met by the Park Feaiures described above)*	Includes other parks of various sizes that are intended to meet parks and recreation needs, including neighborhood, community and/or regional parks. The parks will most likely be located in or near residentially-oriented neighborhoods within Cascadia, or within an accessible proximity to such neighborhoods. These are preliminarily located in PAs -E, -G, -H & -I due to likely residential proximity, which promotes pedestrian or more optimal accessibility. Sizes and programs for amenities for each of these parks will be determined during the subdivision or site plan review/approval process for adjacent use areas within these Planning Areas. Locations are approximate and may vary within the Planning Area as needed. For any remaining required Park acreage needed for this PUD beyond the listed Park Features, the City and Developer will agree on any necessary adjustments to meet the remaining acreage requirement per the Land Development Code intended to meet requirements of the PUD. Additional Parks/Park Features (not considered as typical Neighborhood, Community or Regional Parks) may also fulfill these remaining Future Park land requirements in this PUD, if needed. *For any **remaining future Park Land Dedication requirements**, cash-in-lieu of land dedication may be used when the Developer and the City agree that cash value of land to be more appropriate in satisfying the needs of the proposed subdivision than land within the proposed subdivision. Cash-in-lieu of land dedication for meeting Parks requirements in this PUD shall be provided per the Land Development Code standards.*

   c. Land proposed to meet Park Requirements shall be clearly identified on any submitted plat including the number of acres for each site and the total acreage proposed for city park dedication within the PUD.
   d. Land intended to meet Park Requirements may include drainage improvements, including improvements required to serve regional needs, as long as these drainage areas are integral to a Park, Trail, or Open Space, and/or include substantial amenities and park-like features appropriate for the type of space it is associated with (i.e. arroyo feature with a trail corridor, Cascadia Falls Park with the cascading water features and associated drainage solutions, etc.). Typical drainage improvements without these types of improvements are not permitted as Park acreage in this PUD.
   e. The dedication or transfer of land intended to meet Park Requirements shall be by warranty deed, and the title shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of dedication. In addition, for land dedicated to the city, the applicant shall provide the city with a title insurance policy in the city's name and a certified survey at the time of conveyance.
   f. Land intended to meet Park Requirements shall include adequate site improvements that are appropriate for the type of use associated with such land parcel, and shall include necessary water serviceability.
   g. Land intended to meet Park Requirements shall be dedicated or transferred at the time of final plat.
5. Phasing of Parks. Parks may be located in any Planning Area in this PUD that satisfies Parks requirements generated through subdivision or site plan applications from anywhere in the PUD (i.e. Parks generated in PA-B may be satisfied with Parks in PA-A, etc.). Any Park Features identified in this PUD shall satisfy Parks requirements for any Parks requirements in this PUD.
6. *Cash-in-lieu of Dedication.* Cash-in-lieu of land dedication may be used in satisfying the needs of the proposed uses in the PUD per the discretion of the Developer, as subdivision occurs in a phased manner.
   a. The city will adopt a pre-determined per-acre cash-in-lieu of land for parks amount, that may be administratively adjusted periodically and will be available on file with the community development department. The pre-determined amount will be based on a mass appraisal performed by an independent qualified appraiser using generally accepted appraisal practices. As an alternative to the city's predetermined cash-in-lieu amount, the applicant may submit a proposal for determination of the cash-in-lieu amount. The proposal shall supply supporting information, including at least one report by an independent, qualified appraiser using generally accepted appraisal practices. The supporting information supplied must be adequate to allow the city to evaluate the proposed amount. If the city determines that the alternate proposal is not adequately supported, the city's predetermined cash-in-lieu amount will be applied.
   b. The cash-in-lieu amount will be paid at the time a subject plat is recorded, unless otherwise determined by the city and agreed to in a subdivision improvement agreement.
   c. The city may accept combinations of cash in lieu and land dedication as each plat in the PUD is recorded.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25
05 Sub: 8/29/25 (Sheets 24 & 25 only)

SHEET TITLE:
Design Standards

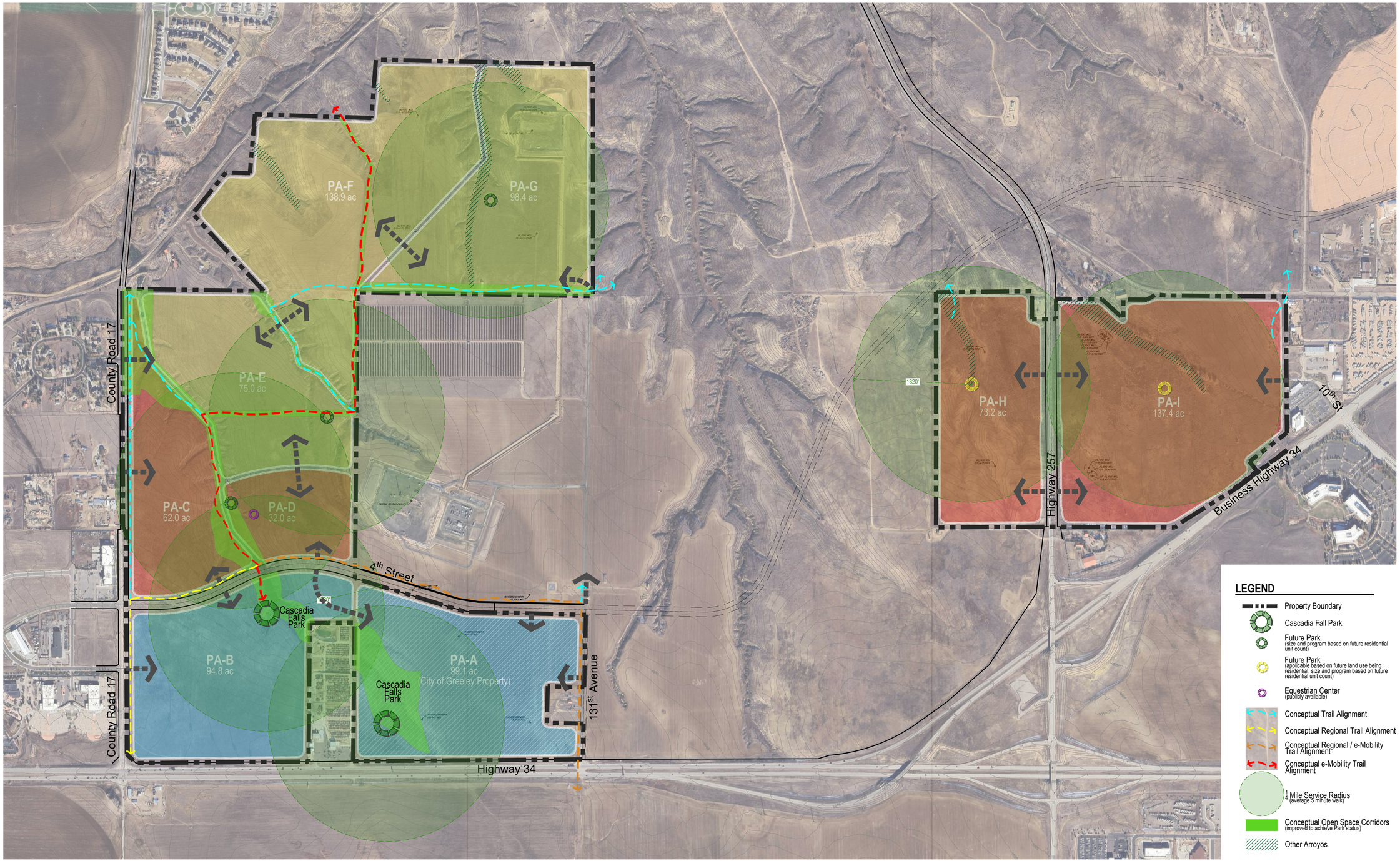
CHECKED BY: DJ
DRAWN BY: MA

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Parks Plan



CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25
05 Sub: 8/29/25 (Sheets 24 & 25 only)

SHEET TITLE:
Parks Plan

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

ACCESS AND PARKING STANDARDS

The following standards shall replace Chapter 7 Access and Parking Standards of the Greeley Municipal code, except as otherwise noted.

Access and circulation.

1. *Vehicle access.* Vehicle access shall be designed according to the following standards:
   a. *Driveway width and location.* Driveways shall generally be located according to the City of Greeley design criteria and construction specifications for streets. The subsections below provide specific and additional considerations to coordinate access with the streetscape and site design of a particular location.
      i. Wherever feasible, adjacent lots with a similar land use shall use shared access to preserve the streetscape and eliminate conflicts with pedestrians and vehicles.
      ii. Direct access to an arterial street shall be permitted only when the subject property has no other reasonable access to the street system, after considering alternatives such as access from side streets, shared driveways, common frontage lanes, rear alleys, or internal access streets.
      iii. Where driveway spacing standards for streets limit or prohibit access, shared driveways, common access lanes, or alleys internal to blocks shall be used.
   b. *Driveway setbacks.* Driveways shall be set back from side or rear lot lines as stated in the following table.

Access	Minimum Setback from Side or Rear Lot Line	Setback from Street Side Lot Line
Driveways for residential lots and buildings with less than 13 units	3'	10'
Driveways for residential lots and buildings with 13-40 units	5'	10'
Driveways for nonresidential access and residential lots and buildings with 41+ units	10' if abutting residential uses or lessor zoning districts; otherwise 5'	20'
Shared access	0', with a portion of the access on each lot, subject to easements	10'

   c. *Internal access streets.* Any single project, lot or site greater than five acres, or lots where access is constrained by driveway standards, shall provide a system of internal access streets that establish access and circulation within the site. Internal access streets:
      i. The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by public and/or private connecting streets, natural areas, parks, irrigation ditches, pedestrian passages, high-voltage power lines, operating railroad tracks and other similar substantial physical features.
      ii. Shall be designed to mimic PUD cross sections, including sidewalks, landscape amenities, on-street parking, and travel lanes.
      iii. May be treated as public streets for determining the proper location, orientation, and design of sites and buildings within the project, as appropriate.
      iv. Shall include a maintenance plan with the associated land use application for the internal private facilities, or designated as common areas for all properties in the project.
   d. *General access design standards.* All access shall meet any accepted transportation impact study recommendations associated with the development and the following design standards:
      i. All vehicle stacking or queuing must be accommodated on site and shall not interfere with street traffic.
      ii. Provisions for circulation between adjacent parcels shall be provided by internal access streets, cross access easements, and other shared access provisions to protect the function, design, and character of public streets.
      iii. Driveway spacing and design shall be located so that safe ingress and egress are provided, considering the function and the design speed of the street from which the access is provided, and minimizing potential conflicts of all modes of transportation, including pedestrians, bicycles and vehicles.
      iv. Landscape, buildings, and other site elements at access points shall be designed to meet the sight distance requirements of the Greeley Municipal Code.
      v. Any access from a state highway shall only be permitted as authorized and approved by the Colorado Department of Transportation (CDOT). An applicant for any development project with access to a state highway should coordinate with CDOT prior to an application with the city.
2. *Sidewalks.*
   a. *Generally.* Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:
      i. Sidewalks in the public streetscape or along internal access streets.
      ii. Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
      iii. Civic or open space, or other common areas designed for active use.
      iv. Transit stops, stations, or park and ride locations — existing or anticipated.
      v. Where connections from sidewalks in the public streetscapes or internal access streets are not practical or are too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites, as appropriate. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways result in pedestrian routes greater than 300 ft.
   b. *Sidewalk width.* Internal sidewalks shall meet the requirements of below:

Location	Minimum Width
• Generally; OR • Any residential property	5'
• Along the facade of a commercial or institutional building of 5,000 sf or less abutting a parking area; OR • Along any internal access street • A primary route between the street or parking area and the building entrance of a residential building serving 24 or more units	6'
• Along the facade of a commercial or institutional building of 5,001 sf to 19,999 sf abutting a parking area; OR • A primary route between the street or parking area and the building entrance of a commercial or civic/public use building	8'
• Along the facade of any commercial or institutional building of less than 20,000 sf with a primary entrance, or similar building with significant public and pedestrian access	10'
• Along the facade of a commercial or institutional building of 20,000 sf or more abutting a parking area or with a primary entrance	15'
• Any access designed for both pedestrians and bicycles	12'
• Along any parking area with vehicle overhangs	+ 2' to other required widths

   c. *Pedestrian amenities.* Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space systems; except crosswalks or other similar limited segments, which may be distinguished by paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.
   d. *Americans with Disabilities Act.* All internal sidewalks and other pedestrian areas shall meet all applicable Americans with Disabilities Act (ADA) standards and guidelines.
3. *Alternative compliance.* Alternative compliance to the access and circulation standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following applicable additional criteria:
   a. The standards, when applied to a particular project or street, will adversely impact the function of the transportation network in the vicinity of the site.
   b. A specific access management study or plan for a portion of the city or street segment has altered the application of these standards.
   c. The context of the project warrants a different access design when considering the functional class of the street, the streetscape design on the particular block, and existing and anticipated adjacent land uses.
   d. The location of any paved surfaces may reduce or eliminate setbacks, provided the design adequately addresses potential drainage and screening issues relative to abutting property.
   e. Alternatives shall be evaluated balancing the streetscape design objectives, traffic conditions of a particular street segment, and pedestrian needs, and may be approved if the intent of these standards are equally or better met by the alternative.

Required parking.

1. *Vehicle parking rates.* The following table provides minimum parking requirements, and general categories apply to all similar uses not specifically listed. Where a use is not similar to a general use in the table or could meet more than one category, the director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, format, and operation. The following criteria shall be used in interpreting the table:
   a. Employee rates shall consider the maximum number of employees likely to be on site at one time.
   b. Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85 percent of gross floor area may be used.
   c. A seating or capacity rate shall consider the total number of seats based on industry standards for typical layouts of buildings or building codes, where actual seating is not yet known.
   d. Where uses or sites have components of different uses (i.e., hotel with a restaurant), each component shall be calculated and apportioned under the most applicable rate.
   e. Parking within the Entertainment District (PAs -A & -B) is anticipated to accommodate a wide range of events which vary in size including professional hockey games and concerts. As parking will be necessary to accommodate these large attendance ranges, nonresidential uses within the Entertainment District are exempt from maximum parking requirements.
   f. Parking for nonresidential uses within PA-A, may utilize hard permeable surfaces or other materials as approved by the director parking areas to fully or partially meet parking requirements.
   g. If City of Greeley parking requirements are reduced beyond what is required by this PUD, then the parking requirements of the City of Greeley may be alternatively applied.

Use Category / Specific Use	Minimum Parking Rate
Residential	
Accessory dwelling	1 / unit
Dwellings – Single-family, Two-family, & Row house	2 / unit
Dwellings – Multi-family	1.25 / unit (studio/efficiency) 1.5 / unit (1 bedroom) 1.75 / unit (2 bedroom) 2 / unit (3 bedroom) 3 / unit (4+ bedrooms) + 1 additional space per 10 required spaces for guest parking
Senior living (independent)	1 / unit + 1 additional space per 10 required spaces to be used for guest parking
Senior living (assisted or nursing)	1 / 4 beds + 2 per 3 employees
Group home (up to 8 units)	Same as dwellings (detached, manufactured) + 2 per 3 employees
Group home (more than 8 units)	1 / 2 beds + 2 per 3 employees
Public/Civic	
Assembly	1 / 3 seats
Entertainment District	Parking needs to be identified at time of development application per parking study approved by director.
Public safety/services	1 per employee + 1 per company vehicle
Hospital	1 / 2 beds + 2 per 3 employees
Library	1 / 300 sf
Museum	1 / 1,000 sf
School	2 / class (elementary or junior) + 1 per 10 students 1 / 4 students + 1 / employee (senior or higher education) OR 1 / 4 seats of all auditorium or event space, whichever is greater
Commercial	
Retail – Small (under 3,000 sf)	1 / 500 sf
Retail – General (over 3,000+)	1 / 250 sf
Retail – Outdoor display area (generally)	1 / 300 sf
Retail – Outdoor display area (large equipment)	1 / 1,000 sf
Drive-through (restaurant)	100' of stacking (5 cars) per service area, but subject to use-specific performance criteria
Drive-up services (service bays or non-food services)	30' of stacking space (3 cars) per service area
Lodging – B&B	2 spaces + 1 / guest room
Lodging – Hotel/motel	1 / guest room + 1 / 200 sf of restaurant
Medical care	1 / 300 sf for all general office and service areas + 1 / 2 beds (admittance permitted)
Office & services	1 / 300 sf generally 1 / 200 sf or 1 per patron station, whichever is greater, for any uses with frequent customer visits (i.e., salon, barber, etc.)
Restaurant – general	1 / 100 sf
Restaurant – quick-serve, bar, or nightclub	1 / 75 sf
Health and fitness center	1 / 200 sf
Recreation and entertainment	1 / 200 sf generally – indoor 1 / 500 sf large-scale – indoor (i.e., skating rink, dance hall) 1 / 4 seats for uses with fixed seating areas 1 / 2 active patron station (i.e., 2 per lane bowling; 2 per hole golf course; etc.) 1 / 100 sf for food and beverage service areas with seating
Industrial	
Manufacturing	1 / 400 sf (artisan/limited or light) 1 / 1,000 sf or 2 / 3 employees, whichever is greater (all others)
Agriculture	
All uses	Parking shall be provided based on closest applicable residential, public/civic commercial and/or industrial standards, or combination thereof, as listed above, based on type and general nature of agriculture activities. Director has ability to modify, as needed during future development applications.

1. Tandem (front-to-back) garage configurations are calculated the same way as a garage with standard side-by-side configuration for meeting residential parking requirements.
2. Required parking may be provided to meet minimum requirements in the form of surface, tandem, driveways, garages, carports, on-street, or any mix thereof.

2. *Maximum parking.* (Not applicable in PAs -A & -B.) Nonresidential uses shall not provide more than 125 percent of the minimum required vehicle parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 125 percent of the minimum shall require mitigating potential impacts of additional parking through one or more of the following strategies, based on the director's discretion:
   a. Utilize all eligible parking reductions permitted by this PUD.
   b. Provide shared parking for other uses on the block or adjacent blocks.
   c. Utilize alternative surfaces designed to infiltrate stormwater, approved by the director, and subject to installation, maintenance, and performance assurances.
   d. Provide additional landscape to screen parking with at least a ten percent increase in the required parking landscape area and at least a 25 percent increase in the amount of landscape material required for the parking.
3. *Parking reductions.* The parking required by the parking requirements table, above, may be reduced depending on context and according to the following strategies. Reductions beyond those provided in this subsection may only be approved according to the Alternate Parking and Access Plan section of this PUD:
   a. *Administrative reduction.* The director may reduce the required parking for any use that requires more than ten spaces by up to 15 percent of the required spaces due to the nature of a particular use or any unique circumstances on the site. Additional reductions may be granted by the director based on an alternative parking and access plan.
   b. *On-street parking credit.* All on-street parking within 300 feet of any lot frontage shall count towards the parking requirement.
   c. *Bicycle parking credit.* All bicycle parking may reduce the required vehicle parking at a rate of one space for every two bicycle parking spaces up to a maximum of 15 percent of the required vehicle parking spaces. To be eligible for this credit, the applicant must demonstrate that it is practical to expect significant bicycle access to the site based on the location and proximity to the city-wide bicycle transportation network, the design of the site, and the nature of the use and anticipated patrons.
   d. *Public parking credit.* Any site within 1,320 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces, except that if the public parking is part of a managed district, the district policies and management may establish a different allocation of spaces.
   e. *Transit credit.* The director may reduce the parking requirement up to 25 percent for any development within 1,320 feet of a transit stop. In making a determination on the eligibility for and amount of the credit, the director may consider the nature of the use, the likelihood that it generates transit trip origins and destinations, and the level of transit service at the stop.
   f. *Shared parking.* Required parking may be reduced for any site containing multiple uses or for adjacent sites with different uses according to the table below. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded for each participating property with the office of the applicable county clerk and recorder. The agreement shall state that it cannot be changed or modified without the approval and signature of the director. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.
   g. If parking is provided for e-mobility opportunities (golf carts, etc.) parking may be reduced by up to one vehicular space for every one e-mobility parking spaces provided. In these instances, ADA parking requirements would apply.
   h. *Affordable housing.* When an applicant provides an executed and recorded deed restriction that a proposed dwelling unit will be reserved for affordable housing for no less than 15 years, the applicant may reduce the required parking for the affordable dwelling unit. All other uses on the site, including market rate dwelling units, do not qualify for this parking reduction. The applicant must provide evidence that the property will adhere to income limits and maximum rents published annually by the department of housing and urban development. The applicant must list each dwelling unit subject to the deed restriction, the number of bedrooms in the dwelling unit, and the area median income for which the dwelling unit is reserved. Upon fulfilling the above-mentioned requirements, the applicant may reduce the required parking as follows:
      i. Up to a 75 percent reduction for dwelling units that are affordable to households that earn up to 30 percent of area median income.

	Percentage of Required Parking by Time Period				
	Weekday		Weekend		All
Use	6:00 a.m. to 5:00 p.m.	5:00 p.m to 1:00 a.m.	6:00 a.m to 5:00 p.m.	5:00 p.m. to 1:00 a.m.	1:00 a.m to 6:00 a.m.
Employment	100%	10%	5%	5%	5%
Retail or service	75%	75%	100%	90%	5%
Restaurant	50%	100%	75%	100%	10%
Entertainment & recreation	30%	100%	75%	100%	5%
Place of worship	5%	25%	100%	50%	5%
School	100%	10%	10%	10%	5%
Dwellings	25%	75%	50%	75%	90%
Lodging	50%	90%	75%	100%	100%

4. *Bicycle parking.* All nonresidential or multi-family development shall provide bicycle parking spaces according to the following table:

Activity	Required Spaces
Primary or secondary school	10% of the student capacity + 3% of employees
Retail or office uses	10% of the required vehicle spaces
Recreation and community facilities	15% of the required vehicle spaces
Other institutional, employment, industrial or entertainment uses	5% of the required vehicle spaces
Multi-unit residential buildings	0.5 per 1 bedroom dwelling unit; 1.5 per dwelling unit with 2 or more bedrooms

Bicycle parking shall be designed according to the following standards:
   a. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames, and have two feet by six feet clearance for each bicycle.
   b. Structures that serve another primary function but are designed to meet these standards may count toward this requirement.
   c. Bicycle parking shall be located in a well-lit area with convenient and safe pedestrian access and be on pavement or all-weather, dust-free, stabilized surface.
   d. Bicycle parking for nonresidential uses shall be located within 100 feet of and visible from the primary entrance.
   e. At least 50 percent of required bicycle parking for residential uses, employment uses, or other similar uses where bicycles are likely to be parked for longer than four hours, shall be located within the building, shelter, or other all-weather and secure enclosure. Garages may count for 2 bicycle spaces per garage space.
   f. Short-term bicycle parking facilities may be located in the right-of-way subject to streetscape design plans and the director's approval. Structures shall be designed for some other primary purpose meeting the streetscape standards or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
   g. Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may be approved by the director through site plan review.
5. *Accessible parking.* Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) standards and guidelines for quantity, design, and location.
6. *Alternative compliance.* Alternative compliance to the required parking standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code.

Parking design.

1. *Parking landscape design objectives.* Landscape areas required by the Parking Lot Islands and Perimeter Landscape table shall be arranged to achieve the following design objectives. These provisions do not apply when hard permeable surfaces or other materials as approved by the director parking areas are developed, as permitted within PA-A. Hard permeable surfaces or other materials as approved by the director parking areas do not require landscape islands, perimeter landscape, or curbs.
   a. All perimeter landscape and islands shall have the proper allocation of landscape materials required by, and be arranged to provide shade, infiltrate runoff, soften large expanses of pavement, and screen parking from adjacent streets and property.
   b. In general, no parking or circulation area expanse shall be more than 200 feet in any direction without providing perimeter landscape, internal island, or parking block edge.
   c. Parking rows shall be no more than 20 contiguous spaces without landscape islands (end caps, center islands, or peninsulas), or no more than four double-loaded bays without perimeter landscape or a landscape median. This may be adjusted on a specific site plan that results in the same amount of islands and landscape on average for the entire parking lot.
   d. No landscape island shall be less than eight feet in any dimension and no less than 160 square feet in area.
   e. Any perimeter or center landscape area that contains a sidewalk shall have at least three feet of landscape on one side in order to contribute to the parking landscape requirement.
   f. To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Parking lot islands and perimeter landscape

1. *Location, size and landscape area.* On-site parking shall be designed and located to mitigate adverse impacts on streetscapes and adjacent property. The design standards in the table below are based on the number of parking spaces per area and the location on the parking lot relative to the principal building (front, side, or rear).

Spaces per Parking Block	Front (1)	Side	Rear
201 or more	Must be broken into parking blocks smaller than 150 spaces each (2)	Must be broken into parking blocks smaller than 201 spaces each (2)	10% internal landscape islands; AND 10' setback and perimeter landscape
150-200		6% internal landscape; AND 10' setback and perimeter landscape	6% internal landscape islands; AND 10' setback and perimeter landscape
51-149	10% internal landscape island 10' perimeter landscape; AND 20' front setback	6% internal landscape islands; AND 5' perimeter landscape	6% internal landscape islands; AND 5' setback and perimeter landscape
15-50	6% internal landscape islands; AND 5' perimeter landscape; AND 10' front setback	5' setback and perimeter landscape	5' setback and perimeter landscape
Under 15	5' perimeter landscape; AND 5' front setback	5' setback and perimeter landscape	5' setback and perimeter landscape; 0' if abutting an alley

1. Any surface parking lot in residential districts shall be no closer than the building setback; parking in nonresidential districts may be located at the setbacks specified in this table, according to the parking lot size.
2. Where individual sites require or provide parking areas larger than the maximum size in this table, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table. These "parking blocks" shall be arranged around perimeter landscape, landscape medians, and internal access streets that mimic public streetscapes.

2. *Sidewalks.* A sidewalk connection shall be provided from the perimeter of the parking lot to the building entrance or building frontage. For parking areas over 200 spaces, a sidewalk connection shall be provided through the parking area and to the building frontage at least once every 300 linear feet of frontage, or as deemed appropriate by the director. Sidewalks meeting this standard may be located along internal access streets, in perimeter landscape, or located in a center landscape median.

