

# Planning Commission Agenda

Regular Meeting

**Tuesday, December 9, 2025, at 1:15 PM**

City Council Chambers – City Center South  
1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/88450991608>

## NOTICE:

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

Members of the public may participate in Planning Commission meetings in the manner that works best for them.

## Watch Meetings:



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

## Comment in Real Time:



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

## Submit Written Comments:



Email comments about any item on the agenda to: [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com)



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

Meeting agendas and minutes are available on the City's meeting portal at [greeleyco.portal.civicclerk.com](http://greeleyco.portal.civicclerk.com)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at: [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).



## **Planning Commission**

December 9, 2025, at 1:15 PM  
City Council Chambers – City Center South  
1001 11<sup>th</sup> Avenue, Greeley, CO 80631

---

### **Agenda**

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the November 18, 2025, Planning Commission Meeting Minutes
5. A public hearing to review the proposed 2026 Three-Mile Plan Resolution and make a recommendation to City Council.
6. Staff Report
7. Adjournment



## Planning Commission Meeting Minutes

November 18, 2025, at 1:15pm

**1. Call to Order**

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

**2. Roll Call - Present**

Chair Justin Yeater  
Commissioner Erik Briscoe  
Commissioner Brian Franzen  
Commissioner Larry Modlin

**Absent**

Vice Chair Louisa Andersen  
Commissioner Jeff Carlson  
Commissioner Christian Schulte

**3. Approval of the agenda**

Chair Yeater asked if there were any changes to the agenda. Seeing none, Chair Yeater proceeded with the agenda as published.

**4. Approval of the October 14, 2025 & October 28, 2025, Planning Commission Meeting Minutes**

**Motion by Commissioner Franzen:**

He moved to approve both sets of minutes as presented.

**Second: Commissioner Modlin**

**Vote:** Motion approved 4-0

**Absent:**

Vice Chair Louisa Andersen  
Commissioner Jeff Carlson  
Commissioner Christian Schulte

### EXPEDITED AGENDA

**The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or members of the public in attendance at the meeting.**

- 5. A public hearing to consider a request for approval of a Preliminary Subdivision request to create twelve lots, four outlots, and dedicate public right-of-way on approximately 36.21 acres in the Commercial High Intensity (C-H) zoning district**

**located at the Northeast Corner of 83rd Avenue and 10th Street, known as West Greeley Commons (SUB2025-0011).**

Chair Yeater asked the Commission if they would like to see a presentation. Seeing none, Chair Yeater asked anyone in attendance or online if they wished to see a presentation. Seeing none, Chair Yeater invited Staff to answer questions from the Commission.

Commissioner Briscoe asked how the stoplight decision was made and who was involved, including whether CDOT had a role. He expressed concern about the increasing number of stoplights and the risk of the corridor becoming another Harmony Road, suggesting that added signals could impede traffic and deter residents and businesses on both the east and proposed west sides of Greeley. Dylan Belanger (Civil Engineer III) explained that 77th Avenue has long been designated for a signal in the CDOT access control plan. A development agreement for the site, dating back to the early 2000s, had already identified and planned for that signal.

Chair Yeater sought clarification, asking whether “planned” meant the signal was required to be installed or simply intended as part of the long-term layout. Mr. Belanger explained that while the signal was originally an intended part of the plan, CDOT will ultimately require its installation. The city has been coordinating with CDOT, and both agencies support adding the signal because full-movement access and traffic volumes on both sides make it the most practical and logical solution.

Chair Yeater asked for more detail on the basis for recommending the signal, requesting an explanation of the analysis that supported its installation. Mr. Belanger explained that traffic volumes from the new development, combined with the existing neighborhood to the south, create a need for a full-movement intersection, which in turn warrants a signal for both safety and traffic control. Mr. Belanger added that the city requires full access for emergency vehicles, since 83rd offers only right-in/right-out access, and that both CDOT and the city mandate the signal for these operational and safety reasons.

Commissioner Franzen asked if the signal would also loop into the smart signals that are already in place. Mr. Belanger confirmed that this would be the case.

Commissioner Modlin asked whether the same reasoning would apply to the next potential intersection at 95th—essentially, whether any four-way intersection would warrant a similar approach. Mr. Belanger answered yes, specifically to a major arterial roadway like this one.

With no other questions for staff, Chair Yeater invited the applicant to speak if present.

Applicant Brian Bartels spoke to the traffic questions asked earlier by saying that this section of 10th Street falls under both CDOT and the City of Greeley. He noted that staff are working closely with CDOT, with the hope of reducing speeds along the corridor. According to police, the stretch from 83rd to 47th has the city’s highest rate of severe and fatal crashes, largely due to speed. He added that long-term plans already envision lowering speed limits farther west on 10th Street.