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

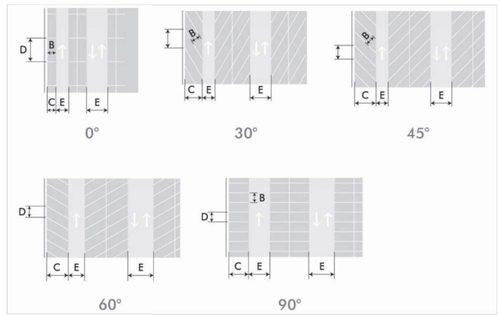
SHEET TITLE:
Design Standards

CHECKED BY: DJ
DRAWN BY: MA

3. *Parking dimensions.* Parking areas shall be designed to meet the dimension specifications below:

Parking Angle	Width (B)	Depth to Curb (C) (1)	Curb Width (D)	Aisle Width — One-way (E)	Aisle Width — Two-way (E)	Bumper Overhang (2)
0°	8.0'	8.0'	22'	12'	20'	N/A
30°	8.5'	16'	17'	12'	20'	1.5'
45°	8.5'	19'	12'	14'	20'	1.5'
60°	9.0'	20'	10.5'	15'	24'	2.0'
90°	9.0'	18'	9.0'	20'	24'	2.0'
Golf Cart	6.0'	8.0'	N/A	N/A	N/A	N/A

1. Where angled parking is interlocked opposite other angled parking, each can use to the farthest corner of the stall for this dimension.
2. Amount of depth to curb dimension that may overhang landscape area or sidewalk other wheel stop block. If overhanging sidewalk, this amount shall be added to the required minimum sidewalk width.



Parking Dimensions Exhibit

4. *General design standards.*
   a. A flatwork permit is required prior to the installation of any paving.
   b. All required parking shall be on site except as specifically provided in this PUD for credits or shared parking sections or as approved through alternative compliance.
   c. No parking space shall be located where it backs into a street or internal access street except:
      i. Residential parking in driveways, permitted for detached houses, multi-unit houses, row houses, or small apartments for up to ten parking spaces.
      ii. On-street parking on streets or internal access streets designed according to the standards in this PUD.
   d. All required parking areas shall be used solely for parking of vehicles in operating condition for patrons, occupants, or employees of the use unless specifically authorized otherwise by provisions in this PUD.
   e. All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters, and inlets, or any other drainage strategy approved by the director to support best management practices to minimize runoff and encourage infiltration of stormwater.
   f. All off-street parking areas and driveways shall be graded and paved with asphalt or concrete, meeting the city's design criteria and construction specifications. Exception to this standard applies to parking within PA-A: parking lots paved with hard permeable surfaces or other materials as approved by the director.
   g. All off-street parking spaces in parking lots shall be outlined with painted stripes or other similar markings on the surface. Alternative marking solutions are permitted when using hard permeable surfaces or other materials as approved by the director for parking lots in PA-A. All non-parking spaces, such as loading zones, emergency lanes, drive-through lanes, or spaces in front of doorways and entrances shall be clearly differentiated from parking.
5. *Alternative compliance.* Alternative compliance to the parking design standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional criteria:
   a. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request alternate parking location and dimensions.
   b. Parking lots designed with bio-retention strategies that cleanse and infiltrate parking lot runoff may request alternate design and construction standards that better address parking lot runoff, subject to installation, maintenance and performance assurances.
   c. Alternative all-weather surfaces for parking or storage areas may be approved on residential property located in a rear yard or interior side yard behind the principal building.
   d. Dimensions for compact vehicle parking spaces may be reduced to eight feet by 16 feet for up to 25 percent of the total parking spaces on lots over ten spaces, provided signs and a plan for management of the spaces are provided. Additional reductions may be made through an Alternate Parking and Access Plan per the applicable section of this PUD.
   e. All or a portion of required parking may be off site subject to the following specific considerations:
      i. The parking area is within 500 feet of the subject site for nonresidential and 250 feet for residential, measured along pedestrian connection routes;
      ii. It is in the same or comparable zoning district;
      iii. The presence of the off-site lot does not negatively impact potential development on that lot or any lot in the vicinity;
      iv. There are no pedestrian barriers or other access constraints between the lot and the use;
      v. An agreement shall demonstrate rights and control of the off-site property, coordinated with the duration of the use, or a comparable contingency plan is reasonably available if the agreement is terminated. The city may require recording of the agreement or some other mechanism to enforce parking if there is default or termination of the agreement.
      vi. To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Loading areas.

1. *Loading requirements.* In mixed-use, commercial, or industrial districts, off-street loading shall be required as indicated in the Load Areas Table, below.
   a. The number and size of spaces may be revised based on the operating characteristics of the particular use and determined through site plan review.
   b. Loading areas shall be located on a remote portion of the building and site or internal to the block and buffered by other buildings wherever possible.
   c. Loading areas and activities shall not interfere with the use of walkways, drive aisles, stacking areas, internal access streets, or public streets.
   d. Loading shall be screened from public streets or adjacent residential areas in a manner that best limits visibility and mitigates noise, according to the buffer types and design standards found within this PUD.

Gross Floor Area	Required Loading Area and Size
Under 3,000 sf	N/A, or may be shared as noted below 2. Mixed-use buildings or districts.
3,000 - 10,000 sf	1 space; 10' x 25'
10,001 - 25,000 sf	2 spaces; 10' x 25'
25,001 - 40,000 sf	2 spaces; at least one of which is increased to 10' x 50'
40,001 or more sf	3 spaces, plus 1 for every 50,000 sf over 100,000; at least every third space shall be increased to 10' x 50'

2. *Mixed-use buildings or districts.* In any area, project, or Planning Area designed to promote pedestrian activity or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted by the director. Alternate loading standards may include sharing loading spaces among multiple smaller tenants, using side streets, using on-street parking, or using alleys — particularly where there is sufficient spaces during off hours for loading or deliveries, or other similar strategies that avoid designing sites for large vehicle access.

Recreational and oversized vehicles.

1. *Recreational vehicle and equipment storage.* Recreational vehicles and equipment shall be prohibited from being stored outdoors on residential property.
2. *Limited parking.*
   a. *Loading, unloading, and repairs.* Recreational vehicles shall be permitted to park in front yard driveways if located at least three feet in back of the sidewalk, or the front property line where no sidewalk exists, for loading, unloading or emergency repairs for a maximum of 48 hours.
   b. *Guests.* Guests traveling in recreational vehicles shall be permitted to park the guest's RV in front yard driveways for a maximum period of seven consecutive days if parking is:
      i. At least three feet back from the sidewalk, or the front property line where no sidewalk exists;
      ii. No clear vision zone is adversely affected;
      iii. Parking shall be limited to one seven-day period per vehicle in 12 consecutive months. The director may grant extensions for one additional week where unusual circumstances warrant. In no event shall an extension be granted more than one time in a 365-day period for a single property unless there is a change in ownership or occupancy of the property.
   c. *Dwelling.* Recreational vehicles or equipment stored on a residential property shall not be used for temporary, accessory, or permanent living.
3. *Registration and licenses.* Recreational vehicles, trailers, or equipment shall be operable and be current on all registrations or licenses required by law, and be legally registered to or owned by the owner or tenant of the dwelling where it is stored.
4. *Oversize vehicles.* Work vehicles exceeding one-ton capacity, trailers exceeding 15 feet in length, tow trucks, taxicabs, limousines or vehicles not typically associated with a residential use shall not be parked at any time at single-family or two-family dwellings, except as follows:
   a. For deliveries made to the dwelling;
   b. For construction or maintenance work contracted to be done at the dwelling;
   c. As allowed associated with permitted home occupation standards and conditions; or
   d. When the occupant of the dwelling has obtained a minor variance from the community development department based upon the user of the vehicle being required to occasionally have the vehicle present overnight on the residential premises as part of limited, on-call work requirements that relate exclusively to a public utility (such as Xcel or Atmos) for emergency response or service

Alternate access and parking plan.

1. *Site plan.* The director may approve an alternative access and parking plan that varies from the design standards or reduces the parking required by up 25 percent, in addition to all other eligible reductions. The application shall be in association with the site plan process in the Greeley Municipal Code the director shall consider the following:
   a. The intensity and operating of the proposed use, as well as potential future uses on the site.
   b. Evidence of similar uses in similar contexts or other industry standard indicates a lesser number will be sufficient due any of the following:
      i. The format of the use;
      ii. The likelihood that patrons or tenants have reduced car ownership or drive less;
      iii. The availability and practicality of walking, bicycling or transit access supporting the use; or
      iv. Other transportation demand management plans proposed by the applicant.
   c. The character of the surrounding area and adjacent land uses, and the availability and overall demand on alternative parking within 600 feet, including on-street parking.
   d. All potential negative impacts on adjacent property are mitigated by the plan, in terms of parking design, operation, and contingency plans.
   e. The reduction will equally or better meet the intent of this PUD.
2. *Deferral of required spaces.* In either of the above cases, a portion of the required parking may be deferred through the site plan review if the initial occupancy of the premises will be adequately served by the lesser number of spaces and an approved final plan clearly indicates the location, pattern, and circulation of deferred parking. The deferred parking area shall be brought to finished grade, be landscaped, and shall not be used for building, storage, loading, or other purposes. The approval of the site plan shall specify a time, criteria, or occurrences where the director may require construction of the necessary parking.

STREET STANDARDS.

The following standards shall replace Chapter 3. Section 301. Streets of the Greeley Municipal code, except as otherwise noted.

1. *Street network.* Arterial, collector, neighborhood connector, and local streets (public or private) shall generally be laid out according to the policies of the comprehensive plan, transportation master plan, and other major street, parks, trail and open space plans. In the absence of more specific guidance in these plans, the following standards shall apply to street networks:
   a. *Blocks and connectivity.* Streets shall be laid out to provide a network of streets and blocks based on the planning context and development pattern as identified below:

Planning Context	Block Size
PAs -A & -B	N/A
PAs -C, -D, -H, & -I	260' min. 1,000' max. or 8 ac max.
PAs -E, -F, & -G	260' min. 1,000' max. or 8 ac max. (1)

1. Residential lots minimum 0.5 acres or larger are developed, minimum size block standards do not apply.

   b. *Culs-de-Sac.* Culs-de-Sac are permitted in Cascadia as follows:
      i. Due to the unique physical constraints of Cascadia, and the desire to respect the natural and rural character of the land, culs-de-sac will be permitted as follows:
      ii. Planning Areas -A & -B: Culs-de-sac are not permitted unless other reasonable access is not feasible. If used, maximum length is 500'. If alternative pedestrian access is needed, it shall be provided via trails/ sidewalks in easements or tracts that connect to nearby streets or pedestrian systems (or other points of connectivity).
      iii. Planning Areas -C, -D, -H, -I, and the eastern portion of Planning Area G: Culs-de-sac are permitted with a maximum length of 500'. If alternative pedestrian access is needed, it shall be provided via trails/ sidewalks in easements or tracts that connect to nearby streets or pedestrian systems (or other points of connectivity).
      iv. Planning Areas -E, -F, and the western portion of Planning Area G: Culs-de-sac are permitted with a maximum length of 1,200'. This length is intended to facilitate the type of neighborhood design desired in this specific neighborhood in Cascadia Ranch. These longer culs-de-sac will be positioned between arroyos to provide access to large lot homes. Water looping may be needed to connect through to another cul-de-sac or street. Pedestrian connectivity is only permitted along the low volume traffic streets/ adjacent sidewalks back out to the primary street. Other pedestrian connectivity may be feasible to connect a cul-de-sac to adjacent trails or streets, potentially being co-located with any utility looping/ connections, when feasible.

Culs-de-sac Constraints Exhibit: Plan is conceptual and for demonstration purposes only.

      v. 1,200' Culs-de-sac General Notes:
         1. Large residential lot neighborhoods require fewer streets to create the block pattern.
         2. Arroyos spacing prohibits connecting streets without significant negative impacts to natural site features (slope, vegetation, etc.)
         3. Rural street sections to be used to minimize infrastructure in less dense neighborhoods.
         4. Pedestrian connectivity is intended to primarily be along street corridor, either in the street or an adjacent sidewalk. Connections may be made to adjacent trails or other streets when feasible but are not required.
         5. Primary amenities include the arroyos and related improvements, therefore other gathering places or spaces are optional in this area of Cascadia.
   c. *Exceptions.* The following are exceptions to the block and connectivity standards:
      i. *Natural features, parks, trails, or other civic spaces.* Blocks or parcels abutting or containing natural features, topographical constraints or otherwise creating parts of the public parks or common space system, may be larger provided the proposed street layout preserves these features and integrates them into public realm design for the area.
      ii. *Regional transportation routes.* Blocks or parcels abutting significant regional transportation routes that impede local network connectivity, such as highways or rail rights-of-way, may be larger provided the street networks and development patterns achieve local connectivity in all other ways possible.
      iii. *Rural lots or future development tracts.* Property divided into lots of at least five acres for rural or very low-intensity development, or tracts reserved for future development, may exceed block limits provided development is arranged to allow future streets in compliance with these regulations and a logical pattern of re-subdivision can occur with minimal disruption of buildings, utilities, and other structures.
      iv. *Oversized parcels.* Where oversized parcels are platted for special land uses or projects that involve large-scale buildings and development patterns, such as campuses, large-scale employment complexes, or regional commercial areas, blocks may be larger than specified. Internal access streets shall mimic the block structure specified, to the extent feasible, and create logical extensions and connectivity to the public streetscape beyond the project.
      v. *Utility Corridors.* Where long runs of utility lines are needed for connections to infrastructure such as transmission lines, pipelines or other services.
      vi. In any case where streets are not required to connect through exceptions to this section, alternative designs such as loops, eyebrows, closes, or courtyard layouts are preferred over dead ends and culs-de-sac. Options for alternative solutions are presented as part of this PUD. These options are not required or all encompassing, and additional alternative solutions may be presented as part of development applications.
   d. *External connections.* Streets shall be planned to provide continuation to adjacent undeveloped and future growth areas at intervals of at least the maximum block length, unless justified by an exceptions detailed above. The city may require dedication of right-of-way and construction of streets extended to the boundary line of the property to be subdivided, or approve alternative arrangements for location and timing of construction that equally or better coordinate with anticipated future development of adjacent areas.
   e. *Half streets.* Street systems shall be laid out to eliminate or avoid new perimeter half streets between adjacent property owners. The full right-of-way width of streets shall be dedicated and half-streets shall only be accepted by the city when it conforms to the transportation master plan.
   f. *Intersections and offsets.* Streets shall be laid out to intersect subject to the following:
      i. Intersection angles should be as near as possible to right angles, and intersections less than 75 degrees are generally not acceptable.
      ii. Oblique streets should be curved approaching an intersection and should be approximately at right angles for at least 100 feet prior to the intersection.
      iii. Intersections should be generally aligned with existing intersections on the opposite side of the street, and offsets of the centerlines between 25 feet and 125 feet are generally not acceptable.
      iv. Intersections of more than two streets at one point are generally not acceptable.
   g. *Alternative compliance.* Alternative compliance to the street network standards established in this section may be authorized according to the process and criteria found in section 24-208, Alternative Compliance within the Greeley Municipal Code and where the proposed network meets any of the following additional applicable criteria:
      i. Better coordinate streets and trail connections with adjacent development, and particularly considering a greater frequency of bicycle and pedestrian connections.
      ii. Implement any officially approved transportation plan for a specific area.
      iii. Emphasize unique natural features or better correspond to topography.
      iv. Implement traffic calming in a manner that improves pedestrian and bicycle connections.
      v. Create gateways and focal points within the street network by unique arrangements of streets and blocks.
      vi. Average block sizes for the project as a whole implement a comparable or greater degree of connectivity, particularly considering the frequency of collector and neighborhood connector streets that can extend beyond the project.
2. *Street types and design.* This PUD includes street types and typical cross sections to be used within Cascadia. The street types in this PUD provide typical cross sections to implement context-based street design, design "complete" streets, and result in multimodal networks for the various contexts in Cascadia.
   a. *Alternative compliance.* The design standards shown for each street type in this PUD: street types and cross sections, are typical. They may be administratively modified based on context, and any of the following additional applicable criteria:
      i. The director shall consult with the public works director to reconcile any planning, urban design, traffic, and engineering issues.
      ii. In contexts where there is constrained rights-of-way, unusual topographic conditions, or unanticipated development pattern and traffic issues, specific elements of the cross section may be modified to best reflect the priorities for the street type.
      iii. Any official plan approved by the planning commission for streets, or applying specific street types or street sections to a particular area, shall be used by the director and public works director.
      iv. The director and public works director may consult the guidance provided by the transportation master plan, or any other street specification and design guides officially authorized by the city that meet the intent of this section.
3. *Intersection design.* Intersections shall generally be designed according to the Greeley Design Criteria and Construction Specifications for streets. The subsections below provide specific and additional considerations to align intersection design with the development patterns and public realm design of a particular area.
   a. *Corner radii.* In order to balance the competing interest of vehicle turning movements and the safety and distance of pedestrians crossing the street, the director and public works director may approve decreases from the corner radii specified in the design criteria and construction specifications based on the following considerations:
      i. The context of a particular development, and in particular, whether walkable development patterns are a priority.
      ii. The impact that the specified radii has on increasing the distance that pedestrians must cross.
      iii. The desired speeds of vehicles in the roadway and the desired speeds and volume of turning vehicles.
      iv. The connectivity of the street network and whether vehicles have multiple alternative routes that minimize frequent turning movements at one particular location.
      v. The effective turning radius of vehicles considering other features of the specific cross section, including bicycle lanes, on-street parking or other configurations that impact the actual path of turning movements.
      vi. The likelihood that large vehicles will make frequent turning movements at a particular location, compared with the ability of over-sized vehicles or unusual turning movements to safely encroach into other areas of the street.
      vii. Other design guides or industry manuals officially authorized by the city that meet the intent of this section.
   b. *Sight distance.* Proper lines of sight shall be maintained at all intersections and all vehicle connections to the street. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street, or 15 feet back from the flow line where no specific point is evident, to all points two and one-half feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersecting street specified below:

Class & Speed of Intersecting Streets	Left Y Distance	Right Y Distance
Arterial 30-50+ mph	150'	75'
Collector 30-35 mph	120'	75'
Local 25-30 mph	60'	60'

      i. These distances are typical to be used under normal conditions and may be modified by the traffic engineer to protect the public safety and welfare under exceptional conditions.
      ii. No building, structure, vegetation or other type of visual obstruction shall be placed or maintained within the triangle created by the centerline of the street intersection, the stopping point on the approaching street, and the sight distance specified in the table above to the centerline of the intersecting street.
      iii. Street trees, light poles or other limited narrow obstructions are allowed within the sight triangle provided they do not have any foliage, limbs, or other broad obstructions between 2½ and eight feet and are no closer than 20 feet to the intersecting right-of-way line.
      iv. Fully controlled intersections where signalization establishes and prioritizes safe turning movements may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the director and public works director.
   c. *Crosswalks.* All intersections and crosswalks shall be designed to address conditions at each specific location, based on the guidance in the transportation master plan and applicable standards in the design criteria and construction specifications. In general or where this guidance does not provide more specificity, sidewalks or trails intersecting with public streets or other vehicle access shall have crossings meeting the following standards:
      i. Curb ramps meeting Americans with Disabilities Act (ADA) accessibility standards and guidelines shall provide a direct, non-diverted approach from the sidewalk along the block into the designated or protected crossing area.
      ii. Crossings on collector streets or higher classification shall be considered for enhanced crosswalks including pavement markings, bulb outs, signalization, refuge islands or other traffic-calming measures that are appropriate to the context of the intersection.
      iii. Where blocks exceed more than 700 feet between intersections or at other locations of high pedestrian activity, mid-block crossings shall be considered. Mid-block crossing designs and locations are subject to a specific recommendation and approval of the director and public works director.
      iv. Any crosswalk over 80 feet, or any other significant pedestrian crossing, may require a pedestrian refuge in the median at the discretion of the director and public works director.
   d. *Turn lanes.* Turn lanes for left or right turn movements may be required for specific intersections, based on an approved traffic study and with consideration by the director and public works director. Requirements for turn lanes should be based on careful consideration of the context balancing the impact of crossing distances for pedestrians, vehicle turning speeds, and prioritization of other planning, urban design, and traffic engineering issues. In general, this space should come from reconfiguration of the space within the roadway width near the intersection (i.e., within median space, narrowing lanes, or limiting on-street parking) rather than claiming space from the pedestrian area or streetscape, or rather than widening the road and right-of-way.
4. *Traffic calming.* In order to meet the desired speeds throughout the street network, to manage volumes in association with the street network, and to meet the city's complete streets policies and intent of this section, traffic-calming strategies may be required in street plans. Traffic calming may include bulb outs and curb extensions, medians and islands, neck downs, vertical diverters, enhanced or raised crossings, and other speed management techniques approved by the director and public works director. (See National Association of City Transportation Officials Guidelines.)
5. *Engineering and construction specifications.* All other engineering specifications, horizontal and vertical alignment, design details, and technical or construction specifications for constructing streets shall be covered by the City of Greeley's Design Criteria and Construction Specifications for streets, and administered by the public works director.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Design Standards

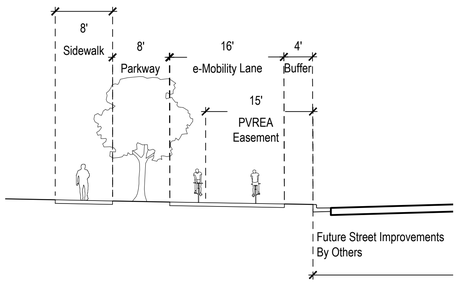
CHECKED BY: DJ
DRAWN BY: MA

Cascadia

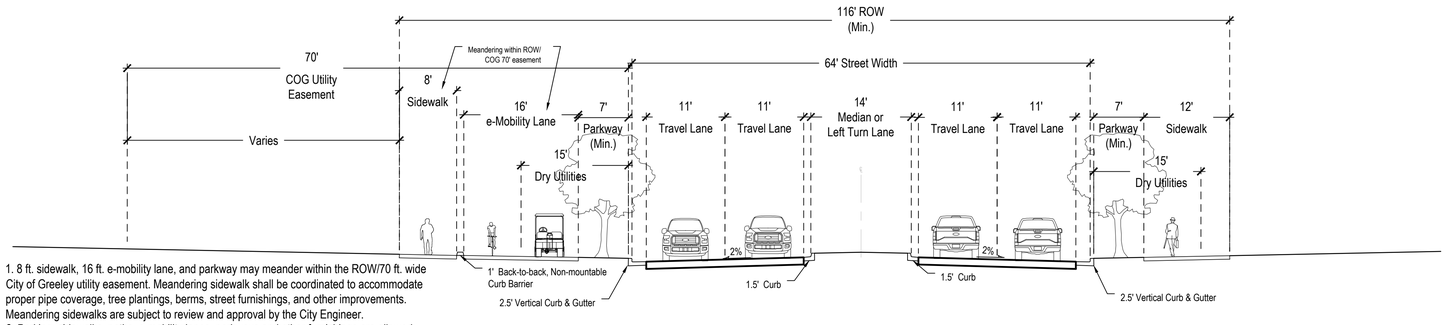
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Street Sections

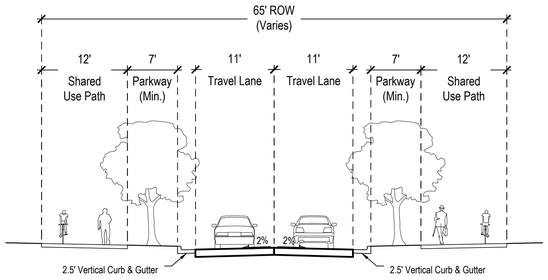


131st Avenue - Looking North — Not to Scale
Conceptual drawing subject to change



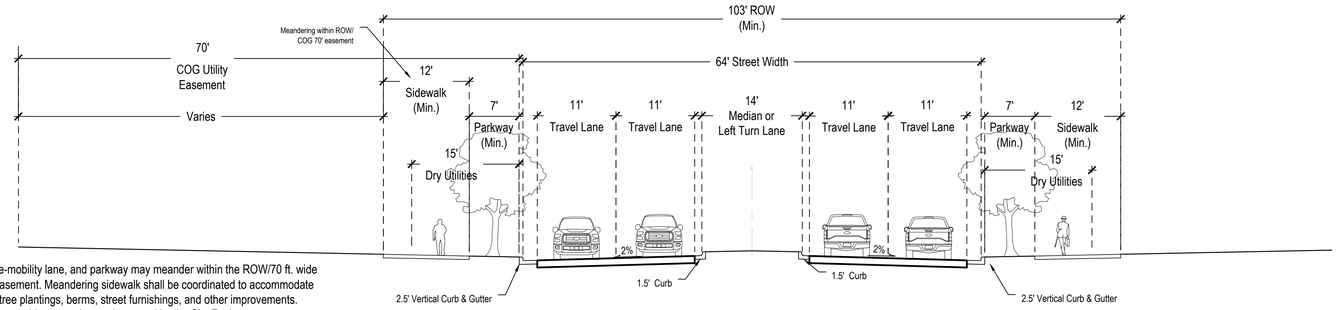
1. 8 ft. sidewalk, 16 ft. e-mobility lane, and parkway may meander within the ROW/70 ft. wide City of Greeley utility easement. Meandering sidewalk shall be coordinated to accommodate proper pipe coverage, tree plantings, berms, street furnishings, and other improvements. Meandering sidewalks are subject to review and approval by the City Engineer.
2. Parking, sidewalks, paths, e-mobility lanes, parkways and other furnishings are allowed over the utility easement areas.
3. Curb Barrier only required when e-Mobility Lane and Sidewalk are adjacent.

4th Street w/ e-Mobility Lane (East of Bridge) (Looking East) — Not to Scale
Conceptual drawing subject to change



1. When adjacent to Hwy 34, one shared use path may be removed.

Entertainment District Loop Street — Not to Scale
Conceptual drawing subject to change



1. 8 ft. sidewalk, 16 ft. e-mobility lane, and parkway may meander within the ROW/70 ft. wide City of Greeley utility easement. Meandering sidewalk shall be coordinated to accommodate proper pipe coverage, tree plantings, berms, street furnishings, and other improvements. Meandering sidewalks are subject to review and approval by the City Engineer.
2. Parking, sidewalks, paths, e-mobility lanes, parkways and other furnishings are allowed over the utility easement areas.

4th Street (West of Bridge) (Looking East) — Not to Scale
Conceptual drawing subject to change

General Street Section Notes

1. Street sections shown are typical conditions. Actual street section details may change per utility and other engineering requirements at the time of build out.
2. For 4th Street and streets proposed within PAs -A & -B, a minimum 3 ft width is allowed for a median nose. Other streets within Cascadia are allowed a minimum 3 ft width for a median nose pending City Review.
3. Parkways may include landscape, hardscape, site furnishings, berming and other features.
4. Parkways may be reduced or eliminated to provide turn lanes.
5. The areas located behind the curb may be modified to accommodate alternative pedestrian design solutions, such as plazas, expanded and/or meandering sidewalks, and other types of improvements.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

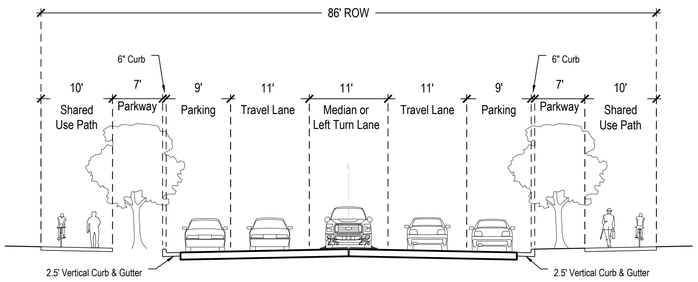
DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Street Sections

Cascadia
Planned Unit Development

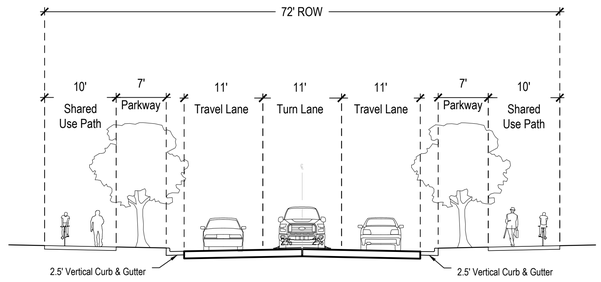
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Street Sections



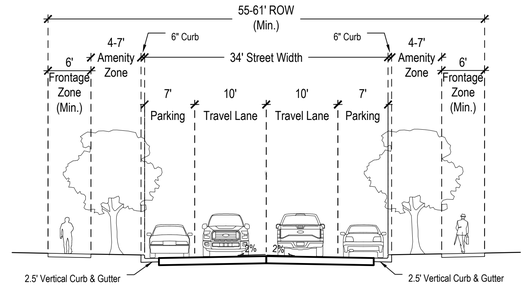
Collector w/ Parking — Not to Scale

Conceptual drawing subject to change



Collector w/o Parking — Not to Scale

Conceptual drawing subject to change

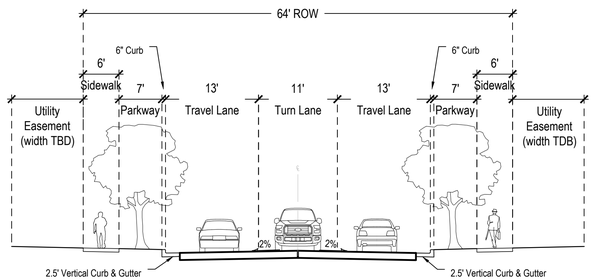


Pedestrian Street — Not to Scale

Conceptual drawing subject to change

Note:

1. The Frontage Zone and Amenity Zone may be combined to accommodate varying uses along this street type (i.e. outdoor dining, plazas with trees in grated planters, accommodating grading conditions where low walls are required, raised seating opportunities, and similar urban character improvements).

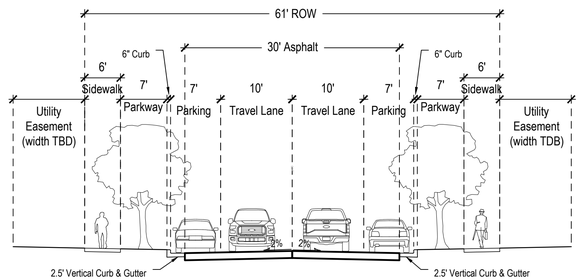


Local Commercial — Not to Scale

Conceptual drawing subject to change

Note:

1. 6' wide parkways may be allowed with a root cage system.

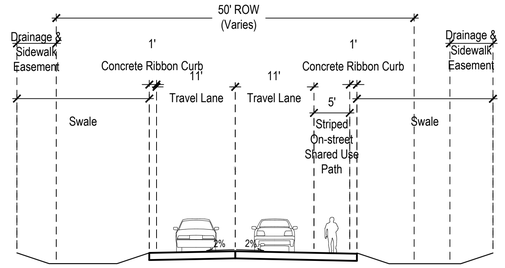


Local Residential — Not to Scale

Conceptual drawing subject to change

Note:

1. 6' wide parkways may be allowed with a root cage system.



Rural — Not to Scale

Conceptual drawing subject to change

Notes:

1. No additional sidewalks are required.
2. Swale width and depth varies per drainage solution.
3. Drainage and sidewalk easements may continue any portions of improvements associated with the rural street, including but not limited to drainage swale, drainage structures/culverts, grading, sidewalk, and landscaping. Specific engineering details and ownership, maintenance and liabilities associated with this easement will be determined at subdivisions.
4. A 2' gravel shoulder may be included, as needed.
5. Medians may be added.
6. Sidewalk and/or drainage swale can be located in R.O.W. and/or drainage & sidewalk easement.
7. Rural section is only permitted in PAs -E, -F, and the western portion of PA-G.

General Street Section Notes

1. Street sections shown are typical conditions. Actual street section details may change per utility and other engineering requirements at the time of build out.
2. For 4th Street and streets proposed within PAs -A & -B, a minimum 3 ft width is allowed for a median nose. Other streets within Cascadia are allowed a minimum 3 ft width for a median nose pending City Review.
3. Parkways may include landscape, hardscape, site furnishings, berming and other features with City Review.
4. Parkways may be reduced or eliminated to provide turn lanes with City Review.
5. The areas located behind the curb may be modified to accommodate alternative pedestrian design solutions, such as plazas, expanded and/or meandering sidewalks, and other types of improvements.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

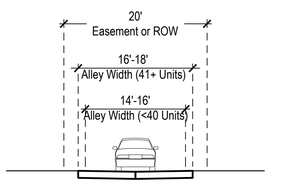
SHEET TITLE:
Street Sections

Cascadia

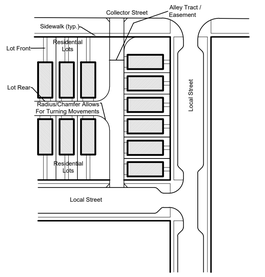
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

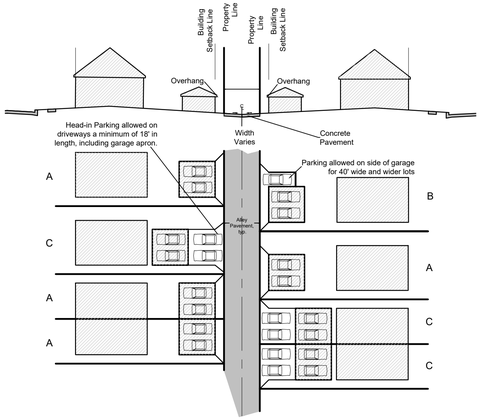
Alley, Cul-de-sac, and Knuckle Details



Alley Not to Scale



Alley End Cap Detail Not to Scale

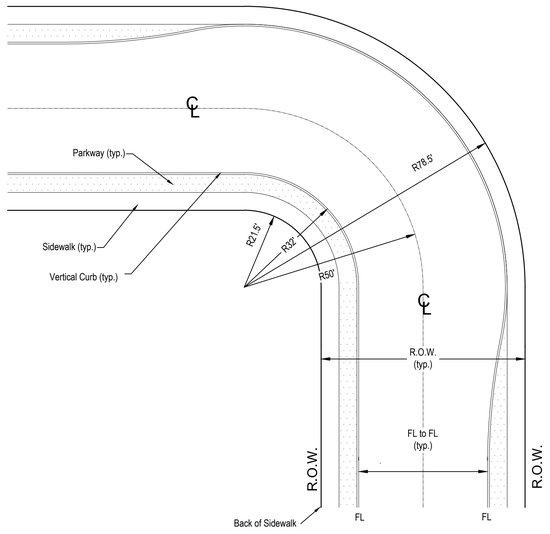


Alley Parking Conditions Not to Scale

Notes:
1. All parking configurations are permitted in single-family detached, two-family, and row house layouts, per the setbacks specified in the Bulk Standards Chart within this PUD.
2. Parking is prohibited in alleyways. No parking signs shall be posted according to City standards.
3. These are depicting various alternatives to accommodate parking associated with alleys. Other similar layouts and alternatives may also be used to provide parking.
4. Perpendicular parking conditions adjacent to alleys or drive aisles are subject to review at the time of subdivision/site plan application.

Alley Usage General Notes

1. Garages can be either attached or detached.
2. Rear yard fencing on alleys shall be offset from the garage door opening a minimum of 12 inches.
3. Alleys shall be private streets owned by HOA or Metro Districts or they may be easements with uses dedicated to HOA or Metro Districts.
4. All alley networks longer than 150 ft must have, at a minimum, two (2) access points to a street or acceptable paved vehicular turn around.
5. Other parking configurations are permitted, including tandem garages.
6. Alleys proposed to provide fire service are subject to current fire standards.
7. Alley tract or easement widths are subject to change dependant on utility spacing and parking requirements.
8. Private street sections must be reviewed and accepted by the City of Greeley prior to construction.



Typical Knuckle Street
at 90 Degree Turn - Vertical Curb
(This is not a minimum centerline radius for horizontal alignment of typical curves)

Residential Local Knuckle Detail Not to Scale

Notes:
1. Sidewalks may be attached to Local Knuckle Detail shown and will follow road geometry.
2. Knuckle radii subject to City of Greeley review and approval at the time of subdivision/site plan application.

Cul-de-sac Standards

1. Permanent no-outlet streets in the form of a cul-de-sac shall have a maximum length of 1,200 feet (measured along the centerline, from the centerline of the intersecting street to the center point of the bulb) in PAs -E, -F, and the western portion of -G and a maximum length of 500 feet in PAs -A, -B, -C, -D, -H, -I, and the eastern portion of -G, or a maximum of 25 lots on a Local Residential street at the dead end of the street. The right-of-way for a cul-de-sac shall conform to the right-of-way requirements for the specific street classification of the cul-de-sac. At the bulb of the cul-de-sac, the right-of-way shall be at the back of walk or specified width for the street classification, whichever is greater.
2. Culs-de-sac on a Local low-volume street shall have a minimum pavement radius of 40 feet if no truck traffic is anticipated. Culs-de-sac on Local streets shall have a minimum pavement radius of 45 feet if truck traffic is anticipated or if a fire hydrant is located within the cul-de-sac.
3. Culs-de-sac may be designed to include an island, to be designed during roadway engineering/subdivision process.
4. Utilities in culs-de-sac may be required to be looped. Any utilities that are adjacent to individual lot shall not be put in an easement on residential lot lines, but are required to be in an outlot with trail or something similar.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Street Sections

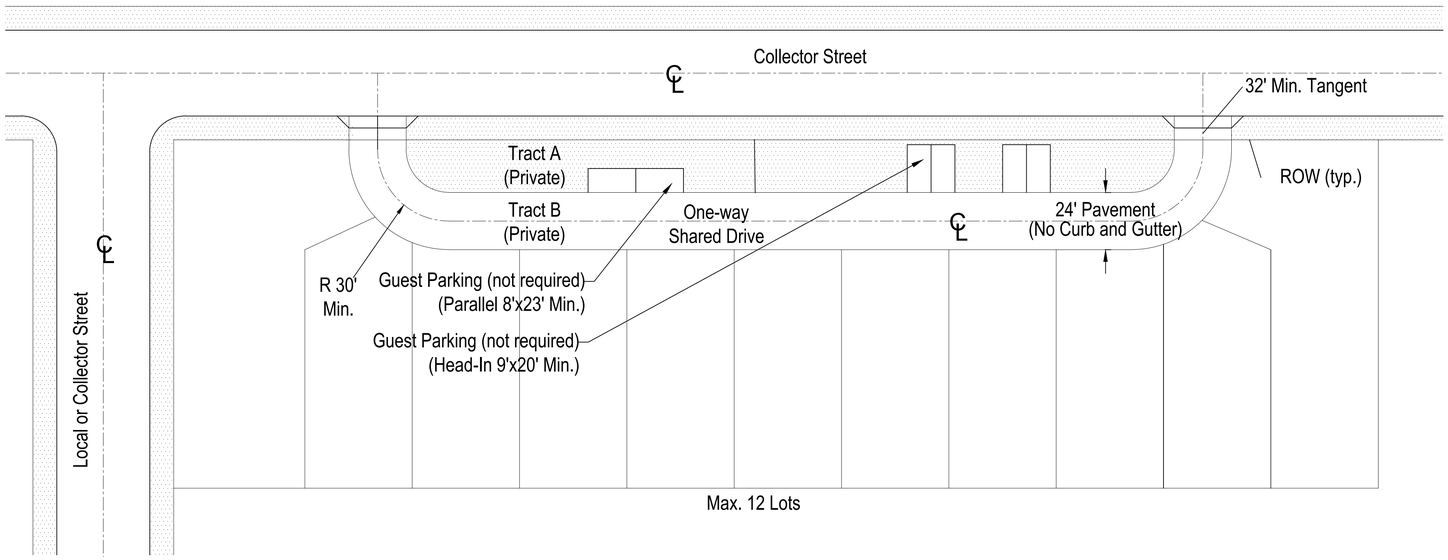
CHECKED BY: DJ
DRAWN BY: MA

Cascadia

Planned Unit Development

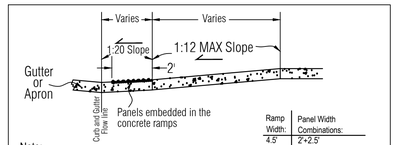
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Loop Lane, Ramp, and Bulbout Details



Loop Lane Detail — Not to Scale

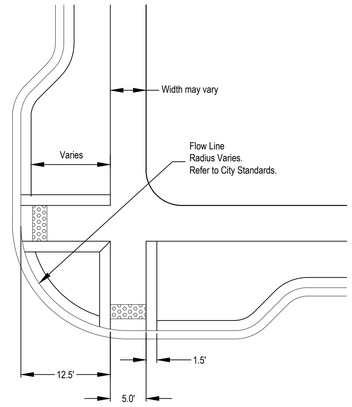
Notes:
1. Tracts A & B shall be private tracts owned and maintained by the Metropolitan District. Please refer to separate agreement for ownership responsibilities at the time of subdivision at site plan.
2. Loop lanes are considered driveways and are subject to applicable intersection spacing requirements per City of Greeley criteria.
3. Loop lanes are not allowed on arterials including 4th Street.



Ramp Width:	Panel Width Combinations:
4.5'	2'+2.5'
5.0'	2.5'+2.5'
6.0'	2'+2'+2'
7.0'	2.5'+2'+2.5'
8.0'	2'+2'+2'+2'

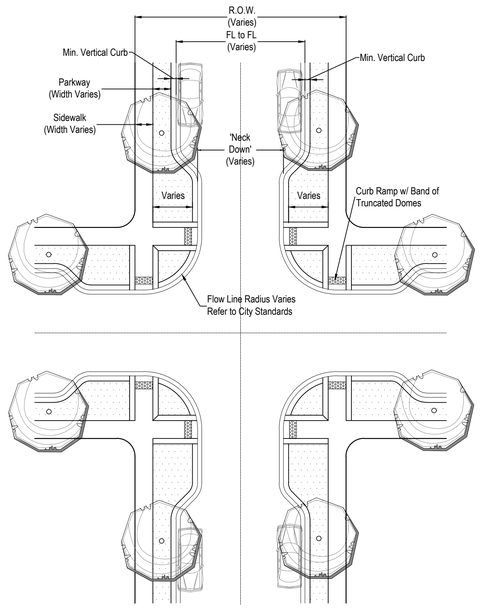
Note:
Truncated dome panels are avaliable in 2'x2' sqares and 2'x2.5' rectangles. Combine the widths to fit the ramp. Panels may be cut to no less than a 2'x1.5' size.

Note:
Truncated dome warning panel:
Install panels along with the concrete pour for the ramp. The panel material shall be "Cast In Place Tactile Warning Panels" or an equivalent material that must be first approved by the City Engineer prior to installation. The panel color shall be red, no other color is approved. Specifications for the panel and installation instructions will be provided upon request.

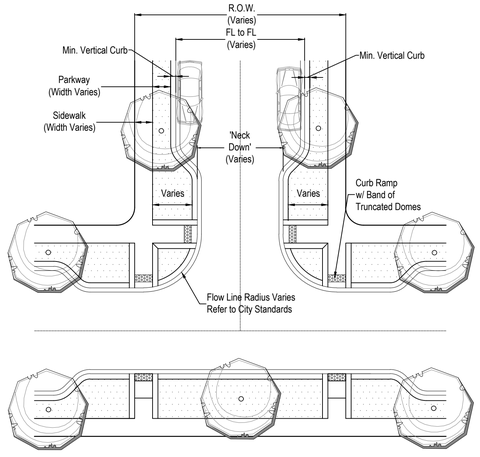


Typical Ramp Details — Not to Scale

Notes:
1. All ramp details may be used on all intersection types.
2. Final design to be determined at the time of Final Plat/Construction Documents.



Full Intersection Detail



'T' Intersection Bulbout Detail

Street Intersections With Bulbout Details — Not to Scale

Note:
1. Final design to be determined at the time of Final Plat/Construction Documents.

CHECKED BY: DJ
DRAWN BY: MA

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Street Sections

PARCEL DESCRIPTION

A parcel of land, located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Ten (10), and Northwest Quarter (NW1/4) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of the NW1/4 of said Section 11 as bearing South 89°29'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2631.74 feet and with all other bearings contained herein relative thereto;

THENCE South 00°25'48" East along the West line of the NW1/4 of said Section 11 a distance of 87.95 feet
THENCE North 89°29'46" West a distance of 60.01 feet to the **POINT OF BEGINNING**;

THENCE South 89°29'46" East a distance of 634.19 feet;
THENCE South 47°17'57" East a distance of 323.96 feet;
THENCE North 00°30'14" East a distance of 217.60 feet;
THENCE South 89°29'46" East a distance of 263.26 feet;
THENCE North 60°30'14" East a distance of 120.40 feet
THENCE North 10°00'12" East a distance of 80.02 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the left a distance of 135.14 feet, said curve has a Radius of 815.00 feet, a Delta of 09°30'03" and is subtended by a Chord bearing South 84°44'45" East a distance of 134.99 feet to a Point of Tangency;
THENCE South 89°29'46" East a distance of 1304.94 feet;
THENCE South 06°19'34" West a distance of 40.21 feet to the North Quarter corner of said Section 11;
THENCE South 00°24'51" East along the East line of said NW1/4 a distance of 1564.34 feet;
THENCE South 52°23'22" West a distance of 527.32 feet;
THENCE South 37°36'38" East a distance of 135.10 feet;
THENCE South 52°23'22" West a distance of 351.28 feet;
THENCE North 58°29'28" East a distance of 54.55 feet;
THENCE North 53°20'26" East a distance of 708.60 feet;
THENCE South 00°24'51" East a distance of 7.56 feet;
THENCE South 53°15'13" West a distance of 689.66 feet;
THENCE South 58°13'28" West a distance of 703.00 feet;
THENCE South 53°15'17" West a distance of 130.76 feet to the South line of the NW1/4 of said Section 11;
THENCE North 89°34'09" West along said South line a distance of 1369.60 feet to the East Quarter corner of said Section 10;
Thence along the Southerly, Westerly and Northerly lines of the E1/2 NE1/4 said Section 10 the following Three (3) courses:
THENCE South 89°35'41" West a distance of 1299.39 feet;
THENCE North 00°00'05" West a distance of 2632.07 feet;
THENCE North 89°21'03" East a distance of 1074.70 feet;
THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet;
THENCE North 00°25'49" West a distance of 227.26 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 220.568 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Parcel Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.

_____

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PARCEL DESCRIPTION

A parcel of land, located in the South Half (S1/2) of Section Four (4), and Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 9 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 9 as bearing South 89°30’14” West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2560.93 feet and with all other bearings contained herein relative thereto;

THENCE North 00°33’25” East along the East line of the SW1/4 of said Section 9 a distance of 50.01 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°33'25" East along said East line a distance of 1548.09 feet;
THENCE South 89°30'14" West a distance of 500.00 feet;
THENCE South 00°33'25" West a distance of 1548.10 feet;
THENCE South 89°30'14" West a distance of 1931.40 feet;
THENCE North 45°27'33" West a distance of 141.31 feet;
THENCE North 00°16'12" West a distance of 2511.82 feet;
THENCE North 89°55'44" West a distance of 30.00 feet to the West Quarter corner of said Section 9;
Thence along the Westerly and Northerly lines of the Northwest Quarter of said Section 9 the following Two (2) courses:
THENCE North 00°12'36" West a distance of 2692.59 feet;
THENCE South 89°07'14" East a distance of 1581.01 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;
THENCE South 88°15'36” East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;
Thence along the Westerly, Northerly and Easterly lines of the Southeast Quarter of said Section 4 the following Three (3) courses:
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet;
THENCE South 01°16'49" West a distance of 30.00 feet;
THENCE North 89°06'31" West a distance of 2632.72 feet to the East line of the Northwest Quarter of said Section 9;
THENCE South 00°30'42" West along said East line a distance of 2625.49 feet;
THENCE South 00°33'25" West a distance of 542.54 feet;
THENCE South 73°09'34" East a distance of 1302.02 feet;
THENCE South 88°43'08" East a distance of 1336.33 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 809.88 feet;
THENCE North 88°39'41" West a distance of 408.71 feet;
THENCE South 01°17'24" West a distance of 408.71 feet;
THENCE South 88°43'16" East a distance of 408.77 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 399.93 feet;
THENCE South 89°34'02" West a distance of 2565.94 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 613.218 Acres, more or less (±).

SURVEYOR'S STATEMENT

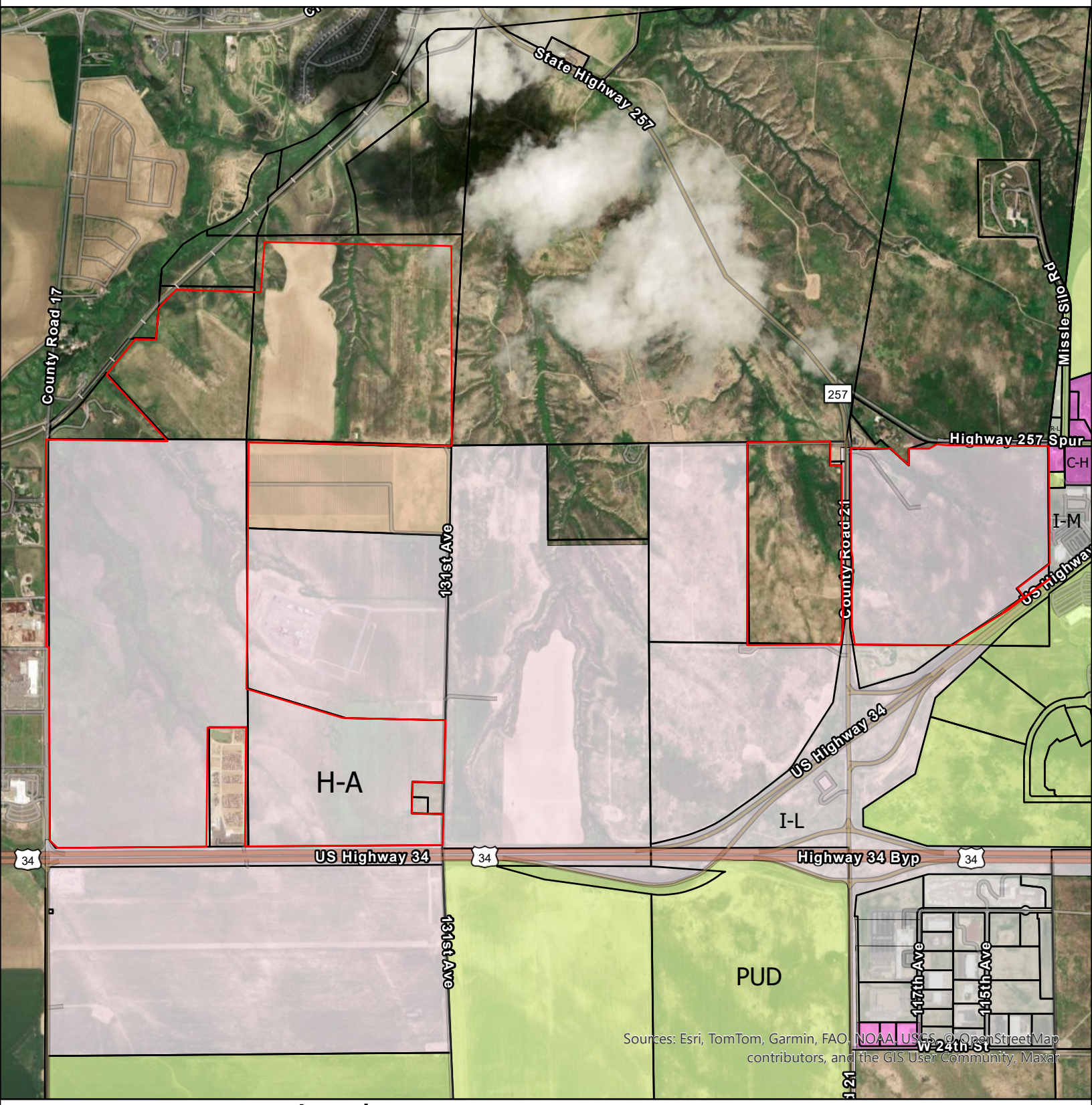
I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Parcel Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.