Commissioner Modlin noted that it also connects to 83rd, similar to the configuration on the west side of that road. Mr. Bartels confirmed and added that the project’s access would be similar to the development on the south side of 10th Street.

With no other questions for the applicant, Chair Yeater opened the public portion of the meeting at 1:24pm.

Sara Witherell 450 25<sup>th</sup> Ave. Ct., Greeley, spoke in opposition of the project noting a concern about urban sprawl on open lands in western Greeley.

Seeing no others in attendance nor online wishing to speak to the item, Chair Yeater closed the public portion of the meeting at 1:27 pm and turned it back to the Commission for action.

**Motion by Commissioner Franzen:**

He moved that based on the application received in the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203.b.1, and therefore approves the preliminary subdivision plat with the condition of approval that the 9th Street section of the neighboring parcel to the west be dedicated as a right-of-way prior to acceptance and approval of the final subdivision.

**Second:** Commissioner Modlin

Commissioner Briscoe emphasized the need to accelerate the synchronization of traffic signals along 10th Street, noting that efficient flow is critical for east-west travel into Greeley, given that most access to the city comes from the west. While acknowledging Highway 34 as an alternative, he pointed out it routes traffic to the far southeast, making 10th Street the primary corridor. His concern was the increasing frequency of stoplights—about every third of a mile—not the applicant’s responsibility, though he recognized CDOT’s role in the decisions.

Chair Yeater agreed but clarified that his concern was not about CDOT’s involvement. He suggested a different approach, emphasizing that the stoplight was not the applicant’s responsibility and that careful consideration is needed to manage signal development while keeping traffic moving, as the Commission recommended.

**Vote:** Motion passed 4-0

**Absent:**

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

**6. A public hearing to consider a request for approval of a Use by Special Review request to allow a new 105' monopole plus 5' lightning rod for a wireless communication facility in the Industrial Medium Intensity (I-M) zoning district located at 2115 117<sup>th</sup> Avenue (WCF2025-0005).**

Chair Yeater asked the Commission if anyone wished to see a presentation. Seeing none, Chair Yeater asked the public in attendance and online if they wished to see a presentation. Seeing none, Chair Yeater asked if the applicant was present and wished to speak.

Applicant Jared White stated that he was available to answer questions regarding the cell site, which is needed to fill a coverage gap. He noted that the staff report contains detailed information, including answers to most anticipated questions. He added that he had no initial comments beyond offering to respond to questions as they arise later in the meeting.

Chair Yeater inquired whether the depiction of the pole in the packet represents its permanent configuration or if further equipment could be installed on it in the future. Mr. White explained that antennas and equipment on cell towers are periodically upgraded, which may cause minor but not significant changes to the tower's appearance. He added that city requirements mandate allowing other providers to co-locate equipment on the tower, and it will be built to support such use.

Commissioner Briscoe asked if a monopine installation is more expensive than a monopole installation. Mr. White explained that monopines are significantly more expensive. They're also more difficult to co-locate, there's a lot less space for that. They also tend to stand out more if there's not something to blend them in with.

Chair Yeater asked the applicant if they would still be interested in developing the site if the monopole is rejected by the commission and a monopine is their only option. Mr. White confirmed that they would still be interested. If that were their only option, they would pursue it, as providing coverage to that area is essential, especially with the expected growth. They also noted that the tower would very likely be co-located.

Chair Yeater noted that in other applications they have seen, a single pole was used with no external hardware. They asked whether a similar design would be possible in this case, with the antennas housed inside the tower. Mr. White explained that this type of design requires a very specific deployment and that the slim, internal antennas used in such structures cannot provide the necessary capacity or coverage. While those antennas may work for limited voice service, they are not suitable for the full data and coverage needs of a macro cell tower.

Seeing no other questions for the applicant, Chair Yeater directed a question to staff regarding the height differential between the existing building elevations and the proposed tower height.

Caleb Jackson (Planning Supervisor) shared that the building is likely under 40 feet tall, and with the tower at 100 feet, it would clearly extend above the roofline.

Commissioner Briscoe asked how many additional carriers are allowed to co-locate on this pole. April Medeiros (Planner I) shared there can be at least two other co-locators on that pole.

With no other questions for staff, Chair Yeater asked if anyone in attendance wished to speak on the matter. Mr. White presented a visual to the Commission illustrating the location of the proposed tower and the position of a similar existing pole nearby.

With no other questions Chair Yeater turned it over to the Commission for action.

**Motion by Commissioner Franzen:**

He moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a new 105-foot monopole plus 5-foot lighting rod wireless communication facility in the I-M (Industrial Medium Intensity) District is in compliance with the development code criteria of Section 24-206.B.1-8 and therefore approves the use by special review as submitted.