_____

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

Vicinity & Zoning Map - Cascadia Boundary



Legend

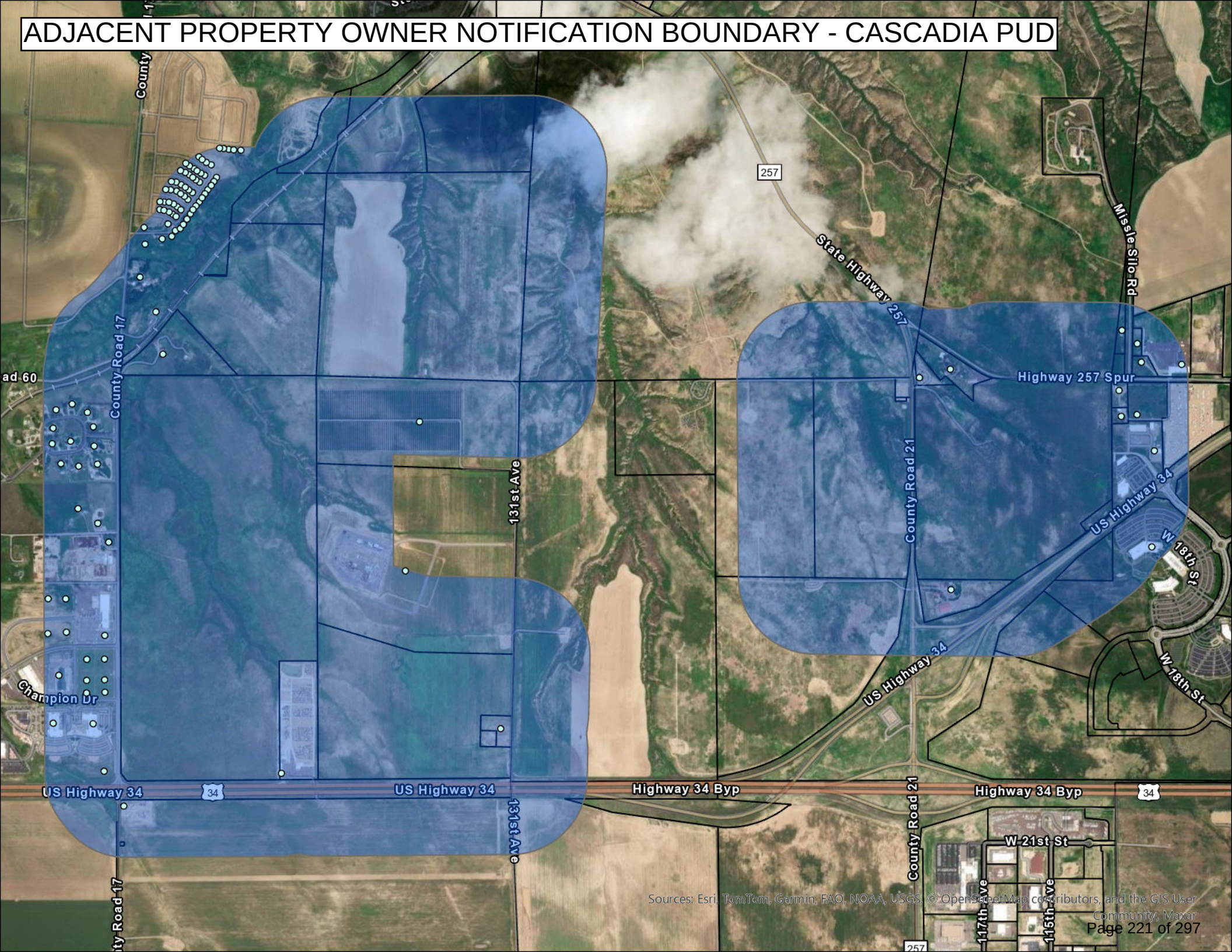
Zoning

- Holding Agriculture (H-A)
- Planned Unit Development (PUD)
- Residential Low Density (R-L)
- Commercial High Intensity (C-H)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Cascadia Boundary
- Greeley Parcels

City of Greeley Colorado

0 0.2 0.4 0.8 Miles

ADJACENT PROPERTY OWNER NOTIFICATION BOUNDARY - CASCADIA PUD



NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

July 9, 2025

Katelyn Puga
Community Development
City of Greeley
1100 10th Street
Greeley, CO 80631

CASCADIA PUD | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant, The Water Valley Company, we are pleased to apply for the Cascadia Planned Unit Development (PUD). The proposed development of the Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential. The proposed Cascadia PUD is being developed in partnership with the City of Greeley, in an effort to support the new Catalyst Entertainment District, approved by City Council in April 2025.

PROPERTY CONTEXT AND BACKGROUND

Development Team

The Water Valley Company
For nearly four decades, the Water Valley Company has had one simple purpose: to rejuvenate the spirit, one happy memory at a time. Everything starts with the land we love. We've spent generations cultivating it so that we leave it richer, more fertile, and more fun for the generations that follow. Every decision we make comes from a genuine desire to grow something great. Something real. To leave a legacy of love that our grandkids will be proud to call their own.

City of Greeley
Since its founding in 1886, the City of Greeley has been defined by its deep agricultural roots and its commitment to innovation and resilience. From its origins as a community built on farming and water stewardship, Greeley has consistently evolved—embracing modern technologies and development practices while preserving the values that have shaped its character. As part of Greeley's continued efforts to grow thoughtfully and sustainably, City Council approved targeted funding in April 2025 to support the creation of a new entertainment district at the western edge of the city. This strategic investment aligns directly with Greeley's long-term vision to diversify the local economy, enhance quality of life, and foster vibrant, connected neighborhoods. The West Greeley Project embodies this vision. It is designed to catalyze reinvestment in an underutilized area, create new employment opportunities, and provide cultural and entertainment amenities for residents and visitors alike. Importantly, the district's programming, design, and activation strategies remain true to the city's heritage — celebrating local identity, supporting small businesses, and incorporating spaces that invite community connection. Through careful planning, infrastructure coordination, and leveraging partnerships, the West Greeley Project reflects the City's priority to develop in a smart, balanced way — growing outward while honoring where we began. It is a tangible example of Greeley's commitment to being a place where history and progress live side by side.

Norris Design
Over the last 40 years, Norris Design has been dedicated to helping the world grow through the power of placemaking. Partnering with clients around the globe, we are transforming the way people live,

work and play. Our integrated approach brings individual disciplines together to design places that get built. We believe in the power of place and the ability our environments have to inspire us all. Every day, we set out to change the world for the better through thoughtful placemaking. We create communities that move people to create lasting memories. We shape the public realm, activating the imagination — then, we bring places to life with unique identities that live and breathe.

Existing Conditions

The total property considered for the Cascadia PUD is approximately 821 acres. The site is vacant/undeveloped land that is located within both the City of Greeley and unincorporated Weld County. The existing zoning is Agriculture (AG) and proposed zoning is PUD. Surrounding land uses include additional vacant/undeveloped land and oil and gas operations.

Project History and Intent

The proposed PUD includes the Catalyst Entertainment District with a hockey arena and youth ice facility, a hotel and waterpark, and a plaza for people to gather and play. The new entertainment district will be owned and maintained by the City of Greeley. In order to support the entertainment district, the surrounding proposed land uses include commercial, retail, residential at varying levels of density, and civic uses. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students are still being determined and will be memorialized in future Subdivision and Site Plan applications.

Key Greeley City Council & Community Discussions:

- July 30, 2024 – City Council unanimously approves a non-binding Memorandum of Understanding (MOU) to explore partnership with The Water Valley Company.
- Nov 2024–Jan 2025 – Conceptual drawings submitted and community engagement launched.
- January 30, 2025 – First Community Meeting on the West Greeley development vision.
- February 1 & March 15, 2025 – Ongoing public forums for feedback on growth, design, and priorities.
- March 27, 2025 – Public meeting to explore financial model behind the project.
- Multiple Council Work Sessions & Meetings (Nov 2024–May 2025) covering:
    - Annexation and zoning considerations
    - Infrastructure and utility planning
    - Financial partnership framework
    - Land use and phasing

Date	Type
May 6, 2025	City Council Meeting
April 15, 2025	City Council Meeting
April 8, 2025	City Council Work Session
April 1, 2025	City Council Meeting
March 25, 2025	City Council Work Session
January 28, 2025	City Council Work Session
November 20, 2024	Council Special Work Session
November 19, 2024	City Council Meeting
November 12, 2024	City Council Work Session

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

DEFINING CHARACTER OF THE CASCADIA PUD

PUD Planning Areas

The proposed PUD includes (9) Planning Areas with a variety of land uses in each. The land uses include entertainment, commercial, retail, residential and civic uses. A summary is provided in the Land Use Table below:

PUD Summary				
Planning Area	**Character Description**	**Acres (approx.)**	**Residential Units**	**Non-Residential Use Square Footage*** **
PA-A	Entertainment District	99.1	300	
PA-B	Entertainment District	94.8	1,050	
PA-C	Mixed-Use	62.0	300	
PA-D	Mixed-Use	32.0	146	
PA-E	Residential	75.0	99	
PA-F	Residential	138.9	154	
PA-G	Residential	98.4	352	
PA-H	Mixed-Use	73.2	500	
PA-I	Mixed-Use	137.4	500	
Right-of-Way		17.8		
Total		**828.6**	**3,401***	**3,200,000****

*The total number of residential units allowed within the PUD boundary may be exceeded by up to 10% administratively, without a formal PUD amendment.
**The total nonresidential square footage allowed within this PUD may be increased by up to 15% administratively, without a formal PUD amendment.
***No maximum for non-residential use gross floor area square footage per Planning Area.

PUD Development and Design Standards

The proposed development and design standards within the Cascadia PUD are based on the City of Greeley's Commercial High Intensity zone district. Starting with an existing zone district in the City, the development team modified sections within Title 24 of the Development Code in order to fit the proposed development and intent of the Cascadia PUD.

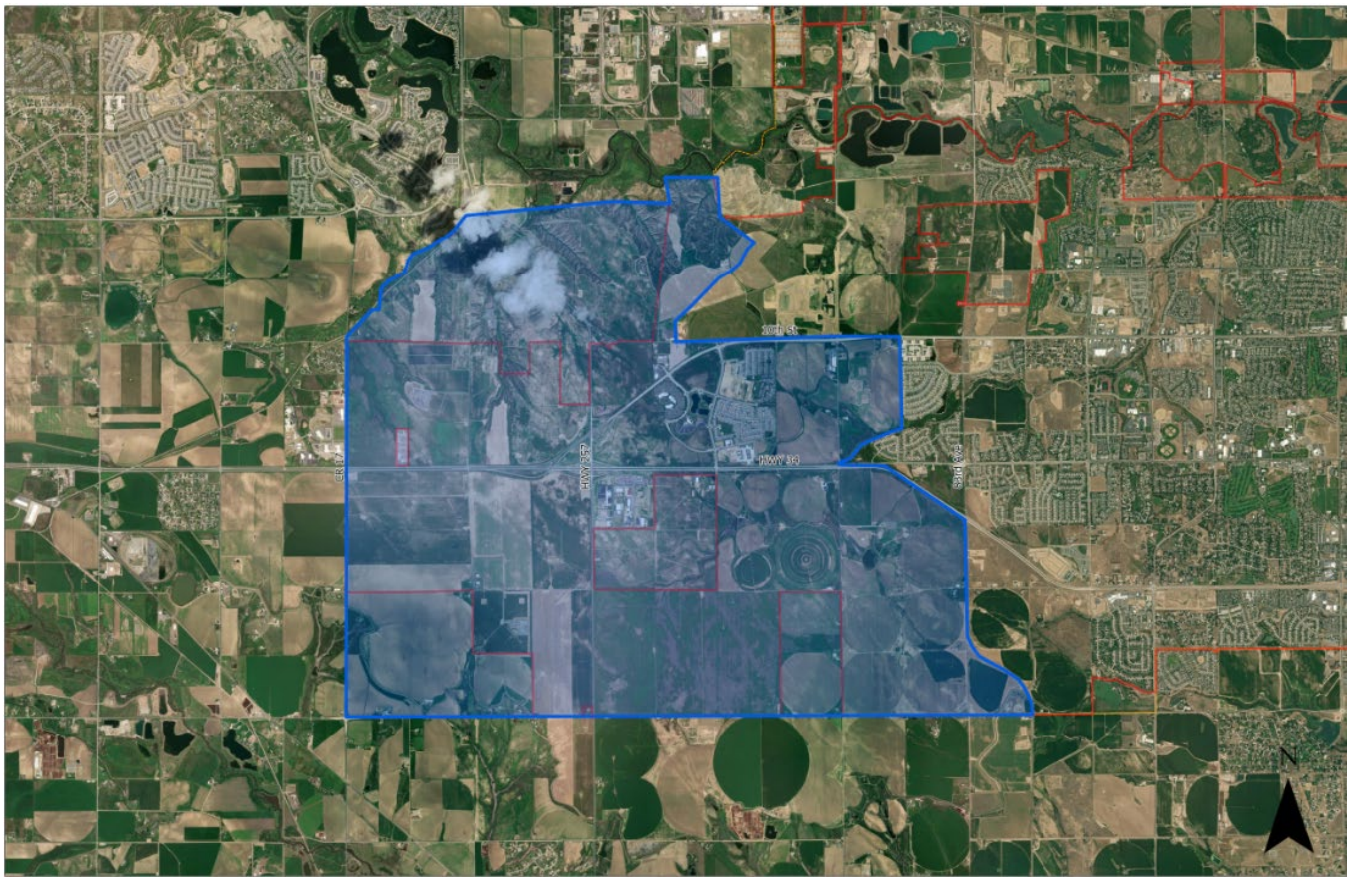
PUBLIC IMPROVEMENTS

GID Area

The City of Greeley and The Water Valley Company are working in close coordination to deliver a robust network of public infrastructure that will support the long-term success of the Cascadia and Catalyst districts — including streets, utilities, mobility infrastructure and regional connectivity.

A General Improvement District (GID) approximately 12,000 acres in size has been approved for the Catalyst entertainment district. The GID area is depicted in the shaded areas of the map below:

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166



This financing mechanism will help fund essential infrastructure through dedicated property taxes and fees within the project area, ensuring that new development pays for the public improvements it requires. Under the Pre-Development Services and Financing Agreement, the City and developer have begun detailed infrastructure planning, including:

- Roadway upgrades and connectivity improvements, such as a new bridge over U.S. 34 and enhancements to the WCR 17 interchange to improve north-south travel and regional access.
- A new intermodal transit hub, which will serve as a Centerplace-style mobility center connecting Greeley-Evans Transit (GET) with future regional routes, enhancing access to jobs, entertainment, and housing.
- Utility infrastructure investments, including new water, sewer, and stormwater systems, funded through the City's Enterprise Funds. These upgrades will serve both the district and the broader West Greeley area as it continues to grow.

These improvements are aligned with Greeley's MERGE Project (Mobility Expansion for Regional Growth and Equity), as well as the City's RAISE-funded transportation and pedestrian improvements. Together, they represent a layered investment in mobility, access and equity-a hallmark of Greeley's long-term growth strategy.

Access and Circulation

The proposed PUD includes general roadway improvements to County Road 17, 131st Avenue, Highway 257, and 4th Street. Various Planning Areas receive access from these improved and updated roadways. Access to the proposed PUD Planning Areas B, C, and E is provided off County Road 17, which runs north to south on the western edge of the PUD project area. Access to PUD Planning Areas A and G is provided off 131st Avenue, which runs north and south at the eastern edge of Planning Areas A

and G. Planning Areas H and I receive their access from Highway 257. Finally, 4th Street is being developed as part of this proposed PUD to bisect the site from east to west and provide additional points of access for Planning Areas A and B. Circulation within each Planning Area will be determined with future Subdivision and Site Plan applications.

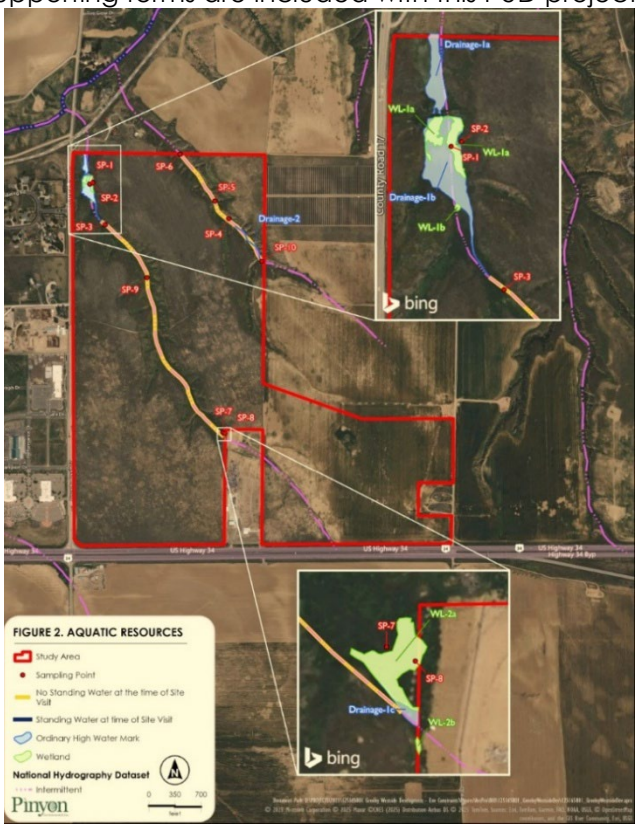
ENVIRONMENTAL ANALYSIS

Wildlife Analysis

Pinyon Environmental, Inc., evaluated the potential for the remaining species listed in the IPaC system to occur in the study area based on an assessment of habitat and species distributions (Table 2 in assessment). No federally listed species or habitat were observed in the study area during the site visit. Colorado Parks and Wildlife lists amphibians, birds, fish, mammals, reptiles, and mollusk species as endangered, threatened or of special concern within the state of Colorado. Most of these species are not expected to occur in the project area because the study area is outside of their range or the appropriate habitat is not present. Pinyon conducted a habitat assessment for species identified in the CNHP CODEX list with the potential to occur in the project area, which are identified in the included Biology Reports.

Water Analysis

Pinyon Environmental, Inc., has completed evaluations of wetlands and other waters in the project area. Two ephemeral drainages were identified during their evaluation. Though both primarily showed non-wetland vegetation, an area of ponding was found near the northwest corner of the project area. Pinyon submitted a formal request for an Approved Jurisdictional Determination from the U.S. Army Corps of Engineers. On June 30, 2025, the U.S. Army Corps of Engineers issued a formal determination that the waters in question (as depicted below) are not considered to be jurisdictional waters. The determination letters and supporting forms are included with this PUD project submittal.



NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

REVIEW CRITERIA

Compliance with the Greeley Municipal Code

The Greeley Municipal Code outlines the general and the specific review criteria for Planned Unit Developments in Section 24-205(c). Below are the justifications for each of the criteria:

1. Generally. Review, recommendations and decisions for new PUDs shall be based on the following criteria:
    a. 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.
    Response: The Cascadia PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space. The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals. Please see the following section where there is a detailed explanation of the goals that the Cascadia development will support.
    b. The benefits from any flexibility in the proposed plan:
        i. 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;
        ii. Involves innovative concepts that were not anticipated by the development code; or
        iii. 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.
        Response: The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new hockey arena and supporting hospitality and recreation center. The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place. The PUD will also accommodate innovative land use and design elements that would not be feasible under conventional zoning.
    c. 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.
    Response: The Cascadia PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning. The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The project will preserve open space and recreation while supporting the needs of different demographics. Our project directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.
    d. The plan meets all of the review criteria for zoning map amendments in section 24-204.
    Response: The Cascadia PUD meets the criteria for zoning map amendments, including compatibility with adjacent land uses and compliance with the Imagine Greely Comprehensive Plan.

Conformance with the Imagine Greeley Comprehensive Plan

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
  - **The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district and hockey arena. Around the arena there will be youth sports, a hotel, water park, and outdoor plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.**
- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
  - **The proposed PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.**
- Goal GC-1: Manage growth effectively.
  - **The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.**
- Goal HO-2: Encourage a broad diversity of housing options.
  - **There will be a large variety of housing options and residential components to the overall Cascadia PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.**

Sincerely,
Norris Design

Mitch Black, PLA
Principal

COLORADO
Parks and Wildlife
Department of Natural Resources
Fort Collins Service Center - Area 4
317 W Prospect Rd
Fort Collins, CO 80526
P 970.472.4300

August 11 , 2025

City of Greeley- Community Development
Planning Division
970-350-9780
planning@greeleygov.com

RE: PUD2025-0003 Cascadia Entertainment District

Dear Planning Division team,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Cascadia Entertainment District (Project) that is located at Township 5N, Range 67W, Sections 4, 9, 10 and 11. It is our understanding that this is a request for review and comment on the Site plan. It is our understanding that this Project will include a hockey arena and youth ice facility, a hotel and waterpark, and a plaza for people to gather and play. This new entertainment district will be owned and maintained by the City of Greeley.

The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this Project.

After review of this project and location, CPW has the following recommendations:

RECOMMENDATIONS:

The Importance Of High Priority Habitats
Developers and permitting agencies can help avoid, minimize, and mitigate impacts to wildlife from their projects by working with CPW. High Priority

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • Gary T. Skiba • James Jay Tutchton • Eden Vardy

Habitats (HPH) are defined as sensitive habitats where CPW has recent maps regarding sensitive wildlife use, plus scientifically-backed best management practice (BMP) recommendations. HPHs are a subset of CPW's species activity maps that we collect and update for a variety of species and their particular habitats; we provide these maps to the public and regulatory agencies for the environmental assessment and land use commenting of proposed development on a given parcel, and general scientific research.

Burrowing Owls

Burrowing Owls are listed as State Threatened and are known to nest in active or inactive prairie dog (black-tailed or white-tailed) burrows or the burrows of other terrestrial wildlife. Because burrowing owls are included in the protections afforded by the Migratory Bird Treaty Act, it is important to avoid actions that could negatively impact the owls, nests, and eggs. There is the potential for Burrowing owls to be present within the project area.

To best avoid or minimize impacts to Burrowing Owls within the project area, CPW recommends the following:

- If development is proposed to occur in a prairie dog colony that has been active within the past 10 years, CPW recommends adherence to CPW's Burrowing Owl Survey Protocol.
- CPW recommends that targeted surveys should be conducted for any activities resulting in ground disturbance between March 15th and October 31st.
- If nesting Burrowing Owls are present, no human encroachment or surface disturbance should occur within a 200-meter buffer of nesting burrows from March 15th to August 31st.
- If Burrowing Owls occupy the site, CPW recommends that earthmoving and other disturbance activities be delayed until late fall after they have migrated.
- If seismic work could disturb or collapse dens containing nests, that work should avoid the nesting period.

CPW appreciates Terracon addressing our recommendations in their report and recommending our recommendations to the applicant. CPW agrees with that plan.

Raptors and Migratory Birds

The Project area contains suitable habitat for nesting raptors and migratory birds. To ensure compliance with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, CPW recommends consultation with USFWS before construction of the proposed Project. All migratory birds are protected from potential take under the Migratory Bird Treaty Act, and any removal or disturbance of an active migratory bird nest requires prior consultation with CPW and USFWS. Both active and potential nest sites, as well as winter night roosts, should be considered when evaluating potential disturbance during construction. Also, please see our CPW Raptor Buffer Guidelines Document for recommendations on timing limitations and buffers.

Noxious Weeds and Native Re-seeding

Also of importance is the revegetation of disturbed soils and the control of noxious weed species through the development of a noxious weed management plan prior to initiating construction activities. The revegetation of disturbed areas and control of invasive weed species are important components of the project and it is critically important that the site be restored back to the native plant community that currently exists on site. It is preferable that native vegetation be retained on-site during the operational lifespan of the project, both as potential habitat for wildlife and to ensure successful reclamation of the project area, as noxious weeds could spread to adjacent habitats outside the project area. CPW recommends that the applicant consult with Weld County and the Natural Resource Conservation Service (NRCS) for current noxious weed best management practices.

Lighting

Nighttime artificial lighting has been documented to affect wildlife species of all sizes, from small macroinvertebrates to large mammals. These effects are often species-specific, and in some cases may be beneficial to one species within a local ecological community, but detrimental to another species within the same ecological community. These impacts could be expected year-round and can affect both local resident species and migrating wildlife, which may lead to collisions with other animals and structures, exhaustion, increased depredation, and direct mortality. Nighttime artificial lighting may also disrupt nocturnal species that are not accustomed to a significant increase in artificial light, leading to temporary blindness and disorientation, which may also increase the likelihood of collisions with infrastructure on site. CPW recommends that all

outdoor lighting be down-shielded to minimize disturbance areas and dim the lights as much as practicable.

Per the U.S Fish and Wildlife Service recommendations[1], all outdoor lighting should be limited to warmer colors with "longer wavelengths (>560 nm) and lower correlated color temperatures (CCT<3000 Kelvin degrees)" ("Threats to Birds: Collisions - Nighttime Lighting | U.S. Fish & Wildlife Service"). Per the American Bird Conservancy, CCTs ranging from 2200 Kelvin Degrees to 2700 Kelvin Degrees is the preferred range of color. (Misguiding Light: The Role Artificial Light Plays in Bird Mortality from Collisions with Glass | Sheppard, PHD[2]) CPW recommends the latter range of lighting color options for implementation at the project site during construction if it is to occur during nighttime hours.

Additional Concerns

CPW wanted to recognize and convey concern with this project because this is one of the last undeveloped areas for plains wildlife and species in Greeley, and the connectivity from the Shurview site to the east to these drainages is of importance to wildlife. CPW has mapped this habitat for a variety of species, including but not limited to: Turkey (overall range, production, roost sites, and overwintering areas), Mule deer and White-tailed deer (overall range), Bobcat habitat, and ground-nesting birds. This area also provides habitat for reptiles, amphibians, small mammals, pollinators, and other invertebrates in an area that is already fragmented due to disturbance and development. CPW disagrees with Pinyon's Environmental Assessment that stated "Most of these species are not expected to occur in the project area because the study area is outside of their range or the appropriate habitat is not present." In addition to this area being mapped for these species, this area provides foraging grounds for the bald eagles that have both mapped nests and winter night roosts within a mile north of the proposed project area. The eagles have been seen foraging in this area. The loss of this habitat may negatively impact these local wildlife populations and thereby impact recreational opportunities such as wildlife viewing and hunting. CPW would recommend evaluating an alternative site due to the concern of wildlife species in the area and the potential impact it will have on this habitat.

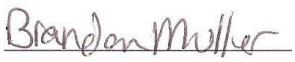
---

1 [4] "Threats to Birds: Collisions - Nighttime Lighting | U.S. Fish & Wildlife Service." *FWS.gov*, 4 May 2023, www.fws.gov/story/threats-birds-collisions-nighttime-lighting.

2 Sheppard, PHD, Christine. *Misguiding Light: The Role Artificial Light Plays in Bird Mortality from Collisions with Glass*. American Bird Conservancy, 11 May 2022, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/abcbirds.org/wp-content/uploads/2022/05/ABC-lighting-collisions-position-statement-2022.pdf.

Thank you again for the opportunity to comment on this Cascadia Entertainment District project. We appreciate your consideration of our recommendations to avoid and minimize impacts to wildlife. If the scope of this project changes and/or if you have any questions, please contact at Jackson Davis at 970-342-0461 or jackson.davis@state.co.us.

Sincerely,



Brandon Muller
Area 4 Acting Area Wildlife Manager

Cc: Jackson Davis, Greeley N. District Wildlife Manager- jackson.davis@state.co.us
Lexi Hamous, NE Land Use Coordinator- lexi.hamous-miller@state.co.us

July 22, 2025

Katelyn Puga, Planner III
City of Greeley Community Development
1100 10th Street
Greeley, CO 80631

RE: City of Greeley – Cascadia PUD Referral

Dear Ms. Puga:

Thank you for the opportunity to provide comments regarding the City of Greeley's proposed Cascadia PUD application. In advance of the opportunity to complete a thorough review of the application documents, please see the following preliminary comments that address key elements of the Intergovernmental Agreement between Greeley and Windsor recorded with the Weld County Clerk and Recorder at 3556256 on 5/23/2008:

- Portions of the subject property / proposed Cascadia PUD project are located within the ***Windsor-Greeley Cooperative Planning Area*** as depicted in the IGA. In accordance with Section 4. (Required Notice for Development) of the IGA, "For both areas within the CLUA each party shall notify the other of all intended development, redevelopment, or variances, within said area no later than four (4) weeks prior to the initial official consideration of the land use matter by the municipality reviewing the intended development." The Town will provide comments on this referral of the PUD application by August 1, 2025.

- Regarding Weld County Road 17, per Section 3.(a) (Land Use, Site and Building Standards for CLUA) of the aforementioned IGA, "Access to Weld County Road 17 (WCR 17) shall be in accordance with the locations agreed to by the parties on Exhibit E." The Town looks forward to collaborating on the location and extent of the proposed access points along WCR 17. As currently shown, the TIA shows new access to WCR17 from Promontory Circle Extension as a new intersection north near WCR 60/RR tracks being approximately 1 mi (5,280 ft north of US 34 centerline). Exhibit E of the aforementioned IGA indicates full movement access points at Southgate Dr (being 1,880 ft north of US 34 centerline) and at Gratitude Ln (being 3,380 ft north of US 34, and 1,500 ft north of Southgate Dr). The TIS and PUD show the northern Cascadia access further south aligning with Windsong Rd. Please clarify within the Traffic Impact Analysis where each new intersection is proposed along WCR 17 ensuring safe and efficient access along the corridor. Consideration for Gratitude Ln, Windsong Rd, WCR 60 intersections should be included in the Study area of the TIS.

- Additionally, Sections 3.(b) and (c) speak to construction cost and maintenance sharing for WCR 17; a timeline for review of any proposed improvements; and an agreement on the extent of the improvements. The Town anticipates WCR 17 being developed as an urban street section, including width for a full 16-foot median, two 12-foot travel lanes in both directions with shoulders in both directions, and a tree lawn with a detached 12-foot

multi-use (shared) trail on both sides. Please see attached sketch representing the general approach for the WCR 17 corridor.

- Consideration should also be given to bus stop locations along WCR 17 given its status as a major north-south arterial road serving commuter traffic.

- Portions of the subject property are also located within the Town of Windsor ***Growth Management Area***, as depicted in the Land Use Map found in the Town of Windsor 2024 Comprehensive Plan, with the Land Use designation noted as *Parks and Open Space* with a potential *Natural Areas and Open Space Overlay*. As you are aware, Windsor and Greeley have supported the concept of community separators dating back to the Northern Colorado Community Separator Study of 1999. Windsor looks forward to continuing this discussion, and its partnership with the City as we evaluate the Cascadia PUD application.

- The hydraulic report notes a water connection into Windsor at the Greeley/Windsor master meter which is correct. Graphically it appears that the Windsor/Greeley master meter is shown to tie into Greeley's zone 4 (Gold Hill Elevated Tank zone). Windsor does want the master meter to be connected to Zone 4 per Greeley Windsor IGA section 6.(b). Per prior information communicated to Greeley regarding demand at connection, assume Peak Hour Demand = 2,500 gpm at 50 psi and Max Day Demand + Fire Flow = 4,400 gpm at 20 psi.

- Please provide a sewer study showing projected full basin buildout for all proposed and future buildout flows that are to report to Windsor's wastewater plant. The Cascadia report provided some information, but did not include demand calculations, or full build out basin calculations. Additional sewer information is needed regarding build out flow proposed to be routed to Windsor. Windsor review staff assumes that Greeley annexation areas will be serviced by Greeley sewer up to a master meter connection to Windsor's system. Wastewater service areas will need to be amended to reflect proposed service areas (ie 208 boundary changes). Windsor/Greeley coordination is necessary to address wastewater service area amendment.

Thank you for referring the Cascadia PUD application to Windsor. A clarifying response to the aforementioned preliminary comments would be appreciated. In the meantime, Windsor will conduct a full review of the PUD referral application and will provide a response by August 1, 2025.

Sincerely,

Scott Ballstadt
Director of Planning

Attachments:

- Intergovernmental Agreement between Greeley and Windsor recorded with the Weld County Clerk and Recorder at 3556256 on 5/23/2008

- Town of Windsor Land Use Map (2024 Comprehensive Plan)
- Weld County Road 17 Proposed Street Section

Copy

Shane Hale, Town Manager
Eric Lucas, Deputy Town Manager
John Thornhill, Community Development Director
Dan Money, Town Attorney

256

3556256 05/23/2008 02:46P Weld County, CO
1 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF GREELEY AND TOWN OF WINDSOR

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT is made this 6th day of May, 2008, by and between **THE CITY OF GREELEY,** Colorado, a home rule municipality ("Greeley") and **THE TOWN OF WINDSOR,** Colorado, a home rule municipality ("Windsor") establishing the terms and conditions for land use site and building standards and utility services with a Cooperative Planning, Land Use and Utility Area. The parties hereto, when referring to both, may also be referred to hereinafter as the municipalities or the parties.

WHEREAS, Greeley and Windsor entered into an Intergovernmental Agreement in June 2001, for the purpose of preparing a development plan for US Hwy 34 between WCR 13 (county line) and SH 257, and along SH 257 between the corporate limits of each community; and

WHEREAS, the Development Plan was completed and has been accepted by the Greeley City Council and Windsor Town Board; and

WHEREAS, the implementation of the plan requires cooperation and coordination between the municipalities for the provision of various municipal services such as utilities, planning/land use, transportation, parks/recreation/open space and public safety; and

WHEREAS, the adopted Plan envisions future intergovernmental agreements which will outline the specific procedures to provide the necessary services to implement the Development Plan; and

WHEREAS, the municipalities desire an agreement for planning, land use and utility services; and

WHEREAS, the parties approved an Agreement dated August 9, 2004 regarding the terms and conditions for such planning, land use and utility purposes, and

WHEREAS, certain amendments to that Agreement are now deemed to be in the best interests of the citizens of Greeley and Windsor to further this cooperative community planning process.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES HEREAFTER SET FORTH, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Cooperative Land Use, Annexation and Utility Area. The Cooperative Planning, Land Use and Utility Area ("CLUA")) consisting of a Principal employment corridor area and a secondary corridor area is hereby amended and described as follows:

(a) Principal Employment Corridor. Principal Employment Corridor includes all land depicted on Exhibit A and described on Exhibit B, attached hereto and incorporated herein by reference, and is generally described as that area one-half mile north and south of US Hwy 34 between SH 257 and WCR 13 (County Line Road). The distances are measured from the right-of-way lines of the affected roads and highways on the same side as the area stated above.

(b) Secondary Corridor Area. There is hereby established a Secondary Corridor Area which includes all lands depicted on Exhibit A and described on Exhibit B, which is attached hereto and incorporated herein by reference and is generally described as that area extended one-half mile from the principal employment corridor areas, outer boundaries north and south of US Hwy 34.

2. CLUA Land Uses. Within the CLUA, the parties agree that the land uses are prioritized as follows:

(a) The Principal Employment Corridor is primarily for employment, industrial park and other uses as defined, conditioned and limited by Section I. A of Exhibit B, attached hereto and incorporated herein by this reference.

(b) The Secondary Corridor Area is primarily for residential, neighborhood, commercial and their related uses as defined, conditioned and limited by Section I. B. of Exhibit B, attached hereto and incorporated herein by reference.

3. Land Use, Site and Building Standards for CLUA. Road Improvements and Maintenance Master Costs.

(a) The land use, site and building standards for both areas of the CLUA are described on Exhibit B attached hereto and incorporated herein by reference. Access to Weld County Road 17 (WCR 17) shall be in accordance with locations agreed to by the parties on Exhibit E, attached hereto and incorporated herein by this reference. Access to US Hwy 34 shall be as approved by the Colorado Department of Transportation.

(b) The parties agree that they shall equally share the costs of any and all general improvements to WCR 17 north of US Hwy 34 to WCR 60. The party intending to make general improvements on the above stated roadway shall give the other party 180 days notice prior to the commencement of construction of the general improvements to the roadway. The party receiving notice of said improvements and/or maintenance shall provide comment as to the nature and timing of general improvement along with its prospective cost to that party. The parties agree that the jurisdiction which has annexed the affected road shall perform general improvements

in accordance with its ordinances, rules and regulations; and further that each party shall pay its one-half of the total cost of the general improvements within thirty (30) days after invoice of the same, subject to annual appropriation. The parties agree that each party shall use its best efforts to budget and/or appropriate sufficient sums to defray the costs of its expense for construction of the general improvements of the road stated herein. Any roadway improvements that are deemed to be in addition to customary and general road maintenance such as, but not limited to, the addition of medians, traffic control devices and like improvements must first be agreed to in writing by both parties prior to their installation.

(c) The parties agree that the parties shall equally share the costs of any and all maintenance for WCR 17 north of US Hwy 34 to WCR 60. Windsor shall perform the annual maintenance and Greeley shall pay Windsor one-half (½) of the cost of such annual maintenance. The parties agree that they shall meet and agree as to the nature, extent and maximum cost for annual maintenance of the road on or before July 1 of each year to provide sufficient time to budget necessary funds for the succeeding calendar year.

(d) The parties agree that the intersection of WCR 17 and US Hwy 34 may require an improved road interchange in the future, and as such, the parties agree to negotiate in good faith with each other and CDOT to determine the land areas to be reserved/dedicated; the nature and type of interchange improvement; and any and all costs for construction for the same.

4. Required Notice for Development. . For both areas within the CLUA each party shall notify the other of all intended development, redevelopment, or variances, within said area no later than four (4) weeks prior to the initial official consideration of the land use matter by the municipality reviewing the intended development. All notifications shall be provided to the other party in writing and shall include a brief written description of the development proposal and accompanying vicinity, any development maps and graphics for review and comment by the receiving party. The receiving party shall renew the documentation provided and shall respond in writing to the other party with its comments regarding the proposed development. Each party agrees that it shall use its best efforts to make and receive comments through timely communications. The parties expressly agree that all such information, documentation and communication is a courtesy exchange of information and any negligent oversight of any referral or project for comment shall not require the delay of hearings or decisions on any land use or related case by the approval authority of either Greeley or Windsor. However, when making a land use decision, the approval authority of the affected municipality hereby agrees that it may not approve any land use in contravention to those uses stated in Exhibit B, without the prior written consent of the other party. Each party shall provide the other party, in writing, a single point of contact for the transmission of all communications and documentations contemplated and described in this paragraph.

5. Annexation

(a) Greeley shall have exclusive authority to exercise its annexation powers and, subject to paragraphs 4 and 5, to provide all urban services within the CLUA for those areas identified as the "Greeley Annexation Area" on Exhibit C, attached hereto and incorporated herein by this reference.

(b) Windsor shall have exclusive authority to exercise its annexation powers and subject to paragraphs 4 and 5 to provide all urban services within the CLUA for those areas identified as the "Windsor Annexation Area" on Exhibit C.

(c) Both parties specifically agree that upon the receipt or preparation by either party of any documents proposing annexation within the CLUA, copies of all such documents shall be submitted to the other party for review and comment at least thirty (30) days prior to initial action thereon.

(d) The parties specifically agree that in the event either of them has extended and/or agreed to any financial or other incentives in connection with a proposed annexation within the CLUA, that the contents and specifics of such financial or other incentives shall be submitted to the other party.

(e) The parties specifically agree that Greeley retains and Windsor shall honor any and all contract rights of first refusal for the purchase of water upon any properties within the Principal or Secondary Areas which are subject to such rights under the Greeley Loveland Irrigation Company (GLIC) Shareholders Agreement, regardless of whether or not those properties are annexed by Windsor. A map generally depicting the land area subject to the GLIC Shareholders Agreements is shown on Exhibit D, attached hereto and incorporated herein by this reference.

(f) Any property annexed by Windsor which ultimately is developed for commercial purposes and which commercial business is partially or wholly located upon a property currently or formerly subject to a GLIC Shareholders Agreement shall be subject to sales and food tax revenue sharing between Greeley and Windsor. Windsor shall remit to Greeley, on a monthly basis, 40% of the gross sales and food tax revenue received by Windsor from all sources upon property stated in this subparagraph (f). The parties specifically agree that this revenue sharing agreement is authorized pursuant to Colorado Revised Statutes 29-20-105(2)(b) and is perpetual in nature and survives any termination of this Agreement, with said land area subject to the GLIC Shareholders Agreements shown on said Exhibit D.

(g) The terms of this Agreement shall not be construed as to require Windsor or Greeley to annex property in their respective annexation and growth boundaries.

(h) If either Greeley or Windsor is presented a petition for annexation of land located in the agreed upon annexation and growth boundary of the other municipality, they each shall direct the petitioner to the community within which the land is planned for annexation and service in accordance with this Agreement. Only upon the written denial of the proposed annexation petition by the community within which the petitioning land is identified for annexation may the other municipality consider any such annexation, and then only upon the written amendment of this Agreement.

(i) Windsor shall submit a petition to the North Front Range Regional Planning Council to exclude the Properties from Greeley's 208 Waste Water Planning Area ("208 Planning Area") and include the Properties in Windsor's 208 Planning Area.

6. Water Service within the Cooperative Land Use, Annexation and Utility Area.

(a) Water service for Windsor properties within the CLUA shall be provided by Windsor in accordance with the existing Windsor-Greeley Intergovernmental Agreement for Treated Water Service (dated January 4, 1996), as amended from time to time by the parties.

(b) To provide all potable water service to the CLUA, a sufficiently-sized transmission line carrying Zone 4 pressure will be required upstream of a Windsor master meter from Greeley's Zone 4 pump station to the west along US Hwy 34. The cost of the transmission main upstream of the Windsor master meter shall be borne by the municipality or private entity requiring the service in accordance with the annexing municipality's determination.

It is anticipated that the annexing municipality will require one or more developers to construct the transmission main upstream of the Windsor master meter. Such municipality may thereafter choose to afford such developer or developers an opportunity to enter into a reimbursement agreement providing for reimbursement when subsequent properties develop and benefit from the main. It is also likely that certain of such properties will not be located in the municipality that caused the main to be constructed in the first instance. Both parties agree that if reimbursement is requested and approved by the municipality constructing the main, the other municipality will enforce the terms of any such reimbursement agreement for properties developing in that municipality and benefiting from the main.

7. Sewer Service within the Cooperative Land Use Annexation and Utility Areas.

(a) General. Pursuant to the terms of this intergovernmental agreement, Greeley agrees to deliver sewage originating within the CLUA to the Windsor sewer system for treatment and Windsor agrees to provide treatment for such sewage. Greeley shall maintain, repair, replace, and rehabilitate the wastewater collection lines which are within its city limits. For purposes of Colorado water law, Windsor agrees that Greeley shall maintain dominion and control of water in sewage, originating within Greeley's city limits, and delivered by Greeley to the Windsor system for treatment such that Greeley may fully consume (by any means, such as its own municipal use, reuse, successive use, exchange, substitute supply, or by sale or lease to other entities) any re-useable effluent resulting from such treatment. Greeley agrees that a portion of water in sewage delivered to the Windsor system for treatment pursuant to the terms of this Agreement may be consumed prior to discharge due to treatment or evaporation and that Windsor does not guarantee that any specific percentage of the water in sewage delivered by Greeley will be discharged after treatment of Greeley's water rights throughout Windsor's system. The amount of re-useable effluent resulting from treatment shall be calculated in accordance with applicable decrees.

(b) Points of Delivery. Sewage transmitted through Greeley's system delivered by Greeley to the Windsor system shall be delivered by Greeley to a terminal manhole(s) at or close to Greeley's city limits. The point(s) of delivery shall be mutually established and agreed upon in writing by both municipalities. Sewage metering station(s) will be established in the terminal manhole to assist in tracking the amount of sewage delivered to Windsor.

(c) Payment of Plant Investment Fee and Measurement of Discharge. Greeley agrees to pay Windsor a plant investment fee (PIF) reflecting Greeley's acquisition of capacity in Windsor's wastewater treatment facility. The PIF for additional capacity shall be annually established, based on the then current PIF in effect for Windsor residents. The plant investment fee shall not include any surcharge or additional payment for any lift stations required for Greeley to deliver sewage to Windsor because Greeley is responsible for such costs.

As an example of the initial PIF calculation, currently the Windsor PIF is $2,600 per residential tap and the average residential winter water use, which is equivalent to sewer use, is 204 gallons per day per tap. Consequently, the current residential PIF is $12.75 per gallon per day.

Plant investment fees due from Greeley to Windsor shall be purchased in blocks of 100,000 gallons per day capacity, or other quantities as mutually agreed. Windsor shall regularly monitor the amount of wastewater received from Greeley at the points of delivery. Whenever the 30-day average flow from Greeley exceeds the capacity previously purchased by Greeley, Greeley shall purchase additional capacity within 90 days at the then current PIF.

(d) Treatment Capacity. At such time as the existing Windsor wastewater treatment plant is using eighty percent (80%) of its capacity, or Windsor determines that the existing plant will soon be at or over eighty percent (80%) of its capacity, Windsor shall define the plant capacity that can be issued before the existing plant is using ninety percent (90%) of its capacity. The additional capacity shall be allocated seventy percent (70%) to Windsor and thirty percent (30%) to Greeley, unless the municipalities agree otherwise in writing. When the existing plant is using ninety percent (90%) of its capacity, or at any time that the Colorado Department of Public Health and Environment or other agency responsible for the discharge permit for the existing plant directs Windsor that additional sewer taps shall not be issued, Greeley agrees not to issue additional taps. Both municipalities agree to cooperate to anticipate the need to treat sewage produced within the CLUA and to plan for any expansion of the Windsor system to accommodate growth of demand within the CLUA. Windsor agrees to expand the Windsor system as necessary to accommodate growth of demand within the CLUA. Windsor shall make reasonable efforts to provide treatment capacity for Greeley's sewage, including expanding the existing plant when at ninety percent (90%) capacity and/or building a plant capable of meeting future discharge limits. Should Windsor fail to begin construction of such capacity when at ninety percent (90%) capacity, Greeley shall have the right to make alternative arrangements for any and all sewage treatment contemplated under this Agreement. Such option shall be in addition to any other remedy available under this Agreement.

(e) Monthly User Fees. Charges for sewage treatment shall be paid by Greeley to Windsor. The rates for sewage treatment shall be consistent with rates charged to Windsor resident customers and calculated per hundred (100) cubic feet of wastewater discharge as measured at the flowmeter(s). The service rates shall be reviewed by Windsor annually and shall reflect Windsor's actual costs of Greeley's wastewater treatment and conveyance. Greeley shall use its best efforts to enforce its environmental standards, restrictions and limitations on all waste water discharge treated by Windsor.

(f) Treatment of Other Sewage. Greeley and Windsor agree that it may be feasible and cost-effective for Windsor to treat sewage originating within portions of the City of Greeley that are outside the CLUA; however, nothing

in this agreement shall commit Windsor to treat such sewage and Greeley agrees that it will not deliver any sewage originating outside the CLUA to the Windsor system for treatment without the express written consent of Windsor that it will accept and treat such sewage.

(g) Billings. Windsor will submit one invoice to Greeley monthly. Invoices shall be paid within thirty (30) days of receipt, after which time interest penalties shall begin to accrue at the rate of one percent per month, or fraction thereof, during the period in which the invoice remains unpaid.

(h) Industrial Pretreatment. Greeley shall cooperate with Windsor to enforce Windsor's EPA-approved industrial pretreatment program to protect the Windsor's system from undesirable sewage discharge.

(i) Discharge Permit. It is understood and agreed that Windsor shall be solely responsible for obtaining and complying with any discharge or other permit required for the operation of its sewage treatment plant, or any modifications thereto.

8. Release, Hold Harmless, Indemnification. Both Windsor and Greeley are public entities, as that term is defined pursuant to the Colorado Governmental Immunity Act, Colo. Rev. Stat. § 24-10-101, et seq. The parties to this Agreement have the benefits and responsibilities enumerated in the Colorado Governmental Immunity Act. Each party shall defend any and all claims for injuries or damages pursuant to and in accordance with the requirements and limitations of the Colorado Governmental Immunity Act occurring as a result of negligent or intentional acts or omissions of the parties, their officers, agents, employees and assignees. In addition, Greeley shall be responsible for any and all liability for injuries or damages caused by any negligent acts or omissions of Greeley, its officers, employees, agents, and assignees performing functions or activities upon the property of Windsor. Greeley shall provide adequate workmen's compensation insurance for all of its employees, agents and assigns engaged in activities and functions upon the property of Windsor or Greeley. Windsor shall be responsible for any and all liability for injuries or damages caused by any negligent acts or omissions of Windsor, its officers, employees, agents, and assignees performing functions or activities upon the property of Greeley. Windsor shall provide adequate workmen's compensation insurance for all of its officers, employees, agents and assignees engaged in activities and functions upon the property of Greeley. Each party shall furnish the other party current certificates of insurance stating that the coverages outlined above are in full force and effect.

9. No Public Utilities Commission Control. Greeley, its employees and elected or appointed officials, agree neither to assert nor support any statement, policy, petition, rule making, or legislative attempt to place the Windsor's sewage treatment services system under the authority or jurisdiction of the Colorado Public Utilities Commission by virtue of this intergovernmental agreement or otherwise.

10. No Third Party Beneficiary. It is expressly understood and agreed that the terms and the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, are strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right or cause of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that no person and/or entity, other than the undersigned parties, receiving services or benefits under this Agreement shall be deemed any more than an incidental beneficiary only.

11. Non-Compliance. Notwithstanding any other provision in this Agreement, if either party fails to comply with the provisions of this Agreement, the other party, after providing written notification to the noncomplying party and upon the failure of the noncomplying party to achieve compliance within a reasonable time after such notice under the circumstances, or ninety (90) days, whichever is less, may refuse to provide and/or disconnect the water and sewer services stated in paragraphs 6 and 7 of this Agreement. Additionally, that party may maintain an action in a court of competent jurisdiction in Weld County for specific performance, injunctive, or other relief against the non-complying party. In the event of such litigation, the prevailing party shall be entitled to payment by the defaulting party, of its actual attorney=s fees and costs incurred.

12. Additions and Modifications. The parties hereto agree that they shall cooperate with one another and Weld County in making such additions and modifications to this Intergovernmental Agreement as may be necessary to effectuate its purposes.

13. Term and Termination. This Agreement shall remain in effect for a period of twenty (20) years from its effective date. Thereafter, it shall be automatically renewed for successive five (5) year terms unless at least five (5) years prior to the scheduled expiration, either party notifies the other party of its decision that the Agreement shall not be renewed. As noted in Paragraph 5(f), the revenue sharing agreement contained therein is perpetual in nature and survives any termination of this Agreement.

14. Colorado Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado with venue in Weld County.

15. Waiver. A waiver of a breach of any of the provisions of this Agreement shall not constitute waiver or a waiver of any subsequent breach of the same or another provision of this Agreement.

16. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when personally delivered, or after the lapse of ten business days following mailing by certified mail, postage prepaid, addressed as follows:

TO GREELEY: City of Greeley
1000 10th Street
Greeley, Colorado 80631
ATTN: City Manager

TO WINDSOR: Town of Windsor
301 Walnut Street
Windsor, Colorado 80550
ATTN: Town Manager

17. Effect of Invalidity. If any portion of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the entirety of this Agreement. If any portion of any other paragraph of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, such invalidity or unenforceability shall not affect the other paragraphs of this Agreement, except that any corresponding right or obligation of the other party shall be deemed invalid.

18. Amendments. This Agreement may be amended in writing only by the mutual agreement of the governing bodies of the parties hereto.

19. Reliance by the Parties. Windsor and Greeley understand that each is relying upon all of the promises made by the other in this Agreement, and each agrees (i) not to assert to any court or other body the invalidity or unenforceability of any portion of this Agreement; (ii) to promptly notify the other party of any legal action which might affect this Agreement; (iii) to allow the other party to participate in such legal action as the other party deems appropriate; and (iv) to defend this Agreement in such legal action.

3556256 05/23/2008 02:46P Weld County, CO
11 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Intergovernmental Agreement the day and year first written above.