**Second:** Briscoe

**Vote:** Motion passed 4-0

**Absent:**

Vice Chair Louisa Andersen

Commissioner Jeff Carlson  
Commissioner Christian Schulte

## **END OF EXPEDITED AGENDA**

7. A public hearing regarding a recommendation on an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast-track review process for affordable housing.

Caleb Jackson (Planning Supervisor) introduced himself and his item as published. Commissioner Modlin asked whether the developer must adhere to a specific project timeline once approval is granted. He added that, considering the financial framework and the expectations for those investing in property, a defined schedule for development should be required if the City is to meet its obligations. Mr. Jackson explained that if approvals are granted within 90 days, they would expire in the same manner as any other development approval, typically within a year. Deb Callies (Housing Director) added that often with affordable housing projects, time is especially critical, and maximizing every phase of the process is essential. For that reason, the developers are moving forward promptly.

Commissioner Modlin asked whether, if the process is delayed for any reason, the indices used to qualify for the change would require the process to start over, or if a modification or amendment could be made instead, and how that would work. Ms. Callies explained that if the property is for sale, the sale price is updated annually based on income changes, maintaining a continuous, rolling set of data. Similarly, for rental properties, the rent is administered through CHFA, ensuring that the information remains current and self-updated.

Commissioner Franzen asked for clarification that the city's policy for determining the price is based on a matrix. The calculation is not on a rolling 12-month basis but rather follows the calendar year to establish the price for that year. Ms. Callies explained that while the method has not been finalized, the review will occur at least once a year. Depending on market conditions, it may be conducted two or three times annually to ensure prices remain realistic yet affordable.

Commissioner Modlin asked if the changes in the index as it goes forward would be included in one of the subtitles in the ordinance, so people understand. Ms. Callies explained that the policy outlines the exact calculation used to determine the sales price, including how frequently the various data points are updated, ensuring the process remains as objective as possible.

Commissioner Briscoe asked a question regarding the definitions and recent changes, specifically whether Proposition 123 prohibits deed restrictions. Ms. Callies explained that Proposition 123 does not prohibit deed restrictions. They prefer not to codify them because flexibility is needed for each project, depending on funding and other factors. The length of a deed restriction is particularly important, as overly long restrictions can affect mortgage eligibility, so each project must be evaluated individually to determine what will work.

Commissioner Briscoe inquired if specifying 60%, instead of allowing flexibility, could result in any future liability. Ms. Callies stated no, because it's always going to be flexible based on the HUD AMI.

Chair Yeater asked if an applicant applies for the Fast Track process, for which the required characteristics have already been defined, what mechanism the City of Greeley has, including continual review of the project after the full permitting process is complete, to ensure it remains affordable. Ms. Callies explained that most projects enter into development-type agreements with the city. Following feedback from developers, interdepartmental teams, and stakeholders, many of the relaxed standards were paused, and individualized incentive packages are now created for each project. These packages account for land, resources, project type, and funding, with affordability expectations tied to sales prices or CHFA rents. The Housing Solutions department continuously monitors compliance, ensuring properties remain affordable, owner-occupied, and that any deed restrictions are upheld, including annual checks on ownership and occupancy.

Chair Yeater asked about the code, noting that there appears to be limited latitude for ongoing monitoring of these properties and observed that this may need to be addressed in the future. Mr. Jackson explained that if a project demonstrates pursuit of the affordable housing designation and reserves affordable units, it qualifies for the 90-day process. If the project later transitions to market rate, any consequences would be addressed in the agreements with Housing.

Commissioner Modlin asked how many additional developers might be attracted to the area if the code changes, whether this would expand the pool of development, and if there are developers in other areas who have avoided projects here because the current code does not support their preferred housing designs. Ms. Callies reported that their department speaks with at least two new developers each week who are interested in building in Greeley, including affordable housing projects. There is strong demand from builders eager to develop, depending on how their projects align with the City's plans.

Commissioner Briscoe asked if there is an estimate of the 100% Area Median Income (AMI) in today's market dollars. Ms. Callies stated it's \$113,600.00 for a family of four. Affordable monthly rent or mortgage payment would be the same dollar amounts.

Chair Yeater asked if there were any more questions from the Commission. Seeing none, he asked if there was anyone in attendance wishing to speak. Seeing none, Chair Yeater closed the public portion of the meeting at 2:11pm and turned it over to the Commission for action.

**Motion by Commissioner Franzen:**

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

**Second:** Commissioner Briscoe

Discussion between Commissioners ensued. Chair Yeater expressed concerns about enforcement, particularly the City's ability to manage potential bad actors, though he acknowledged that the policy aligns with state statute. He commended Planning for streamlining the process and noted that while he will vote in favor, he expects the issue to arise again in the future. Commissioner Briscoe voiced the same concerns as Chair Yeater. He expressed concern that the language is too broad and noted that other agreements are typically handled administratively within the city. He suggested including references in the code to ensure the city retains appropriate tools. He

cautioned against developers proposing short-term solutions without restrictions or administrative agreements, as agreeing to such terms could create long-term problems.