CITY OF GREELEY

By: _____
Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO SUBSTANCE:

By: _____
City Manager

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

AS TO AVAILABILITY OF FUNDS:

By: _____
Director of Finance

TOWN OF WINDSOR

By: _____
Mayor

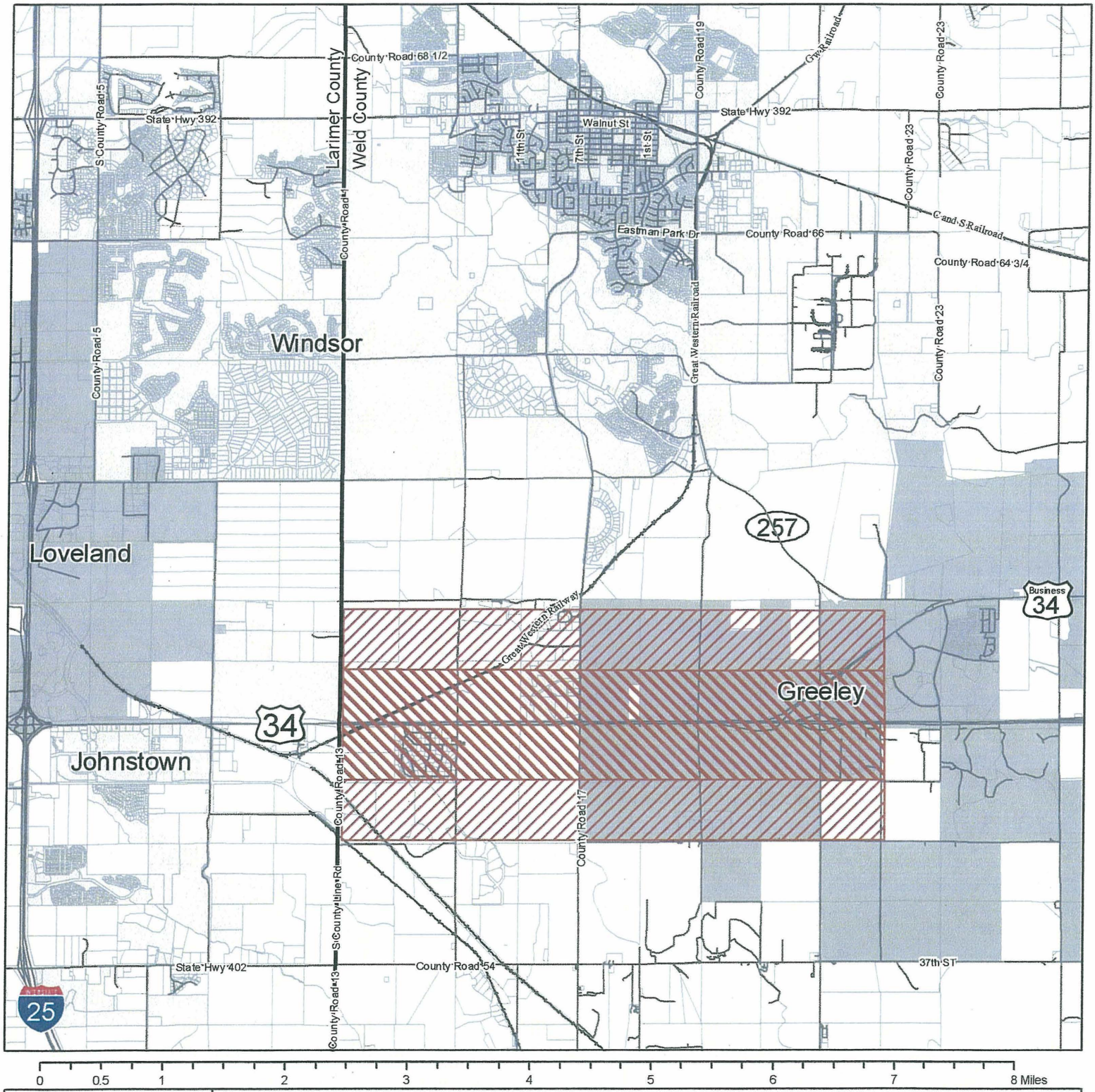
ATTEST:

By: _____
Town Clerk

By: _____
Town Manager

By: _____
Town Attorney

Exhibit A - Cooperative Land Use Annexation and Utility Areas (CLUA)



City of Greeley

Created: September 24th 2007
By: City of Greeley, GIS

Primary Cooperative Land Use Annexation and Utility Area

Secondary Cooperative Land Use Annexation and Utility Area

County Line

Parcels

Rail

Street Centerlines

City Limits

3556256 05/23/2008 02:46P Weld County, CO
13 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

Exhibit "B"
US HWY 34 LAND USE, SITE AND BUILDING STANDARDS

The following land use and development standards are blended elements of the City of Greeley and Town of Windsor Development Codes and provide Overlay Development Standards for a portion of that area known as the "Strategic Employment Development Corridor (SEDC)" as described in the City of Greeley 2020 Comprehensive Plan west of State Hwy 257 (SH 257) as illustrated on the attached Exhibit A and hereinafter referred to as "Greeley/Windsor Employment Corridor (G/WEC)."

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:
The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);

2. Allowed Land Uses:
As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.

* adult schools, e.g. college or university facility, trade or business school
* amusement park
* arena or auditorium
* assembly
* beverage processing
* driving range
* fabrication
* farming
* financial institution

* food processing (fully-enclosed facilities with no adverse environmental impacts)
* golf course
* greenhouse or nursery
* hospital
* kennels and animal care facilities
* mail center
* manufacturing (fully enclosed, light manufacturing activities)
* medical supply
* office
* open space
* publishing firms
* quasi-public facilities (museum, fire & police, zoo, aquarium)
* radio station
* research/development lab
* sports arena
* stable
* studios
* television station
* testing lab
* theme park
* transportation facilities (light rail stations and public transportation depots are permitted. Truck terminals and truck stops are prohibited)
* veterinary clinics
* warehouse
* wholesale goods

Other accessory and supportive land uses, such as restaurants, are allowed only if incidental to the principal land use and located within an established employment, business or industrial park setting.

Retail operations representing "destination commercial" uses may be allowed on a case by case basis following the development referral process as described in this Exhibit and when mutually agreed upon by Greeley and Windsor in writing.

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:
The boundary of the secondary G/WEC area begins ½ mile back of the Principal Employment Corridor boundaries north and south of the US Hwy 34.

3556256 05/23/2008 02:46P Weld County, CO
15 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

2. Allowed Land Uses:
Allowed land uses are those permitted within the annexing jurisdiction and may include residential, retail, restaurant, neighborhood commercial and other institutional uses as may be defined by the annexing jurisdiction.

II. SITE DESIGN

A. BUILDING ORIENTATION:
All portions of buildings facing a right-of-way shall be designed and oriented to offer a "front door" level of design to the traveling public (criteria for architectural treatments defined in Section III, below).

B. BUILDING AND STRUCTURE SETBACK:
All buildings and other structures, such as parking lots, shall be setback at least 100' from US Hwy 34. Setbacks from other rights-of-way shall be in accord with the jurisdiction within which the site is located.

C. LANDSCAPING:
Landscaping and buffering shall be designed and approved in accordance with the landscaping requirements of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17.

D. FENCING
Fencing used as part of a landscape treatment shall be designed and approved in accordance with the fencing requirements associated with landscaping of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17. No chain link fencing shall be permitted within the principal corridor area. Any proposals for chain link fencing within the secondary corridor area (1) shall meet all any chain link fencing requirements of the jurisdiction within which the site is located, and (2) must be approved by the municipalities.

E. VEHICULAR ACCCESS:
Site access will be provided in limited locations from adjacent arterial roadways and provide inter-connectivity between internal and adjacent land uses.

F. PARKING, LOADING, STORAGE:
The location and design of parking, loading and storage operations shall be designed and approved in accordance with the parking, loading and storage requirements of the jurisdiction within which the site is located.

3556256 05/23/2008 02:46P Weld County, CO
16 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:
The design of all buildings and structures in the Principal Employment Corridor shall be designed and approved in accordance with the corridor architectural requirements of the jurisdiction within which the site is located.

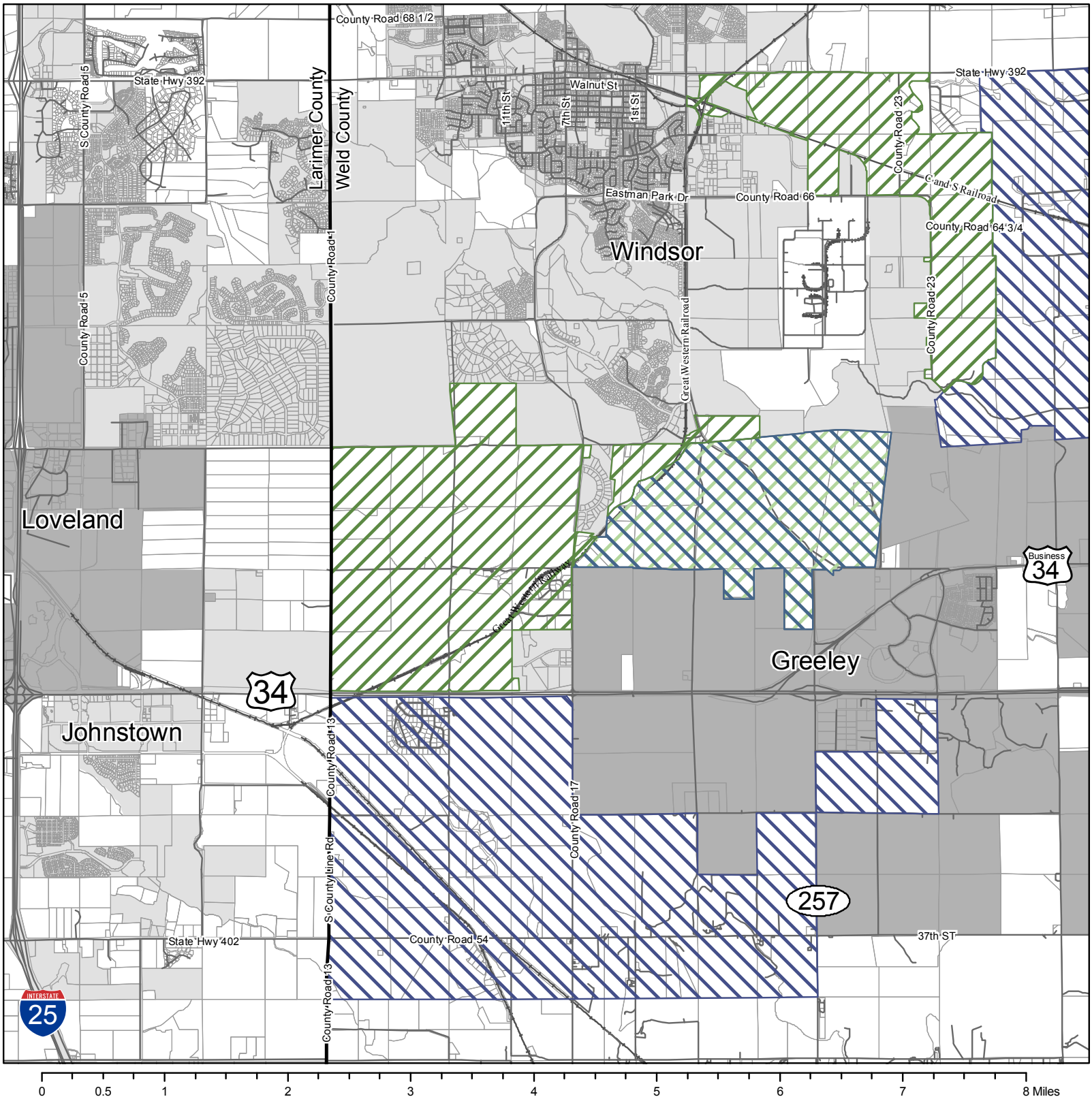
B. BUILDING HEIGHT:
The heights of all buildings and other structures shall be designed and approved in accordance with the height requirements of the jurisdiction within which the site is located.

C. SIGNS:
Allowed signage shall be limited to wall or monument signs and shall be designed and approved in accordance with the sign regulations of the jurisdiction within which the site is located. Pole signs are prohibited.

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

The Overlay Character Zone standards for the G/WEC shall be administered by the jurisdiction within which the site is located. Greeley and Windsor shall employ a Development Referral System wherein any project proposed for a land use action including development, redevelopment, subdivision or variance is automatically referred to the other jurisdiction for review and comment in a manner as established herein

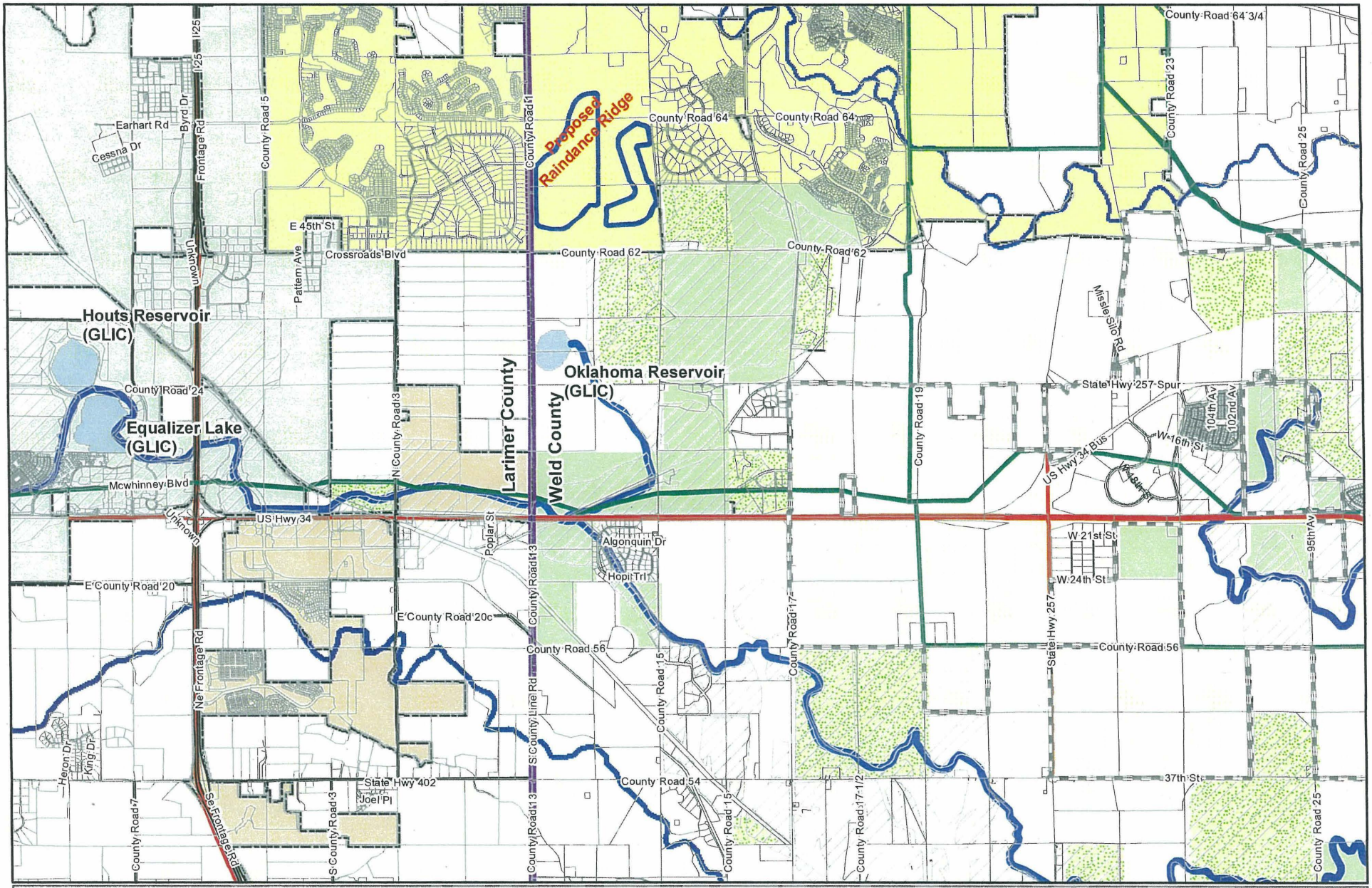
Exhibit C - Growth Management, Annexation and Cooperative Planning Area



City of Greeley Colorado
Great. From the Ground Up.

Created: January 15th 2008
By: Greeley Planning, GIS

- Cooperative Planning Area
- Greeley Annexation Area
- Windsor Annexation Area
- County Line
- Rail
- Street Centerlines
- Parcels
- City Limits



Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited

Created: 9/24/2007
By: The City of Greeley, sullivab
Contact: 350-9300 or 9300@greeleygov.com
File Name: CPUA8x11EXD.mxd.mxd
1 inch equals 5,280 feet

Exhibit D - Windsor IGA GL Farms

City of Greeley

All planimetric data was digitized from aerial photographs dated May, 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

- *Proposed Raindance Ridge*
- *GLIC System*
- *Boyd Transmission Line*
- *Parcels*
- *Local Street*
- *Major Highway*
- *Main Road*
- *Counties*
- *Historically Irrigated Lands*
- *Leaseback Farms - Also have Shareholder Agreements*
- *Greeley-Loveland Shareholder Agreements*
- *Lakes and Reservoirs*
- *City of Loveland*
- *City of Johnstown*
- *Town of Windsor*
- *City of Greeley*

N W E

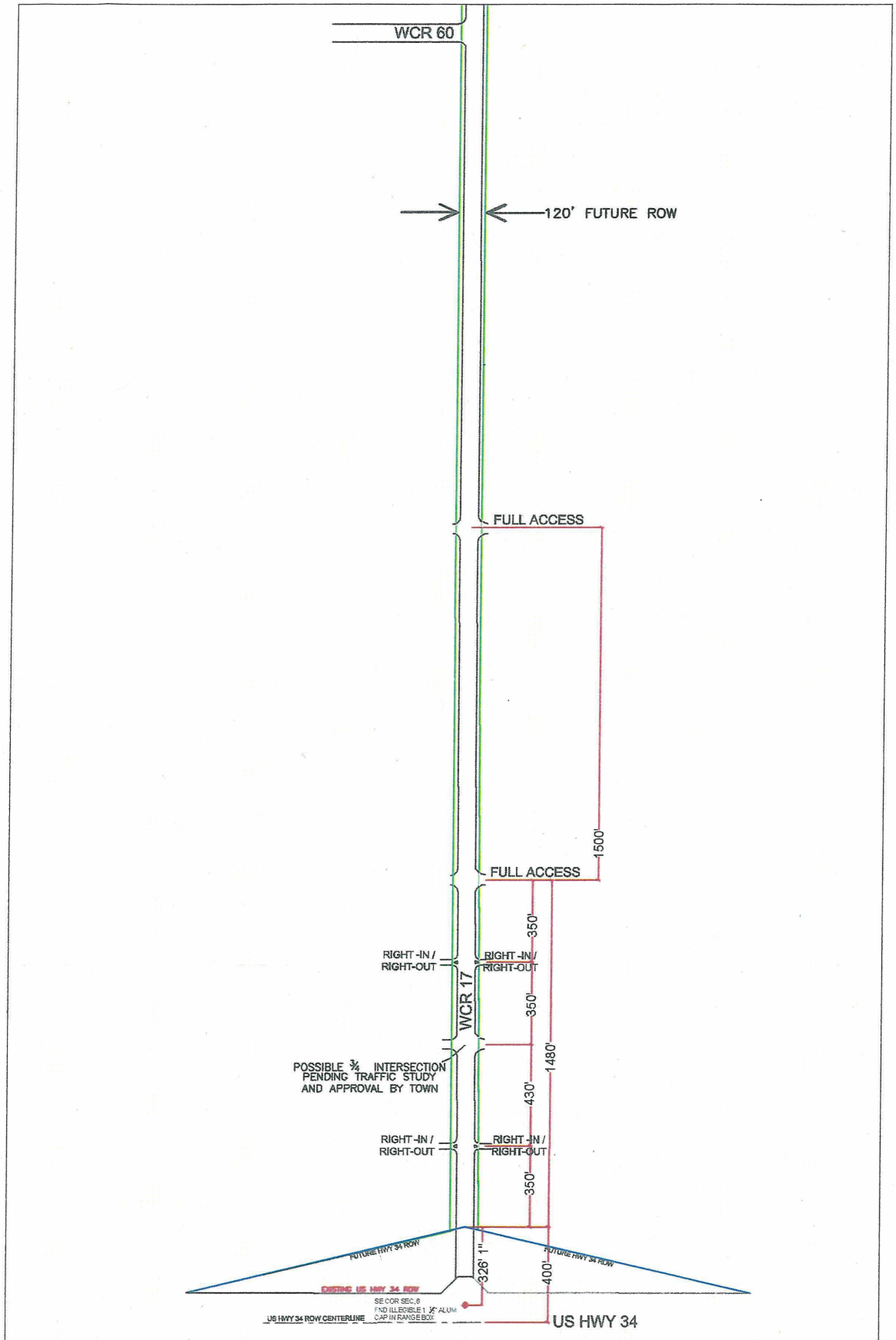
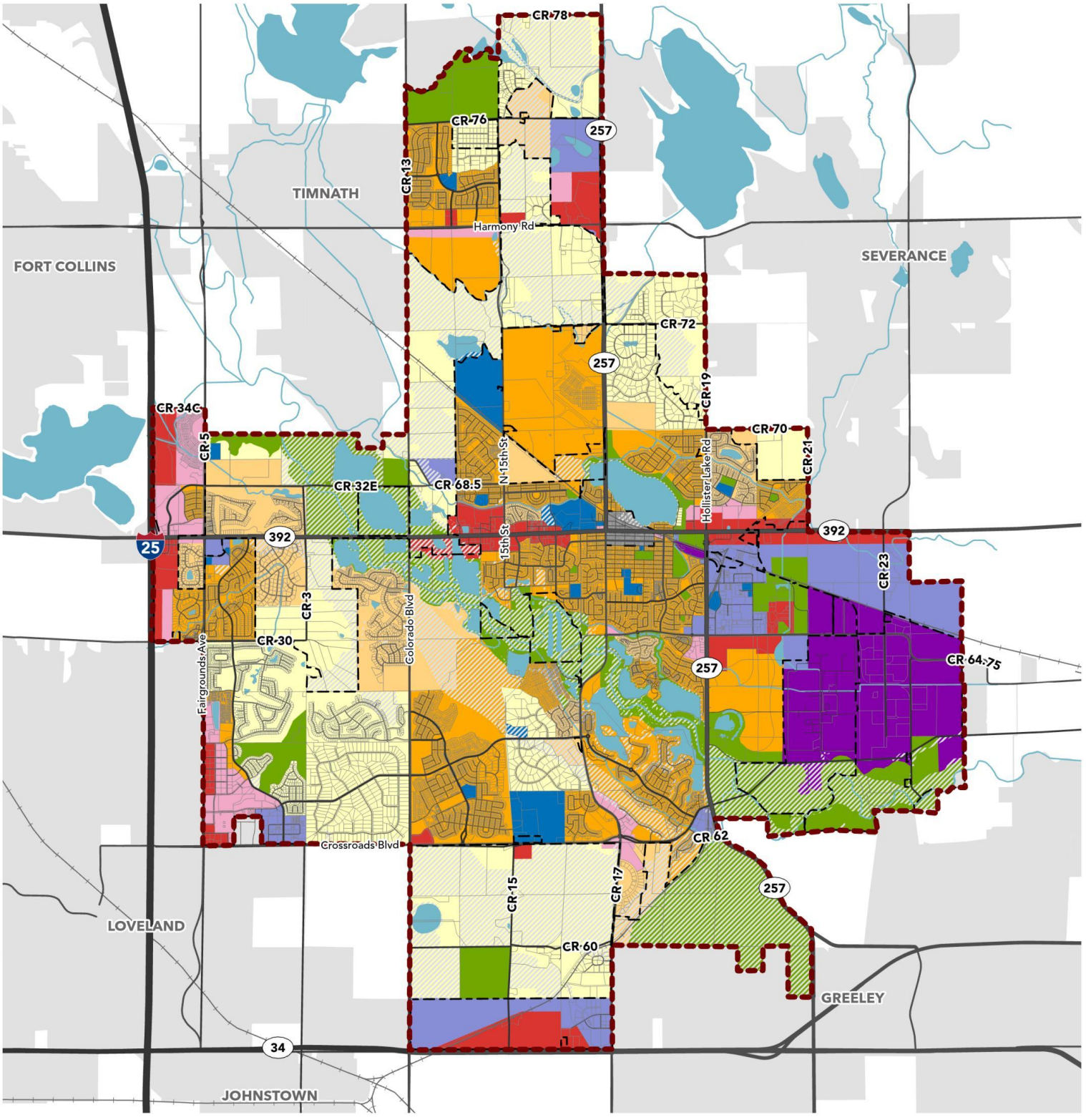


Exhibit E
Weld County Road 17
Access Design

Town of Windsor GIS
6-7-2004
ExhibitE.dwg

PDF created with pdfFactory Pro trial version www.pdffactory.com



Growth Management Area
Town Boundary
Water Bodies
Rivers & Streams

Downtown Study Area
Potential Natural Areas and Open Space Overlay

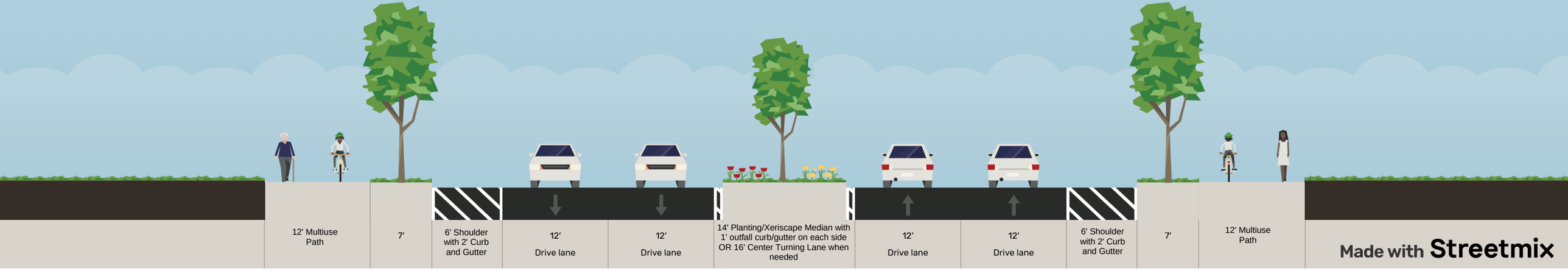
Future Land Uses

Employment/Flex Industrial
Heavy Industrial
Low Density/Clustered Residential
Medium Density Residential
Mixed Residential
Commercial Mixed Use
General Commercial
Parks and Open Space
Public/Semi-Public

0 0.5 1 Miles

Proposed Urban Section for County Road 17

118' Width



PLANNING COMMISSION SUMMARY

ITEM:	Public hearing to consider a request for Establishment of Zoning for approximately 220.568 Acres and Rezone for approximately 613.218 Acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)
PROJECT:	Cascadia Planned Unit Development (PUD)
FILE NO:	PUD2025-0003
LOCATION:	Generally located east of Weld County Road 17 and north of US Highway 34
APPLICANT:	WV Development, LLC, on behalf of Patriot Energy LLC, VIMA Partners, LLC, and City of Greeley.
CASE PLANNER:	Brian McBroom, Community Development Director Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning and rezone to a Planned Unit Development for compliance with Section 24-204 and Section 24-205of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The applicant, WV Development LLC, on behalf of the property owners (Patriot Energy LLC, VIMA Partners LLC, and City of Greeley) propose to establish PUD (Planned Unit Development) zoning for approximately 220.568 acres and rezone approximately 613.218 acres of land to PUD (Planned Unit Development) from H-A (Holding Agriculture) and to establish a PUD plan known as Cascadia Planned Unit Development on approximately 833.786 acres of land generally located east of Weld County Road 17 and north of US Highway 34.(Section J – Attachments).