Ms. Callies explained that each application will be unique. Housing cannot approve contracts with builders without prior approval, and the Council will retain the ability to approve, deny, or request modifications for each development. All projects must still comply with existing City requirements. The current action is to approve code language aligning with Proposition 123, which must be completed by the end of the year to qualify for certain incentives.

Mr. Jackson stated that Phase 2 would be brought back to the Planning Commission, including the eligibility standards and long-term enforcement measures. The current proposal, however, is solely to align with Proposition 123's fast track requirements, while the remaining details are developed and returned for review.

Michael Axelrad (Senior Attorney) outlined two options given the deadline: approve the code amendments as submitted, trusting staff to later present the desired criteria, or approve with the condition that Housing Solutions returns within a set timeframe with a matrix of recommended changes for Planning Commission review.

Commissioner Modlin stated that he supports the motion on the floor to recommend approval, with the understanding that further details will be worked out over time. He emphasized the need to move the item forward to Council before year-end and did not want to delay the process.

Commissioner Franzen noted that two separate issues, enforcement conditions and incentive packages, are under discussion and may not be codified in an alternative motion. He expressed confidence in Planning and the Housing Solutions Department to continue evolving these matters over time.

Chair Yeater called for a vote.

**Vote: Motion passed 4-0**

**Absent:**

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Christian Schulte

Chair Yeater observed that meeting only minimum standards makes a 90-day timeline difficult for complex projects and inquired about potential incentives to achieve this timeline for specialized developments. Don Threewitt (Interim Director of Community Development) explained that the average review time for such developments is 78 days. While the code commits to a 90-day review for affordable housing, the department's internal goal is to process all housing and even commercial projects within 90 days. Executive housing projects unrelated to affordable housing would follow the same process, though it would not be codified. Mr. Threewitt proposed committing to an extended work session on affordable housing incentives, led by Ms. Callies and Mr. Jackson, to review the full range of possibilities, potential initiatives, guardrails, and long-term enforcement. The goal is to provide a comprehensive overview for all stakeholders.

Commissioner Briscoe noted that over the past five years, Greeley's housing stock has lacked diversity, with developers focusing on multifamily housing due to the comprehensive plan and affordable housing language in the code. He expressed concern that incentives could be misused,

emphasizing the importance of ensuring projects honor the intended purpose, rather than resulting in only some levels of homes being built.

More conversation ensued regarding affordable housing between the Commissioners and Ms. Callies.

**8. Staff Report:**

Don Threewitt (Interim Director of Community Development) explained that a key part of the code audit and update is reassessing and right-sizing housing categories within the development code. With core development provisions and incentive structures beginning to overlap, he believes a joint, topic-focused work session is necessary and will require substantial time, likely a full commission meeting rather than a brief presentation. Although the current code technically allows a full range of “missing middle” housing, in practice it has produced only high-density multifamily and single-family development. To address this gap, Community Development aims to determine what is required to bring a full spectrum of housing products to the market in Greeley.

Mr. Threewitt shared that Brian McBroom (Community Development Director) has been appointed Interim City Manager. In the meantime, Mr. Threewitt will temporarily step into the Community Development Director role to ensure continuity. He assured the group that they do not anticipate any slowdown or change in the scope of Community Development’s projects and expressed optimism about bringing forward several exciting initiatives in 2026.

Mr. Jackson provided an update on the Eastside Area Plan. He reported that community feedback has been very strong, with hundreds of survey responses collected. The project team has been actively engaging residents by attending local events and connecting directly with people on the east side to help shape and guide the plan.

Mr. Jackson reported that consultants for the Westside Area Plan will return at the end of January. A public open house is scheduled for Monday, January 26, from 6–8 p.m. at the Family FunPlex, where the draft plan, covering land uses, development patterns, and a potential form-based code option, will be presented for community input. A Planning Commission work session will follow the next day to discuss the draft plan and the form-based code in more detail.

Mr. Jackson also noted that staff expect to receive the first draft of the development code audit by the end of the month. A Planning Commission work session is planned for mid-January, along with a City Council session, to review the audit, identify key areas needing attention, and establish the strategy for forthcoming code updates.

**Adjournment:**

Chair Yeater adjourned the meeting at 2:43 pm.

---

Justin Yeater – Chair

---

Don Threewitt – Interim Community Development Director

## PLANNING COMMISSION SUMMARY

**ITEM:** City of Greeley Three Mile Plan

**FILE NUMBER:** Three Mile Plan (File Number Not Applicable)

**PROJECT:** Three Mile Plan

**APPLICANT:** City of Greeley, Community Development Department

**CASE PLANNER:** Michael Franke, AICP | Planner III

**PLANNING COMMISSION HEARING DATE:** December 9, 2025

**PLANNING COMMISSION FUNCTION:**

Review the proposed 2026 Three-Mile Plan Resolution and make a recommendation to City Council.