A. REQUEST

The applicant WV Development, LLC on behalf of the property owners Patriot Energy LLC, VIMA Partners, LLC, and City of Greeley, request to establish the Cascadia Planned Unit Development (PUD) proposes the establishment of zoning for 220.568 acres and rezoning of 613.218 acres, totaling 833.786 acres, to create a master-planned community that will serve as a new gateway into west Greeley. The plan encompasses the area of six separate parcels generally located north of US Highway 34, east of Weld County Road 17, and east and west of State Highway 257. The PUD plan is organized into nine Planning Areas across three distinct Character Areas: the Entertainment District, anchored by an arena, youth ice facility, hotel/water park, Cascadia Falls Park, and public plaza; Cascadia Ranch, which includes mixed-use areas, residential neighborhoods, and an equestrian center; and Cascadia East, which emphasizes commercial development supported by high-density housing. The PUD includes 3,401 residential units of varied types, approximately 23 percent of land for entertainment uses, and 36 percent for commercial and mixed-use development, alongside an integrated network of parks, trails, civic spaces, and connections to the Arroyos Del Sol Natural Area. Infrastructure plans include roadway upgrades, a new above grade flyover at 131st Avenue, and mobility options ranging from pedestrian and bike trails to e-mobility and equestrian paths. Public facilities are also accounted for, including five acres dedicated to future fire and police services.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The 833.786 acres are located generally east of Weld County Road 17, north of US Highway 34, and east and west of State Highway 257

Current Zoning: AG (Agricultural – County) and H-A (Holding Agriculture). See the "Abutting Zoning and Land Uses" table below for details.

Proposed Zoning: 833.786 acres: Planned Unit Development (PUD)

Abutting Zoning and Land Uses:

Parcel & Ownership	Existing Zoning on Parcel	Existing Land Use on Parcel	Adjacent Land Uses to Parcel
095704000006; Patriot Energy, LLC	AG (Agriculture – County)	Undeveloped, native landscape/ Oil & Gas Operations	North: Undeveloped/Railroad/ Oil and Gas operations South: Solar Farm DCMP East: Arroyos Del Sol Natural Area West: Undeveloped/Railroad

09570400003; Patriot Energy, LLC	AG (Agriculture – County)	Undeveloped, native landscape	North: Undeveloped/Railroad/Windsor residential South: Residence/Undeveloped East: Undeveloped West: Residence/Undeveloped/Railroad
095710000019; VIMA Partners, LLC	AG (Agriculture – County)	Undeveloped, native landscape	North: Arroyos Del Sol Natural Area South: Undeveloped/Highway 34 East: State Highway 257/Undeveloped West: Undeveloped
095709000008; VIMA Partners, LLC & Patriot Energy, LLC	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Undeveloped/Residence South: US HWY-34 East: Solar Farm DCMP/Oil and Gas operations/Automobile Recycling West: WCR 17/Windsor commercial/Windsor Residential
095709401003; City of Greeley	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Oil and Gas operations South: Highway 34 East: Undeveloped West: Auto Recycling/Undeveloped
095711200003; VIMA Partners, LLC	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Arroyos Del Sol/Residence South: Highway 34/Equine boarding and RV storage East: CDOT Facility/Commercial/Residence West: State Highway 257/Undeveloped/Electrical

Table 1

See Figure 1 for details.

Site Conditions: The site is mostly undeveloped, except for existing oil and gas operations, and is bordered by State Highway 257 and US Highway 34. It contains 14 active wells and 17 plugged or abandoned wells. Large portions of the property feature notable topographic variation, including arroyos.

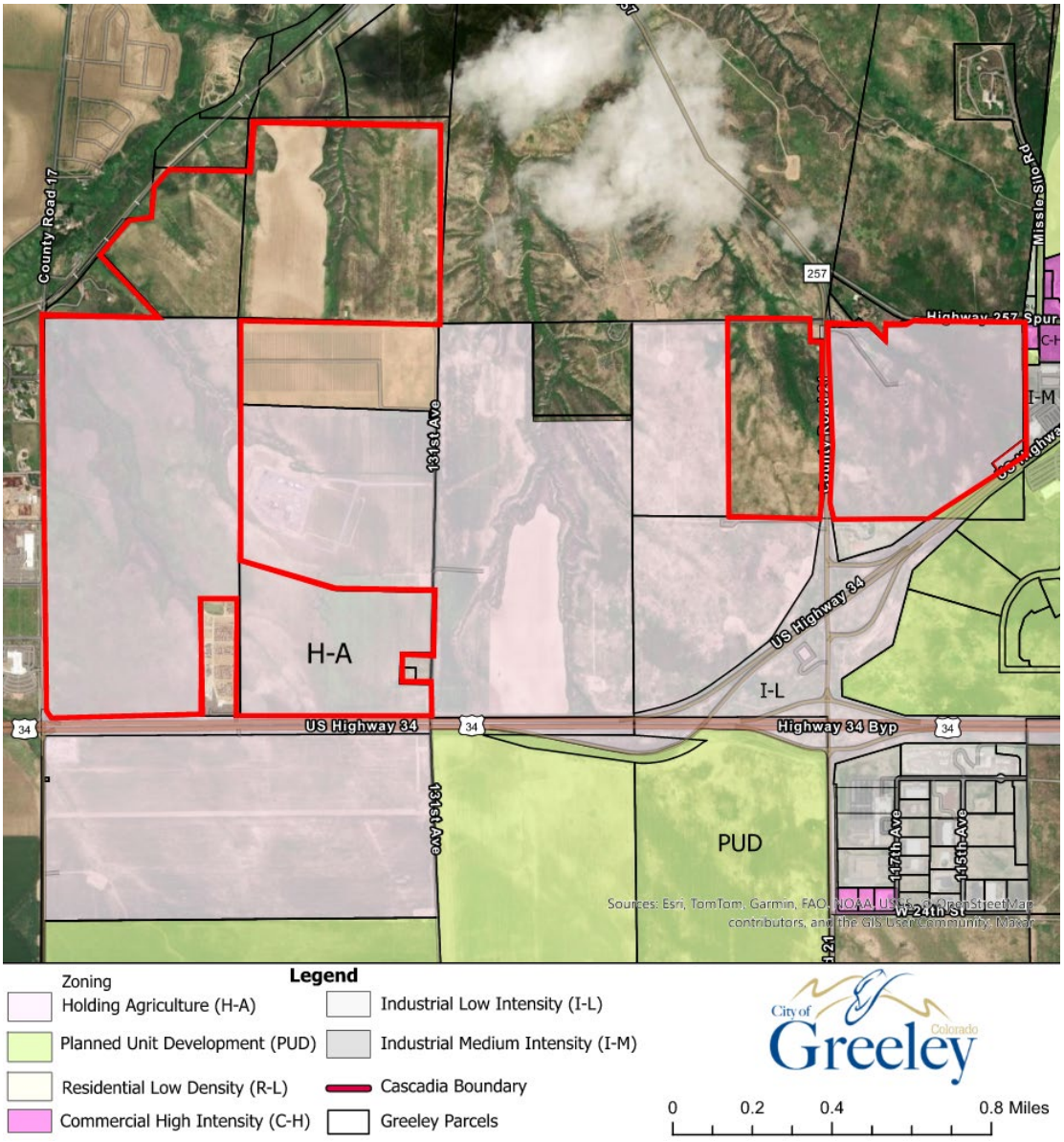


Figure 1: Vicinity and Existing Zoning Map

D. BACKGROUND

The existing condition of the property is largely undeveloped land, except for the 14 active oil and gas wells and 17 plugged and abandoned oil and gas wells and is characterized by variation in topography that consists of the arroyo natural features. The property is located within the

Long-Range Expected Growth Area and are designated in the Land Use Guidance Map as primarily Open Lands and Natural Areas (Bluff, Rural, and Community Separators, and Entryway Character Corridor) in the Comprehensive Plan.

Three of the six parcels considered with the application are already within the City of Greeley. The remaining three parcels are part of the pending annexation applications, the Schmerge and Kinnison Annexations. City Council accepted a resolution on August 5, 2025, making a finding to this effect for the annexation petitions and scheduled the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading on September 16, 2025. Following an approval of the annexations, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation. This PUD application covers both the rezoning of existing parcels within the city and the establishment of zoning for the property within the Schmerge and Kinnison Annexations. The establishment of zoning and annexation history for the parcels included in the PUD are listed in Table 1 below:

Parcel	**Existing Zoning**	**Annexation**
095704000006	AG (Agriculture – County)	Schmerge Annexation Proposal
095704000031	AG (Agriculture – County)	Schmerge Annexation Proposal
095710000019	AG (Agriculture – County)	Kinnison Annexation Proposal
095709000008	H-A (Holding Agriculture- City)	Lundvall West Annexation; Ordinance Adopted 5/14/2001
095709401003	H-A (Holding Agriculture- City)	Golden Hill Annexation #4; Ordinance adopted 11/6/2000
095711200003	H-A (Holding Agriculture- City)	Bader Farm Annexation; Ordinance adopted 09/16/2002

Table 2

There are several separate items related to the Cascadia PUD that are adopted by City Council or under consideration by the City and are summarized below:

Pre-Development Services Agreement:

A resolution was passed and adopted on April 15, 2025, for the Pre Development Service Agreement. This agreement outlines the roles, responsibilities, and financial arrangements between the City of Greeley and Trollo, Inc. (doing business as The Water Valley Company). Agreement engages Trollo, Inc. as the fee developer for the pre-development services required for the Catalyst Project.

West Greeley General Improvement District – Residential West Greeley GID:

An ordinance was introduced on August 5th, 2025, and a second hearing is scheduled for August 19ths for the establishment of the residential West Greeley General Improvement District. The main purpose of the district is to provide an alternative financing mechanism for the funding of certain improvements and certain services benefiting the properties included withing the boundaries of the district.

City of Greeley, Commercial General Improvement District:

An ordinance was introduced on August 5th, 2025, and a second hearing is scheduled for August 19th,2025 for the establishment of the City of Greeley, Commercial West Greeley General Improvement District. The main purpose of the district is to provide an alternative financing mechanism for the funding of certain improvements and certain services benefiting the properties included withing the boundaries of the district.

Schmerge Annexation and Kinnison Annexation:

The annexation applications for both the Schmerge Annexation and Kinnison Annexation were submitted on June 20, 2025. Staff review found the annexations applications compliant with State and City annexation requirements and recommend approval of the annexation applications. The annexation petitions were accepted by City Council on August 5th, 2025, and are scheduled for a first reading and second reading with this Cascadia PUD item.

Cooperation Agreement

This agreement sets forth the roles, responsibilities, rights, and requirements, between the City of Greeley and The Water Valley Company, as it relates to development requirements, submittal terms and timelines, acceptance procedure for public improvements, responsibility for infrastructure, department of public works and community planning and development, building permits, inclusion of additional properties, and miscellaneous provisions. The agreement is currently in the review process. Once complete, agreement will go to City Council for approval

PUD Neighborhood Meeting:

A Neighborhood Meeting was held on June 25th, 2025, and was held by the applicant Water Valley Company and the City of Greeley. Refer to Section K of this report for a meeting summary.

Cascadia PUD Submittal:

The PUD application was submitted on July 11, 2025, and encompasses a total of 833.786 acres across nine different planning areas. The PUD zoning application is a rezone for approximately 613 acres of land, and establishment of zoning for approximately 220 acres of land. The intent of the Cascadia PUD is to create a high-quality, catalytic development in West Greeley which will serve as a new gateway to the City. Cascadia will provide a mix of desired entertainment, commercial, and diverse residential neighborhoods while preserving open space and natural

areas. This PUD is designed to gradually transition density and intensity of uses, with the highest intensity planned in and near the Entertainment District and along Highway 34, and transitioning outward, with the lowest intensity and density to the north in Planning Area F.

Below are the proposed Planning Areas in the PUD (Table 3):

PLANNING AREA	USE	ACRES (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use District	62.0
PA-D	Mixed-Use District	32.0
PA-E	Residential District	75.0
PA-F	Residential District	138.9
PA-G	Residential District	98.4
PA-H	Mixed-Use District	73.2
PA-I	Mixed-Use District	137.4

Table 3

Cascadia is organized into three Character Areas, according to location, similarities in land use, and other development characteristics of the PUD Planning Areas.

1. **Cascadia Entertainment District (Planning Areas A and B):** Anchored by entertainment uses, including an arena, a youth ice sports facility, a hotel/water park, a plaza, and other supporting uses. The property that includes Planning Area A includes the proposed Cascadia Falls Park. Planning Area A is the intended area for the Catalyst site, owned by the City of Greeley.

2. **Cascadia Ranch (Planning Areas C- G):** Consists of a variety of uses ranging from mixed-use areas to low-density residential neighborhoods and plans to include an equestrian center.

3. **Cascadia East (Planning Areas H and I):** Consists of a broad mix of land uses and primarily orients toward commercial uses with supportive high-density residential uses. This is a notable entryway in the city from SH 257.

   The proposed PUD also includes the following elements included in the plan set:
   - A plan for future parks and amenities that would serve this development,
   - A land use matrix outlining allowed land uses in each of the Planning Areas.
   - Character and theme intent, including architectural examples
   - Development Standards
   - Design Standards
   - Relevant notes related to commitments for the development

- Lot typicals for conceptual lot layouts to be used throughout the development
- Street sections and details

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-204 and Section 24-205 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the PUD for future consideration:

F. 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 properties are primarily agricultural and undeveloped. The proposed PUD zoning of the property anticipates future development as a mix of selective residential, commercial, and industrial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA) and is designated on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan* as a combination of Open Land and Natural Areas categories such as Bluffs, Community Separator, Entryway Character Corridor and Rural Neighborhood.

The bluffs and rural designations emphasize preserving a low-density development pattern, particularly in areas identified as having ecological significance. In contrast, the property's adjacent to State Highway 257 and US Highway 34 presents a valuable opportunity for the City to shape visitors' first impressions through coordinated design and public improvements.

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

A. Goal ED-2: Promote desired economic sectors and a diverse local economy.

The Cascadia PUD 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 within the PUD. Among the uses proposed include an entertainment district that will function as a catalyst for economic activity. Other areas considered in the PUD account for a wide range of economic sectors to foster a

sustainable and diverse local economy in west area of Greeley. A diversity of housing is also considered to support the local economy and employment opportunities for the area.

B. *Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.*

The Cascadia PUD is part of a formal collaboration aimed at delivering the Catalyst Entertainment District and surrounding supportive uses that create mixed-use development opportunities. The master-plan efforts associated with the PUD coordinate with CDOT and other local intergovernmental entities to implement major infrastructure projects. These collaborations ensure that the Cascadia PUD not only delivers high-quality development, but also strengthens regional connectivity, maximizes public investment, and creates lasting economic opportunities for the City.

C. *Goal GC-1: Manage growth effectively.*

The PUD provides a framework that allows the City and the developer to align land uses, infrastructure, and services in a predictable, long-term way rather than through piecemeal development. The residential proportions and distribution of units and the proposed non-residential uses and districts assist in providing a master plan for coordinating future growth of the area in a coordinated and predictable manner. This will assist in the development and alignment with infrastructure improvements, land use, and city service planning efforts.

D. *Goal GC-2: Promote a balanced mix and distribution of land uses.*

The Cascadia PUD promotes a balanced mix and distribution of land uses through the organization of the approximately 833-acre site into nine distinct Planning Areas that integrate entertainment, commercial, retail, residential, and civic uses in a coordinated framework. The PUD also allows for commitment to a mixed-use neighborhood opportunity that will provide a new center of activity for Greeley through the entertainment district in planning areas adjacent to US Highway 34. Interspersed throughout the development is a framework of both activated outdoor spaces, and passive outdoor spaces and trails for the residents and visitors to move through and experience. The combination of these elements through the PUD can foster community gathering and connectivity, further supporting economic vitality, housing options, and a cohesive community character.

E. *Goal GC-3: Ensure new development, infrastructure investments,*

and public realm improvements enhance the character of the community.

A key piece to the PUD focuses on providing a sense of place and defining character areas within the PUD to accomplish this goal. The vision of each character area is important for implementation of the enhancement of building the character within the community. The PUD also includes integration of infrastructure investment and public realm improvements to emphasize the character in each area, including but not limited to the Cascadia Falls, varied trail options, continuous open space throughout the PUD, and a public plaza in the Catalyst space to further define the entertainment district space for the City.

F. *Goal HO-2: Encourage a broad diversity of housing options.*

Three of the nine planning areas are predominantly residential and will provide an opportunity to fill gaps in both entry level (affordable) housing, workforce housing options, and fill a high-end and executive housing gap that is identified in the City of Greeley Housing for All Strategic Plan adopted by City Council. The plan also identifies that the location of the Cascadia PUD is a key site for large-scale residential growth and will provide a catalytic master-planned community that embodies the city's commitment to mixed-income development, neighborhood connectivity, and greenfield coordination for housing.

There are residential development opportunities throughout every area of the PUD to allow for maximum distribution of housing location and housing types. The PUD considers a wide range of possibilities for housing type including the following:

The PUD also allows for flexibility in allowing for a wider range of housing by considering non-traditional buildings and lot types including but not limited to:

- Common Open Space Lots
- Rear-Loaded Residential types
- Single-Family Detached Small Cluster lot types
- Single-Family Detached and Duplex, common lot type
- Small Family Detached lots.

These are all examples of what is presented and allowed as options within the PUD. Any potential implementation of these non-traditional housing types will require further evaluation through development review of subdivision and site plan processes.

G. *Goal TM-2: Provide residents with a range of transportation choices and options.*

An interconnected trail network featuring varied forms of transportation choices is considered in the PUD. Other forms of transportation include safe pedestrian and bike passage throughout the PUD, e-mobility trails (electric-powered devises such as e-bikes, e-scooters, golf carts, etc.), and equestrian trails. Future improvements to major vehicular traffic corridors such as WCR 17 and US-Highway 34, and future 131st Avenue will be coordinated with participating stakeholders to provide safe and efficient vehicle traffic patterns to serve the uses in the PUD.

H. *Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.*

The Cascadia PUD is designed to create a safe, attractive, and livable community through thoughtful planning, high-quality design, and robust public infrastructure. The project integrates diverse uses including entertainment, retail, commercial, residential, and civic uses within a walkable, connected environment that fosters community interaction. Public improvements, including upgraded roadways, enhanced transit access, and modern utility systems, will improve safety, mobility, and regional connectivity. The development incorporates open spaces, recreational amenities, and a variety of housing options to serve residents of all ages and income levels, ensuring a vibrant, inclusive neighborhood. By blending innovative design with Greeley's character and heritage, Cascadia promotes long-term community vitality, economic opportunity, and an enduring sense of place.

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 Cascadia PUD fulfills the intent of a PUD zone district in relation to surrounding areas by creating a coordinated, flexible framework that integrates a variety of complementary land uses including entertainment, commercial, retail, residential, and civic uses, while ensuring compatibility with adjacent undeveloped land, automobile recycling yard, and existing oil and gas operations. The planned mix of uses is arranged to transition in intensity, with higher-activity areas like the Catalyst Entertainment District placed near major transportation corridors and access points, and residential neighborhoods positioned to buffer and connect to surrounding areas. Infrastructure improvements, including upgraded roadways and regional transit connections, will enhance access to and from neighboring

communities, while public spaces and amenities are designed to serve both local residents and the broader region. This approach aligns land use, infrastructure, and community character, ensuring the development integrates seamlessly with its context while promoting long-term growth and vitality.

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: The proposal fulfills this criterion by addressing significant changes in the area that make rezoning in the public interest. The western edge of Greeley, where the Cascadia PUD is located, is transitioning from predominantly vacant agricultural land and oil and gas operations to a targeted growth area. The subject area for the proposed Cascadia PUD is adjacent to other City of Greeley master planned developments (Delentaro) and the location of the property is located at the gateway to the City, along the farthest west boundary on the northside of Highway-34. With the incorporation of the Catalyst Entertainment District and supporting infrastructure investments, the area is poised for substantial economic and community development. Rezoning to PUD enables a coordinated mix of entertainment, commercial, retail, residential, and civic uses that can capitalize on these changes, promote reinvestment, and provide public amenities. This shift supports the City's vision for diversifying the economy, improving quality of life, and creating vibrant, connected neighborhoods, making the rezoning both timely and beneficial to master planning for the anticipated future City growth opportunities.

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: The majority of the land within the parcels included have been annexed into the City of Greeley by the following annexations, adopted by ordinance. Details of history of establishment of zoning and annexation for each parcel are found in Table 2 of Section D - Background.

The parcels currently zoned as H-A listed above were intended to be used as a "pre-development" district to hold areas until more coordinated planning for infrastructure, land uses, and design can occur. The proposed PUD provides a mechanism for master planning the area to allow for more development opportunities that align with the current trends of west Greeley.

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 Cascadia PUD addresses this by establishing a master-planned framework that aligns with both the existing and anticipated character of development in the area. The proposal incorporates a connected street network with major roadway upgrades, a new overpass bridge at 131st Avenue, and enhanced regional access to integrate seamlessly with surrounding infrastructure. Civic spaces, plazas, and open areas are strategically placed to serve as community gathering points. The plan distributes a variety of building scales and formats ranging from high-intensity entertainment venues to lower-density estate residential neighborhoods in a way that ensures well thought out transitions between uses. The PUD standards allow for opportunities where mixed-use districts combine retail, office, and residential in walkable patterns, while residential areas of varying densities are positioned to buffer and connect to adjacent properties and open space/natural areas. This thoughtful arrangement ensures compatibility with future growth patterns and complementary uses, while creating a cohesive, well-connected community that balances activity, accessibility, and neighborhood character.

   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: City services and facilities are planned to provide infrastructure to support the 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 for subsequent development proposals in the PUD.

   The PUD commits to dedicating a minimum acreage of land for public safety facilities for the Greeley Fire Department and Greeley Police Department with future development review applications.

   School District Weld RE-4 serves the site. See Section I.5 for additional information.

   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: The PUD proposal is located near key transportation corridors (US Highway 34 and State Highway 257) and is positioned at a crossroads between a dynamic economic corridor gateway into the city and a diverse landscape near designated natural areas and viewsheds for the City. The PUD provides opportunities for varied housing types (approximately 3,401 dwelling units proposed), commercial and mixed-use opportunities (approximately 36% of the total PUD Area), and an entertainment district (approximately 23% of the total PUD Area) that allows for unique design to accommodate a future arena, plaza, and indoor water park facilities for the community.

   Due to the unique design of the entertainment district and community amenity spaces, the proposed 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. As the PUD is designed from a conceptual perspective, the development and design standards do incorporate strategies to alleviate any potential negative impacts to the area. Strategies include the following:

   - Adequate screening and buffering standards between incompatible uses both within the PUD boundary and adjacent to the PUD.
   - Lighting standards that consider the sensitivity to adjacent less dense and natural areas.
   - Consideration of additional use specific standards for the proposed equestrian center use to minimize potential nuisance.
   - Coordination with adjacent developments to anticipate future regional growth and account for this in the conceptual traffic and utility designs.
   - The proposed GID (separate consideration see Section D above for a summary of the GID) between the City of Greeley and The Watery Valley Company coordinates to provide a robust network of public infrastructure that will support the long-term success of the Cascadia PUD.

Impacts have been considered at the PUD review stage and all future development review applications will require specific planning and strategies to be implemented to address any potential negative impacts to the area.

The request complies with this criterion.

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

Staff Comment: Community Development staff have provided referral reviews for the PUD to both city staff agencies and external advisory review bodies, including adjacent jurisdictions. Based on review, Community Development staff recommend approval.

The request complies with this criterion.

G. PLANNED UNIT DEVELOPMENT REVIEW CRITERIA, SECTION 24-205(c):

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 proposed PUD provides a design framework through utilization of conceptual and master planning for planning areas, uses, themes, and building types that will create neighborhoods within the City of Greeley that provide a unique sense of place and further the goals of the Comprehensive Plan to a higher degree of specificity by integrating a balanced mix of entertainment, commercial, residential, and civic uses; designing connected street networks and mobility hubs to enhance accessibility; incorporating plazas, open spaces, and recreational amenities that foster community interaction; and coordinating infrastructure and land use in a manner that supports economic vitality, housing diversity, and long-term, sustainable growth.

Further, the PUD considers specific development and design standards that allow for the opportunity to encourage and implement high-quality developments while still allowing for flexibility to creative innovative spaces among the uses within the PUD.

a. There are eight pertinent goals within the Comprehensive Plan that are applicable to the proposed PUD. Sound planning and urban design principles are clearly demonstrated in the PUD to contribute to these goals (see Section F.1. above for a detailed analysis):

1. Goal ED-2: Promote desired economic sectors and a diverse local economy.
2. Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
3. Goal GC- 1: Manage growth effectively.
4. Goal GC-2: Promoting a balanced mix and distribution of land uses.
5. Goal GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.
6. Goal HO-2: Encourage a broad diversity of housing options.
7. Goal TM-2: Provide residents with a range of transportation choices and options.
8. Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

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 a framework for future master planned development that provides enough flexibility to allow for public benefit through the Catalyst Entertainment District. The intent of the Catalyst site (Planning Area A) will allow for a combination of impactful uses to further enhance economic opportunities, a sense of place, and additional opportunities to access outdoor spaces for the community.

There are a wide range of residential uses, ranging from single-family estate neighborhoods to opportunities for creative single-family detached cluster and cottage neighborhoods, townhome, multi-family and consideration of incorporated mixed-use buildings.

The incorporated Design Standards for the PUD were developed and incorporated to address the inherently unique nature of the design, specifically as it related to some of the less common uses such as the arena and equestrian center. Specialized functions and operational needs were considered with the standards to accomplish a quality design for very specific contexts within the plan.

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: As mentioned with the first criteria, the request for the PUD has demonstrated that it is consistent with sound planning principles and with applicable goals and objectives of the Comprehensive Plan including but not limited to the following (see Section F.1 for a detailed analysis):

1. *Goal ED-2:* Promote desired economic sectors and a diverse local economy.
2. *Goal ED-4:* Facilitate intergovernmental and public/private partnerships that foster successful economic development.
3. *Goal GC- 1:* Manage growth effectively.
4. *Goal GC-2:* Promoting a balanced mix and distribution of land uses.
5. *Goal GC-3:* Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.
6. *Goal HO-2:* Encourage a broad diversity of housing options.
7. *Goal TM-2:* Provide residents with a range of transportation choices and options.
8. *Goal PS-3:* Develop and maintain a safe, aesthetically pleasing, and livable community.

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 in Section F of this report.

The request complies with this criterion.

H. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The majority of parcels included in the PUD application are currently unsubdivided. A Subdivision Plat will be required for future development proposals. The Subdivision Plat process includes a two-step process, starting with a Preliminary Plat (requires decision by the Planning Commission) and a Final Plat (requires administrative city staff decision). Any proposed deviation from the PUD may allow for a minor amendment

and director approval so long as it meets minor amendment criteria outlined in Section 24-205 of the Development Code.