---

**EXECUTIVE SUMMARY**

The 2026 City of Greeley Three-Mile Plan is a reference document of approved plans and policies describing the infrastructure, land use, and provision of services for areas of potential annexation. Pursuant to state law, the city must have in place a Three Mile Plan that generally describes infrastructure development expectations for the land including the proposed land uses (C.R.S. § 31-12-105(1)(e)(I)).

A Three Mile Plan takes a much broader approach to the annexation and development of land than a specific annexation impact report and ensures proposed annexations are consistent with the City’s Comprehensive Plan and other annexation and land development policies. Upon adoption, updates to a Three Mile Plan are routine and occur on an annual Basis. This iteration of the City of Greeley Three Mile Plan is an amendment to the previously adopted 2025 City of Greeley Three-Mile Plan adopted on June 17, 2025, per Resolution 23, 2025.

**A. REQUEST**

The Community Development Department requests a recommendation of approval from the Planning Commission for a resolution for the 2026 City of Greeley Three-Mile Plan to the City Council.

**B. STAFF RECOMMENDATION**

Approval

**C. BACKGROUND**

The City of Greeley (the “City”) is exploring possible annexation of property currently located outside of the City’s current municipal boundary, the City’s Long Range Expected Growth Area (LREGA), and 2025 City of Greeley Three-Mile Plan to advance the health,

safety, and welfare of the City of Greeley. This property is referred to as the “GWIP/BROE” site (see attachments for exact property location). A Three-Mile Plan provides the legal ability to annex lands outside of a City’s current municipal boundary, but no more than three miles from such boundary in any one year pursuant to Colorado State Statute, C.R.S § 31-12-105(e) This legislation requires municipalities to adopt an annexation master plan, commonly known as the Three-Mile Plan, prior to the completion of any annexation. If the municipality’s master or comprehensive plan covers the elements required by this legislation, it will suffice as the Three-Mile Plan.

The statute provides that the Three Mile Plan shall “*generally describe* the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area” (C.R.S § 31-12-105). These elements are applied to a municipality as applicable. Since legislation requires these services to be “generally described”, the proposed services and land uses stated in the Three-Mile Plan may be overridden by any other formally adopted plan prescribing services and land uses within the Three-Mile Plan. A Three-Mile Plan is not a plan in and of itself but rather a document that identifies all the plans the city has conducted regarding the services and proposed land uses identified in C.R.S. § 31-12-105 for the lan area. This also includes plans other jurisdictions and entities have implemented as applicable to the geography of the Three-Mile Plan.

When adopted, the 2018 Imagine Greeley Comprehensive Plan (the “Comprehensive Plan”) satisfied the City’s Three-Mile Plan obligations in 2018, since it included the proposed Three-Mile Plan services required per C.R.S. § 31-12-105. The Comprehensive Plan has not undergone amendment since adoption, and the current 2025 City of Greeley Three-Mile Plan (Res. No. 23, 2025) does not include the GWIP/BROE property. Given the City’s initiatives to create sub-area plans to capture the expected growth and needs of specific areas of the City, staff will not be pursuing an entire Comprehensive Plan update at this time. The updated 2026 City of Greeley Three-Mile Plan will replace the 2025 City of Greeley Three-Mile Plan and provide the opportunity for the City to annex land outside of the current municipal boundaries, including the GWIP/BROE site, but no more than three miles from the current municipal boundary in any one year, to advance the vitality of the community.

According to the Department of Local Affairs (DOLA), “The failure to have a plan prior to the completion of an annexation could open a municipality up to litigation. Colorado law limits those who have a right to challenge annexations to property owners within the annexed area, the county(ies) in which the land is located and neighboring municipalities within one mile. The City wants to ensure any effort to annex land complies with local, state, and federal legislation regarding annexation of property.

The 2026 City of Greeley Three-Mile Plan will ensure annexation efforts are aligned with state law, and the City will continue to update its Three-Mile Plan on an annual basis. Please refer to the attached documents referencing the 2026 City of Greeley Three-Mile Plan.

The 2026 City of Greeley Three-Mile Plan references and illustrates plans, policies, maps, and other documents adopted by the City of Greeley which generally describe the locations, character, and extent of transportation facilities, parks, infrastructure and proposed land uses required, and is organized into the following categories:

Proposed Land Uses;  
Parks, Natural Areas, and Open Lands;  
Transportation; and  
Utilities and Infrastructure.

The 2026 City of Greeley Three-Mile Plan may also refer to other plans and policies adopted by neighboring jurisdictions or organizations that provide contextual guidance as they overlap with the City of Greeley Three Mile Plan study area.

#### **D. REVIEW CRITERIA**

The Commission shall consider comments from reviewing agencies and offices, staff recommendation, public comments, and the following criteria in making a recommendation to City Council.

- 1. Per State Statute C.R.S § 31-12-105, a Three Mile Plan requires generally describes the proposed location, character and extent of future public utilities and infrastructure (e.g., streets, bridges, parks, playgrounds, aviation fields, waterways, open spaces and other public grounds) as well as proposed land uses for the area.**

Staff Comment: The 2026 City of Greeley Three-Mile Plan directly addresses the requirements of a three-mile plan according to state statute. For the GWIP/BROE area, the City of Greeley Planning Division, Water & Sewer Department, Public Works Department, Parks Department, and Natural Areas & Trails Department have provided generally described services and land uses. The proposed land use, transportation/mobility services, water services, sewer services, green spaces, parks, and natural areas for the three-mile boundary include the desired annexation site as required by statute. Beyond creating generally described infrastructure, services, and land use for each site, the 2026 City of Greeley Three-Mile Plan also includes various adopted plans and studies from other municipalities, agencies, and jurisdictions that touch upon the 2026 City of Greeley Three-Mile Plan. These efforts by City staff uphold the requirements for three-mile plans set forth in C.R.S. § 31-12-105.

This request complies with this criterion.

- 2. A Three Mile Plan is a reference document of approved plans and policies describing the infrastructure, land use, and provision of services for areas of potential annexation.**

Staff Comments: The 2026 City of Greeley Three-Mile Plan utilizes approved plans and policies describing the infrastructure, land use, and provision of services for area of potential annexation. These reference documents contain areas within the City of Greeley LREGA and outside of the LREGA but within three miles of the existing municipal boundary. A few of the reference agencies and jurisdictions include Bellevue Pipeline Project, Chimney Hollow Reservoir, City of Evans, City of Loveland, City of Greeley, Colorado Department of Transportation, Downtown Development Authority, State of Colorado, Town of Eaton, Town of Johnstown, Town of Kersey, Town of Johnstown, Town of Windsor, Stormwater Drainage Basin Criteria, Weld County, Xcel Energy, etc. Each of these referenced documents within the plan directly describes infrastructure, land use, and provisions of potential annexation areas.

This request complies with this criterion.

### **OTHER GENERAL CONSIDERATIONS**

#### **3. The Three Mile Plan promotes the public safety, health and general welfare of the citizens of Greeley.**

Staff Comments: The 2026 City of Greeley Three-Mile Plan provides opportunity for the City of Greeley to expand to meet goals of economic development, infrastructure, and natural amenities that directly work to advance the health, safety, and welfare of the citizens of Greeley. The economic opportunity for these sites strengthens the tax base of Greeley, allowing the city to expand services and continue to provide services for citizens held to specific standard. This plan promotes the ability to offer additional green space for residents and capture land adjacent to the Cache La Poudre River Corridor. Access to green space amenities provides a direct benefit for citizens to advance community health and welfare. The flexibility of the infrastructure, prescribed services and land uses for the plan provide an opportunity for the City to address growth pressures in a focused manner that tailors the scale and type of development to the needs of the citizens. The GWIP/BROE site area offers opportunity for the City to advance growth initiatives to maintain and foster a community where people desire to live, work, and recreate.

The request complies with this criterion.

### **E. PUBLIC NOTICE AND COMMENT**

Notice was published on the City of Greeley's website on November 18, 2025, pursuant to

the City's notification requirements for resolutions. No objection or support has been received by staff from the citizens of Greeley.

## **F. PLANNING COMMISSION MOTIONS**

### **Recommended (Approval)**

Based on the preceding analysis, the Planning Commission finds that the proposed 2026 City of Greeley Three-Mile Plan Resolution is consistent with C.R.S. § 31-12-105(e), meeting statutory requirements related to infrastructure, parks, transportation, and land uses that will allow the City to annex future properties within its three mile boundary, and therefore recommends that the City Council approve the 2026 City of Greeley Three-Mile Plan Resolution as submitted.

### **Alternative (Denial)**

Based on the preceding analysis, the Planning Commission finds that the proposed 2026 City of Greeley Three-Mile Plan Resolution is not consistent with C.R.S. § 31-12-105(e), not meeting statutory requirements related to infrastructure, parks, transportation, and land uses that will allow the City to annex future properties within its three mile boundary, and therefore recommends that the City Council denies the 2026 City of Greeley Three-Mile Plan Resolution as submitted.