Parcel	Subdivision
095704000006	No Subdivision
095704000031	No Subdivision
095710000019	No Subdivision
095709000008	No Subdivision
095709401003	R&R Warner Subdivision (2015)
095711200003	Stanley Subdivision (1995)

2. HAZARDS

The properties contain 17 plugged and abandoned oil and gas wells and 14 active wells. An active oil and gas facility is located offsite on parcel 095709101002, at least 200 feet from the PUD boundary. The presence of these wells onsite does not impact the proposed zoning. Oil and gas setbacks are noted in the PUD and will be included with any future development review proposal. Large portions of the property feature notable topographic variation, including arroyos that have steep slopes.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, portions of the Cascadia PUD have areas that may contain significant natural features. These natural features have not been significantly affected by development yet. To further evaluate the current state of these natural areas, a biologist report was provided by the developer and evaluated the PUD area for potential of remaining species and habitat distributions. The report found that no federally listed species or habitats were observed at this time. A commitment in the PUD is provided that commits to additional environmental analysis with future subdivision and site plan processes in accordance with City Code for potential development within or near any sensitive areas.

The PUD application was also referred to Colorado Parks and Wildlife (CPW). CPW provided a response on August 11, 2025, stating concerns related to the submitted biologist report and preservation of the undeveloped area for wildlife species and connectivity to Shurview (Arroyos Del Sol Natural Area). CPW mentions the burrowing owl and states recommendations for minimizing or avoiding impacts to any Burrowing Owls within the project area. In addition to these strategies, any future development of the area will be required to meet the requirements of Section 24-1004 of the Development Code to comply with standards related to the Burrowing Owls species. The response is provided as Attachment 8 included with the report.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

Access to the site would be initially provided at Weld Country Road 17 and at State Highway 257. A future connection to the south is envisioned as an above grade flyover aligning with 131st Avenue, and connections to the east are envisioned in the future through Promontory Parkway and the future 4th Street alignment. Connections between planning areas are shown in the PUD document. Internal site circulation will be determined at the time of subdivision and site plan review land use cases.

I. SERVICES

1. WATER

A conceptual hydraulic report was included with this submittal. There are several potable water transmission mains on and adjacent to the PUD boundary which will be used to serve the development. Site specific requirements for internal water infrastructure will be determined at the time of Subdivision and Site Plan land use submittals.

2. SANITATION

A conceptual hydraulic report was included with this submittal. Sanitary sewer flows, including offsite flows from adjacent developments will be conveyed north of the site to connect into the public system. Site specific requirements for internal sanitary sewer infrastructure will be determined at the time of Subdivision and Site Plan land use submittals.

3. EMERGENCY SERVICES

The proposed PUD would be served by the Greeley Fire Department. With a successful annexation for both Kinnison and Schmerge properties, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed.

The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 2 miles away from the Cascadia PUD site to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately eight (8) miles east located at the northeast corner of 10th Street and 30th Avenue.

The PUD commits to a minimum of 5 acres to be dedicated for public safety uses in the PUD. The exact timing of dedication shall be determined as part of future development applications.

4. PARKS/OPEN SPACES

The site is located south of the 1,000-acre city-owned Arroyos Del Sol Natural Area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

Park dedication and establishment is identified in the Parks Approach, which includes the Arena, publicly available facilities, an Equestrian Center, and various trail connectivity opportunities. Open space corridors, utilizing the existing arroyos are conceptually highlighted on the plan.

5. SCHOOLS

The PUD is located within the Windsor RE-4 School District. The school district was notified of the PUD proposal upon submittal to the city and further coordinated with the applicant for expectations related to school dedication and cash in lieu options.

6. INTERGOVERNMENTAL AGREEMENT (IGA)

The Cascadia PUD proposal is within the Cooperative Planning, Land Use and Utility Area for the City of Greeley and Town of Windsor IGA. The Cascadia PUD is within both the Principal Employment Corridors and Secondary Corridor Area. As part of the cooperation and coordination outlined in the agreement, the City of Greeley provided the Town of Windsor a referral period of at least four weeks for the PUD application. The Town of Windsor provided comments to the City requesting future coordination and assurance that the development adheres to the terms of the agreement. The comments were considered with the proposal. Additional coordination may be required in future development applications to further align with the IGA.

7. METROPOLITAN DISTRICT

A Metropolitan District is a quasi-governmental agency that is intended on being utilized for future development in the PUD. The intention is that it may provide public

improvements for the use and benefit of all anticipated inhabitants and taxpayers of the district. A separate application process is required to establish a Metropolitan District within the City and would occur at a later date.

8. GENERAL IMPROVEMENT DISTRICT

See detailed description of the proposed GID that would cover the proposed Cascadia PUD area in Section D of this report.

J. NEIGHBORHOOD IMPACTS

1. VISUAL

The PUD would not create any immediate visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development applications for subdivisions and site plans.

2. NOISE

The conceptual nature of the PUD does not demonstrate noise as a potential impact to the area. Any potential noise impacts due to the proposed uses would be reviewed and mitigated at time of future development applications. Noise levels are regulated by the Greeley Municipal Code.

K. NOTIFICATION:

1. NEIGHBORHOOD MEETING

A neighborhood meeting was held on June 25, 2025, by the applicant: Water Valley Company and the City of Greeley. Representatives from both groups were present to answer questions regarding the proposed PUD concept and the development review process. Approximately 70 individuals from the public were present at the meeting. Thirty-three (33) written comments were provided to the applicant. Common themes related to the zoning proposal among the comments and discussions had at the meeting included the following:

- Traffic, Safety, and Infrastructure Concerns
    - Concerns for worsening congestion on Highway 34 and other roads, insufficient police/fire/medical coverage, and increased DUI risks after events.
    - Requests for traffic lights, roundabouts, or other safety measures near residential areas.
- Environmental and land use issues
    - Concerns about loss of open space, agricultural land, and ecologically significant areas like arroyos and shortgrass prairie.
    - Requests for eco-tourism or conservation-oriented alternatives
- Perceived geographic and economic benefit misalignment
- Annexation and Zoning process requirements

- Comments related to the school district's ability to serve the new residents that would reside in the PUD.

It should also be noted that many concerns were made that were not directly related to the review criteria of the PUD zoning request that instead of related to the financial implications of the project, a community benefits agreement (CBA) to further address community needs outside of the zoning criteria, and alternative community investments for City leadership to consider.

2. **PUBLIC NOTICE AND COMMENT:** Mailed notice was sent on August 5, 2025, to surrounding properties within 1000 feet of the subject property. The applicant posted signs on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff have not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after the report is distributed will be provided as an exhibit to the commission at the public hearing.

3. **MINERAL ESTATE OWNER NOTIFICATION:** A mineral estate notice was mailed by the applicant for all parcels included in the PUD boundary on July 25, 2025.

L. PLANNING COMMISSION RECOMMENDED MOTIONS:

1. **Recommended (Approval)**
   A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number PUD2025-0003, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore recommends approval of the request to City Council with the following condition:

   The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

2. **Alternative (Denial)**
   A motion that, based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment zoning for the Cascadia Planned Unit Development, file number PUD2025-0003, does not meet approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code and therefore recommends denial of the PUD to the City Council.

M. ATTACHMENTS:

1. Planned Unit Development (PUD) Plan Set
2. Legal Description
3. Vicinity and Zoning Map for Cascadia PUD
4. Adjacent Property Owner Notification Boundary Map

5. Project Narrative for Cascadia PUD
6. Colorado Parks and Wildlife Comments (dated August 18, 2025)
7. Town of Windsor Comment Letter (dated July 22, 2025)
8. City Staff Presentation

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

August 26, 2025, at 1:15 pm

1. **Call to Order**

   Don Threewitt (Deputy Director of Community Development) asked all online participants who wished to speak to raise their hand. A list of speakers would be compiled and used during the public portion of the hearing.

   Chair Yeater called the meeting to order at 1:15 pm

2. **Roll Call - Present**

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

3. **Approval of the agenda**

   There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

4. **Approval of the July 22, 2025, and August 12, 2025, Planning Commission Meeting Minutes**

   Motion by Commissioner Franzen:
   To approve July 22, 2025, and August 12,2025 Planning Commission Meeting minutes as published.
   Second: Carlson
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

5. **Approval of a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm**

   Motion by Commissioner Franzen:
   To hold a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm
   Second: Vice Chair Andersen
   Vote: Motion carried 6-0
   Absent: Commissioner Briscoe

6. **A public hearing to consider a request for annexation of approximately 219.221 acres of land generally located west of 131st Avenue, approximately one mile north of US Highway 34 known as Schmerge Annexation (ANX2025-0002)**

Brian McBroom (Director of Community Development) began by noting that Items 6, 7, and 8 would be presented together, but each item would be voted on separately. He recommended that the items be introduced together.

Chair Yeater then introduced all three items together.

Mr. McBroom began his presentation by introducing himself, Katelyn Puga (Planner III), Thomas Gilbert (Engineer IV) and the items as published.

At 1:26pm the Clerks had to restart the sound system as the microphones were not working properly. Mr. McBroom was asked to pause his presentation until this was remedied. His presentation resumed at 1:27pm.

Commissioner Schulte requested clarification on the items being voted on, confirming that the first two involve annexations—deciding whether the parcels should be incorporated into the City of Greeley—and the third concerns approval of PUD zoning. No decisions on future development plans are being made at this time; those will follow later. Mr. McBroom affirmed that Commissioner Schulte's understanding was correct. Mr. McBroom reiterated a previous point from his presentation, emphasizing that all subsequent development plans must align with the approved PUD zoning criteria.

Commissioner Franzen asked if concerns such as traffic should be addressed at this stage. Mr. McBroom answered by saying, at this conceptual stage, the plan has the capability of meeting the City's infrastructure design criteria, with detailed evaluations to follow in later land use applications.

Vice Chair Andersen requested a definition of the city's role as a co-applicant and how it relates to the quasi-judicial body. Mr. McBroom answered by saying 100 of the 828 acres are city-owned. In April, the City Council joined Water Valley Company as co-applicant for the PUD and authorized Water Valley to prepare the application. When finalized, the City Council will review the project in its usual quasi-judicial zoning role, regardless of the city's ownership. Vice Chair Andersen then inquired whether there have been other PUDs, or if any are expected in the future, where the applicant and the approving body are the same. Mr. McBroom answered by saying the city has often required land use approvals for development on city-owned property, though it's unclear if any involves a planned unit development (PUD). This can be confirmed after the hearing. All developments, including those on city property, must comply with the City's Development Code.

Vice Chair Andersen noted that the existing salvage yard was specifically excluded and was not mentioned among the uses of the abutting land. She then asked why it was necessary to exclude it. Chair Yeater asked to keep questions directed to the items up for vote. Vice Chair Andersen then said her question pertained to the PUD portion specifically. She asked for an update on the timeline for a forced annexation of the salvage yard, given that it is an enclave. She noted that the code says if a property has been an enclave for more than three years, it should be subject to forced annexation. Mr. McBroom stated he was not aware of any actions that the city has taken to unilaterally annex that property.

Vice Chair Andersen referenced a slide noting the intent to incorporate design standards and ensure compatibility with existing uses, and asked how the small parcel, that the salvage yard sits on, in the middle of the entertainment district would be addressed in terms of design and sensitivity under the PUD. Mr. McBroom noted that the parcel is controlled by Water Valley Company, which is aware of the adjacent, potentially incompatible land use in Planning Area B, and suggested this might be better addressed by the applicant during their presentation.

Vice Chair Andersen asked about access to the salvage yard and how it connects to surrounding elements, including Highways 34 and 17, and how that access will function within the framework of the proposed PUD. Mr. McBroom stated that the PUD does not propose changes to the salvage yard's access. While a new interchange at County Road 17 and Highway 34 is being planned, design details are not yet available. Mr. Trombino (Managing Director) is in attendance and may provide further insight, but the PUD cannot alter access to adjacent properties.

Commissioner Carlson noted that the PUD includes some non-contiguous parcels and asked for clarification on the rationale behind that approach. He also inquired whether the excluded areas are intended to remain permanently outside the PUD. Mr. McBroom stated that while the exact answer isn't known at this time, Planning Areas H and I lie farther east than the main PUD area. The developer intends to apply consistent land use, site design, and open space standards across all 828 acres. The city expects the PUD to set the tone for future development of the land between the included parcels.

Commissioner Schulte noted that annexation and zoning wouldn't immediately impact road layout or utilities, but asked what consideration has been given to long-term needs such as law enforcement. Mr. McBroom explained that police and fire departments are already discussing how to serve the area, including early plans for a new fire station, potentially with a police substation. The fire department is seen as the most urgent need due to response time concerns, as police already patrol citywide. A new station west of Highway 257 is being explored, pending funding and site selection. In the meantime, mutual aid agreements with nearby fire districts will help maintain service levels during early development phases.

Commissioner Franzen had a follow-up question regarding funding for those new stations. Mr. McBroom noted that police and fire facilities are funded through a dedicated tax and public safety impact fees collected at the time of building permits. If those sources fall short, the city's general fund would likely cover the remaining costs.

Chair Yeater inquired whether the City has a policy on forced annexation and if there are any current annexation requests for the lot containing the salvage yard. Mr. McBroom stated that he is not aware of any policy on forced annexation, nor of any annexation request made for that property.

Chair Yeater asked if there were any more questions for staff. Seeing none, Chair Yeater invited the applicant to make their presentation.

Martin Lind (Developer) introduced himself. Mitch Black (Norris Design) introduced himself and the presentation as published.

Mr. Black answered Vice Chair Andersen's previous question about the salvage yard. He explained that the PUD includes buffering criteria for all land uses, especially in mixed-use areas like Planning Areas A and B adjacent to the salvage yard. These standards ensure appropriate

buffering between compatible and less compatible uses, aligning closely with existing city requirements.

Chair Yeater asked whether the applicant was also representing the city to respond to questions. Mr. Black responded by saying general questions about the PUD can be addressed, but city representatives are present to respond to any specific questions related to the city as a co-applicant.

Vice Chair Andersen asked about the salvage yard, noting that since the property owner has not requested annexation and no forced annexation is required, what the plan was for incorporating that area into the Cascadia development. Mr. Lind stated that they are working in good faith with the salvage yard owners to identify potential relocation sites and seek an amicable resolution. However, if relocation isn't possible, certain actions related to State Highway 34—unrelated to the current hearing and managed by Public Works—will need to proceed. While there is significant activity in the area, Mr. Lind emphasized that they are not the property owners nor representing the salvage yard at this time.

Commissioner Schulte asked if part of the vision is to have an arena suitable for an affiliate or farm team hockey. Mr. Lind confirmed that it will serve as the development team for the Colorado Avalanche. The Colorado Eagles have committed to this site, and as their representatives, he can confirm this with full authority.

Chair Yeater inquired about a gap that appeared to be excluded from the PUD. During this discussion, the microphones malfunctioned. Chair Yeater summarized their conversation when they came back online as the following: "my question was, what was the break between the two parcels? And as you indicated, it's merely a graphical representation defining planning areas A, B, C, and so on. It's the line between those two planning areas. It's simply a graphical representation of what's going on, there is no gap."

Commissioner Franzen asked whether the salvage yard would be included in the future plan for the area, either following an amicable resolution or if potential annexation takes place.
Mr. Lind said the intent, if a solution can be reached, would be to return and pursue annexation of the property, incorporating it into the same Planned Unit Development (PUD).

Chair Yeater invited the city representative, as a co-applicant, to speak.

Paul Trombino (Managing Director) introduced himself. The commission had no questions.

Chair Yeater opened the public portion of the meeting at 2:16 p.m.

Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 6 (ANX2025-0002) at 2:16 p.m.

Motion by Commissioner Franzen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Vice Chair Andersen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

7. **A public hearing to consider a request for annexation of approximately 73.319 acres of land located within unincorporated Weld County, generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as Kinnison Annexation (ANX2025-0003)**

Chair Yeater opened the public portion of the meeting at 2:16pm
Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 7 (ANX2025-0003) at 2:17pm

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
Second: Commissioner Franzen
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

8. **A public hearing to consider a request for establishment of zoning for approximately 220.56 acres and rezone for approximately 613.218 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)**

Chair Yeater opened the public portion of the meeting at: 2:17pm
Morgan Kidder representing Ravina Investments LLC spoke in favor of the project, stating the zoning for this property lays the groundwork for this developer to create an economic boom for the City of Greeley that will far surpass what Scheels and Centerra do for the town of Johnstown and the City of Loveland.

Chair Yeater asked if anyone else from the public wished to speak. Seeing none, Chair Yeater closed the public portion of item 8 (PUD2025-0003) at 2:19pm and invited the applicant to rebuttal any testimony or speak further on the item. Seeing none, Chair Yeater asked that they read each motion individually and proceed appropriately.

Motion by Vice Chair Andersen:
Based on the project summary and analysis, the Planning Commission finds that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003, does not meet** approval criteria found in Section 24-204. (b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.
Second: Commissioner Franzen

Discussion: Vice Chair Andersen expressed concern over the city acting as both applicant and approving body for this PUD, citing the vague, sensitive nature of the proposal and the quasi-judicial process. Additionally, concerns were raised about compatibility with adjacent land uses—particularly the neighboring salvage yard, which complicates the plan. With no current annexation plans for that property, future annexation could create conflicts with proposed amenities like

parks. Due to these unresolved issues and built-in conflicts, Vice Chair Andersen does not recommend approval of the PUD (Planned Unit Development).

Chair Yeater said he believes the applicant can manage the use and notes that the landowner has not expressed concerns, which suggests the issue may not be significant. While acknowledging some concerns about the PUD's (Planned Unit Developments) use, they view this as an appropriate and unique application of the PUD (Planned Unit Development). Chair Yeater also recognized the potential conflict of the city acting as both applicant and regulator but pointed out that similar situations with single parcels have been reviewed before. Chair Yeater intends to vote against the current motion, hoping for a subsequent motion to approve the item.

Commissioner Schulte stated that he does not believe it is improper for the city to consider its own application, noting that it is common for a government to subject itself to the same laws and processes as private landowners. While it may seem unusual for the city to be both applicant and approvers, the city council is politically accountable to the public, ensuring transparency. The alternative—exempting the city from these processes—would limit its ability to own and develop land. The speaker supports evaluating the application on its merits regardless of ownership and intends to oppose the current motion.

Commissioner Modlin noted that, in many cases, properties with differing adjacent uses have not prompted discussions about their future compatibility. However, he emphasized that this PUD specifically requires addressing that issue. As a result, Commissioner Modlin stated he would not support approval of this motion.

Vice Chair Yeater asked if anyone else would like to speak to the motion. Seeing none, Chair Yeater asked for a vote, clarifying the motion is in opposition to the item.
Vote: 1-5, motion failed (Commissioners Schulte, Carlson, Yeater, Franzen & Modlin voted "no")
Absent: Commissioner Briscoe

Chair Yeater turned it back to the commission to see if there was another motion.

Motion by Commissioner Schulte:
A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, **meets** approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council **with the following condition**:

- The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Second: Commissioner Franzen
Vice Chair Andersen thanked Commissioner Schulte for his clarification regarding the city, subjecting itself to its own criteria.
Vote: Motion carried 5-1 (Commissioner Anderson voted "no")
Absent: Commissioner Briscoe

9. **Motion by Commissioner Franzen**:
A motion to cancel the special planning meeting for Wednesday August 27, 2025, at 1:30 pm
Second: Commissioner Schulte
Vote: Motion carried 6-0
Absent: Commissioner Briscoe

10. Staff Report:

Brian McBroom (Director of Community Development) provided several updates: The three cases discussed in this meeting are scheduled for first reading by City Council on September 2nd, with public hearings tentatively set for September 16th. Community surveys for the East and West Subarea Plans have received 135 and 157 responses, respectively, which are considered strong given current engagement challenges. Additionally, the City Council plans to adopt a proclamation at their October 7th meeting declaring October as Community Planning Month in Greeley, with an invitation extended to the commissioners to attend and participate in the related photo opportunity.

Chair Yeater expressed gratitude to City Staff and the Commission for their efforts throughout the day, noting it was encouraging to see everyone come together.

11. Adjournment:

Chair Yeater adjourned the meeting at 2:31 pm.

(Name) – Chair **(Name) – Staff Liaison or Dept Manager**

See item 14 for the staff and applicant presentation.

Council Agenda Summary

September 16, 2025
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Commission on Disabilities, Human Relations Commission, Museum Board and Planning Commission

Summary:

Council appointments are needed due to vacancies and expiring terms for the Commission on Disabilities, the Human Relations Commission, the Museum Board and the Planning Commission.

New applicants were interviewed by two council members on September 3, 2025.

Fiscal Impact:

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

Legal Issues:

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

Other issues and Considerations:

None

Strategic Focus Area:

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

Decision Options:

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

Council's Recommended Action:

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

Attachments:

1. Sample Ballot

City of Greeley
Boards & Commissions
Appointment Ballot
September 16, 2025

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

********** BALLOT **********

Commission on Disabilities
2 Positions: 3 Year Term
____ **JOHN FARGO**
____ (Recruit for Additional Applicants)

Planning Commission
1 Position: 3 Year Term
____ **BRIAN FRANZEN (I)**
____ (Recruit for Additional Applicants)

Human Relations Commission
3 Positions: 3 Year Term
____ **JAIDEN KRAUSE**
____ (Recruit for Additional Applicants)

Museum Board
2 Positions: 3 Year Term
____ **ANNARELI MORALES**
____ **DONNA HENDREN**
____ (Recruit for Additional Applicants)

Comments:
(I) = Incumbent

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

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

September 14 – October 11, 2025

Tuesday, September 16, 2025

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

Wednesday, September 17, 2025

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

Thursday, September 18, 2025

- Greeley Dream Team Turning Dreams into Reality Breakfast 7 a.m. Doubletree at Lincoln Park (919 7th Street Greeley CO 80631)
- 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, September 22, 2025

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

Tuesday, September 23, 2025

- 2025 State of the University Address 11:30 a.m. University Center (2101 10th Ave Greeley CO 80639)
- 10th Anniversary of Prairie Heights Middle School 5 p.m. Prairie Heights Middle School (3737 65th Ave Evans CO 80634)
- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, September 24, 2025

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

Thursday, October 2, 2025

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)
- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)
- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Tuesday, October 7, 2025

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

2025 Council Meeting/Work Session Agenda Items Schedule

	9/8/2025		
	This schedule is subject to change		
September 23, 2025 City Council Work Session	City Manager's Budget Presentation (If needed)	Nathan Mosley	WS
	Real Time Information Center Update	Adam Turk	WS
	Initiative 5-2025 - Contracts Update	Allena Portis	WS
	West Greeley Project Update	Paul Trombino	WS
	Civic Campus Update (Hold)	Kelli Johnson	WS
October 07, 2025 Council Meeting	UNC Fall Update	Mayor	Consent
	Proclamation - National Federation of the Blind Greeley Chapter Blind Awareness Day	Mayor	Consent
	Minutes - September 2 RM; September 9 WS	Heidi Leatherwood	Consent
	Resolution - Reimbursement - Civic Campus	Allena Portis	Consent
	Intro & 1st Rdg Ord - Authorization of Eminent Domain for West Greeley Sewer System	Adam Prior/ Sean Chambers	Consent
	Intro & 1st Rdg Ord - Pay Plan	Martha Lanaghen	Consent
	Intro & 1st Rdg Ord - Final 2025 Appropriation	Nathan Mosley	Consent
	PH & 1st rdg Ord - 2026 Budget	Nathan Mosley	Regular
October 14, 2025 City Council Work Session	NFRMPO Coordinated Plan	Will Jones	WS
	Initiative 3-2025 - Public Art Update	Kalen Myers/Diana Frick	WS
	CAO Organizational Assessment (Tentative)	Stacey Aurzada	WS
	Sponsorship Policy	Allena Portis	WS
	Development Text Code Amendment for Accessory Dwellings (Hold)	Caleb Jackson/Don Threewitt	WS
October 21, 2025 Council Meeting	Minutes - September 16 RM; September 23 WS	Heidi Leatherwood	Consent
	Motion - 2026 Council Meeting Schedule Approval	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Authorization of Eminent Domain for West Greeley Sewer System	Adam Prior/ Sean Chambers	Regular
	PH & 2nd Rdg Ord - Lake Bluff LID	Ryan Duve/Sean Chambers	Regular
	PH & 2nd Rdg Ord - Pay Plan (Hold)	Martha Lanaghen	Regular
	PH & 2nd Rdg Ord - 2026 Budget	Nathan Mosley	Regular
	PH & 2nd rdg Ord - Final 2025 Appropriation	Nathan Mosley	Regular
	B&C Appointments	Jennifer Middleton	Regular
October 28, 2025 City Council Work Session	Tree Canopy Plan	Diana Frick	WS
	Development Text Code Amendment for Affordable Housing (Hold)	Caleb Jackson/Don Threewitt	WS
	Development Text Code Amendment for Signs (Hold)	Caleb Jackson/Don Threewitt	WS
	B&C Triennial Review	Jennifer Middleton	WS
November 04, 2025 Council Meeting	Cancelled - No Meeting- Election Day		
November 11, 2025 City Council Work Session	Cancelled -No Meeting- Veteran's Day		
November 18, 2025 Council Meeting	Minutes - October 7; October 21 RM; October 14 WS; October 28 WS	Heidi Leatherwood	Consent
	Comprehensive Financial Policies	Allena Portis	Informational
	B&C Appointments	Jennifer Middleton	Regular
November 25, 2025 City Council Work Session	Cancelled- No Meeting -Thanksgiving Holiday		
December 02, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Affordable Housing	Caleb Jackson/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Development Code Text Amendment for Signs	Caleb Jackson/Don Threewitt	Consent
	Intro & 1st Rdg Ord - Reauthorize Boards	Jennifer Middleton	Consent
	PH & 2nd Rdg Ord - Development Code Text Amendment for Accessory Dwellings	Caleb Jackson/Don Threewitt	Regular
	PH & 2nd Rdg Ord - Development Code Text Amendment for Annexations	Caleb Jackson/Don Threewitt	Regular
	Private Activity Bond Affordable Housing Program	Deb Callies	
	Greeley Housing Authority/High Plains Development Loan to Grant Conversions	Deb Callies	
December 09, 2025 City Council Work Session	3rd Quarter Financial Report	Robert Miller/Tyra Litzau	WS
December 16, 2025 Council Meeting	Minutes	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Reauthorize Boards	Jennifer Middleton	Regular
	B&C Appointments	Jennifer Middleton	Regular

Council Agenda Summary

Title
Adjournment