CITY OF GREELEY, COLORADO

RESOLUTION NO. , 2026

RESOLUTION ADOPTING THE 2026 THREE-MILE PLAN FOR THE CITY OF GREELEY, COLORADO

WHEREAS, the City of Greeley, Colorado (the “City”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the City’s Home Rule Charter; and

WHEREAS, Imagine Greeley: The City of Greeley Comprehensive Plan (2018) (the “Comprehensive Plan”) was last updated, approved and adopted by City Council on February 6, 2018, pursuant to Ordinance No. 4, 2018; and

WHEREAS, the City’s Long Range Expected Growth Area (“LREGA”) as set forth in the Comprehensive Plan had previously served as the City’s Three-Mile Plan, until the adoption of a Three-Mile Plan on June 17, 2025, pursuant to Resolution No. 23, 2025 (the “2025 City of Greeley Three-Mile Plan”); and

WHEREAS, Section 31-12-105( 1)(e), C.R.S., provides that, for purpose of annexation, each municipality shall annually prepare a plan for the geographic area within three miles in any direction from the municipality’s borders generally describing the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area (“Three-Mile Plan”); and

WHEREAS, the City is updating its Three-Mile Plan to satisfy statutory requirements for the annexation of new lands beyond the City’s current municipal limits and 2025 City of Greeley Three-Mile Plan, but no further than three miles beyond the current municipal limits, generally describing the infrastructure, parks, transportation and land uses for such lands; and

WHEREAS, the 2026 City of Greeley Three-Mile Plan includes without limitation a focus on one additional property area: GWIP/BROE Site. The GWIP/BROE site is located generally east of State Highway 257, south of Eastman Park Drive, and west of Great Western Drive, the area is more particularly described in the attached **Exhibit A**; and

WHEREAS, to comply with the statutory directive, City Council desires to adopt the 2026 City of Greeley Three-Mile Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO, THAT the 2026 City of Greeley Three-Mile Plan, attached hereto and incorporated herein by reference as **Exhibit A**, is hereby approved and adopted.

This Resolution shall become effective immediately upon its passage.

**PASSED, AND ADOPTED, SIGNED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2026.**

**ATTEST:**

**THE CITY OF GREELEY,  
COLORADO**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Mayor

# Three Mile Plan

Community Development

City of Greeley

2026

# Table of Contents

- I. Purpose of the Three Mile Plan
- II. Description of Three Mile Plan Areas
- III. Elements of the Three Mile Plan
  - a. Proposed Land Use
  - b. Parks, Natural Areas, and Open Lands
  - c. Transportation
  - d. Utilities

ATTACHMENT A: Three Mile Plan Boundary Map

ATTACHMENT B: Proposed Land Use and Parks, Natural Areas, Open  
Lands Maps

ATTACHMENT C: Transportation Maps

ATTACHMENT D: Utilities Maps

# Introduction

## *Purpose of the Three Mile Plan:*

The City of Greeley Three Mile Plan is a reference document of approved plans and policies describing the infrastructure, land use, and provision of services for areas of potential annexation. Pursuant to state law, the City must have in place a Three Mile Plan that generally describes infrastructure development expectations for the land including the proposed land uses (see, C.R.S. § 31-12-105(1)(e)(I)).

The Three Mile Plan must generally describe the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality, as applicable, and the proposed land uses for the area.

The Three Mile Plan takes a much broader approach to the annexation and development of land than a specific annexation impact report and ensures proposed annexations are consistent with the City's comprehensive plan and other annexation and land development policies. Upon adoption, updates to the Three-Mile Plan are routine and occur on an annual basis.

## *Description of the Three Mile Plan Areas:*

The City of Greeley Three Mile Plan references and illustrates adopted plans, policies, maps, and other documents adopted by the City of Greeley which generally describe the locations, character, and extent of land uses, transportation facilities, and infrastructure required by State Statute Section 31-12-105. The City of Greeley Three Mile Plan is organized into the following categories:

Proposed Land Uses:

Parks, Natural Areas, and Open Lands:

Transportation:

Utilities and Infrastructure:

The Three Mile Plan may also refer to other plans and policies adopted by neighboring jurisdictions or organizations that provide contextual guidance as they overlap with the City of Greeley Three-Mile Plan study area.

# Elements of the Three Mile Plan

## *Proposed Land Uses:*

- I. Land Uses Defined within the Long Range Expected Growth Area (LREGA):
  - City of Greeley Development Code
  - Existing Urban Land Uses
  - Existing Zoning of Land Available for Future Growth
  - Developed Land
  - Gravel Resources and Mining
  - Greeley Opportunity Areas
  - Greeley – Windsor Intergovernmental Agreement
  - Imagine Greeley Comprehensive Plan
  - Intergovernmental Agreements (IGA):
    - Greeley – Evans - Kersey IGA
    - Greeley – North Weld Water District IGA
    - Greeley - Weld IGA
    - Greeley – Windsor IGA
    - Greeley – Windsor - Severance IGA
  - Land Available for Future Growth
  - Land Use Guidance Map
  - Subarea & Neighborhood Plans:
    - 10<sup>th</sup> Street Corridor Neighborhood Study
    - 2017 10<sup>th</sup> Street Study Report Card
    - Arlington Neighborhood Study
    - Bella Romero Maps and Photos
    - Cranford Neighborhood Profile
    - East Greeley-Weld Subarea Study Summary
    - East Maplewood Neighborhood Study
    - East UNC Neighborhood Study
    - Entryway Master Plan
    - Greeley North Subarea Plan (FUTURE)
    - Greeley West Subarea Plan (FUTURE)
    - Greeley Weld County Area Study and Plan Toolkit
    - Jackson Field Neighborhood Study
    - John Evans Neighborhood Plan
    - John Evans Neighborhood 2017 Report Card
    - Mercado District Design Standards
    - North Downtown Neighborhood Study Area
    - Parkview Neighborhood Study
    - Sunrise Neighborhood Study
    - Sunrise Neighborhood Study 2017 Report Card
    - UNC Area Study
    - UNC Neighborhood 2017 Report Card

## II. Land Uses Outside the LREGA:

- City of Evans Comprehensive Plan
- City of Evans Zoning Code
- City of Loveland Three Mile Plan
- City of Loveland Comprehensive Master Plan
- Greeley – Windsor Intergovernmental Agreement
- Northern Colorado Community Separator Study
- Town of Eaton Comprehensive Plan
- Town of Eaton Zoning Code
- Town of Johnstown Comprehensive Plan
- Town of Johnstown Zoning Code
- Town of Kersey Comprehensive Plan
- Town of Kersey Land Use Code
- Town of Severance Comprehensive Plan
- Town of Severance Zoning Code
- Town of Windsor Comprehensive Plan
- Town of Windsor Zoning Code
- Weld County Comprehensive Plan
- Weld County Zoning Code

### *Parks, Natural Areas, and Open Lands:*

- 2018 Imagine Greeley Comprehensive Plan
- City of Evans Open Space and Trails Master Plan
- City of Evans Parks & Recreation Master Plan
- Explore Greeley Webmap
- Get Outdoors Greeley Strategic Plan
- Greeley Conceptual Trails Plan
- Greeley-Evans District 6 Facilities Master Plan
- Greeley-Evans District 6 Innovation 2030 Strategic Plan
- Greeley Parks and Trails Master Plan
- Greeley Poudre River Restoration initiative
- Greeley Share the Shade Forestry Program
- Greeley Urban Forest Strategic Plan
- Greeley Water Conservation Programs
- Greeley Water Efficiency Plan
- Poudre Ponds Project
- Subarea & Neighborhood Plans:
  - 10<sup>th</sup> Street Corridor Neighborhood Study
  - 2017 10<sup>th</sup> Street Study Report Card
  - Arlington Neighborhood Study
  - Bella Romero Maps and Photos
  - Cranford Neighborhood Profile

- East Greeley-Weld Subarea Study Summary
- East Maplewood Neighborhood Study
- East UNC Neighborhood Study
- Entryway Master Plan
- Greeley North Subarea Plan (FUTURE)
- Greeley West Subarea Plan (FUTURE)
- Greeley Weld County Area Study and Plan Toolkit
- Jackson Field Neighborhood Study
- John Evans Neighborhood Plan
- John Evans Neighborhood 2017 Report Card
- Mercado District Design Standards
- North Downtown Neighborhood Study Area
- Parkview Neighborhood Study
- Sunrise Neighborhood Study
- Sunrise Neighborhood Study 2017 Report Card
- UNC Area Study
- UNC Neighborhood 2017 Report Card
- Stormwater Drainage Design Criteria Manual
- Town of Eaton Parks Master Plan
- Town of Johnstown Parks, Trails, Recreation, and Open Space Plan
- Town of Windsor Open Space and Trails Strategic Plan
- Town of Windsor Parks, Recreation & Culture Strategic Plan
- Weld County Comprehensive Plan

*Transportation:*

- 1041 Regulations
- 2016 Transit Strategic Plan
- 2018 Greeley Bike Map
- 2023 Traffic Counts
- 2035 Comprehensive Transportation Plan
- 2045 Transportation Plan (Weld County)
- 2045 Upper Front Range Regional Transportation Plan
- 2050 Regional Transportation Plan (North Front Range MPO)
- Bicycle Master Plan
- CDOT Bikeability Checklist
- CDOT US 392 Environmental Overview Study
- CDOT Walkability Checklist
- City of Evans Multi-Modal Transportation Plan
- City of Evans Transportation Master Plan
- COG Corridor Standards
  - Roadways
  - Signs
  - Right-of-Way Features

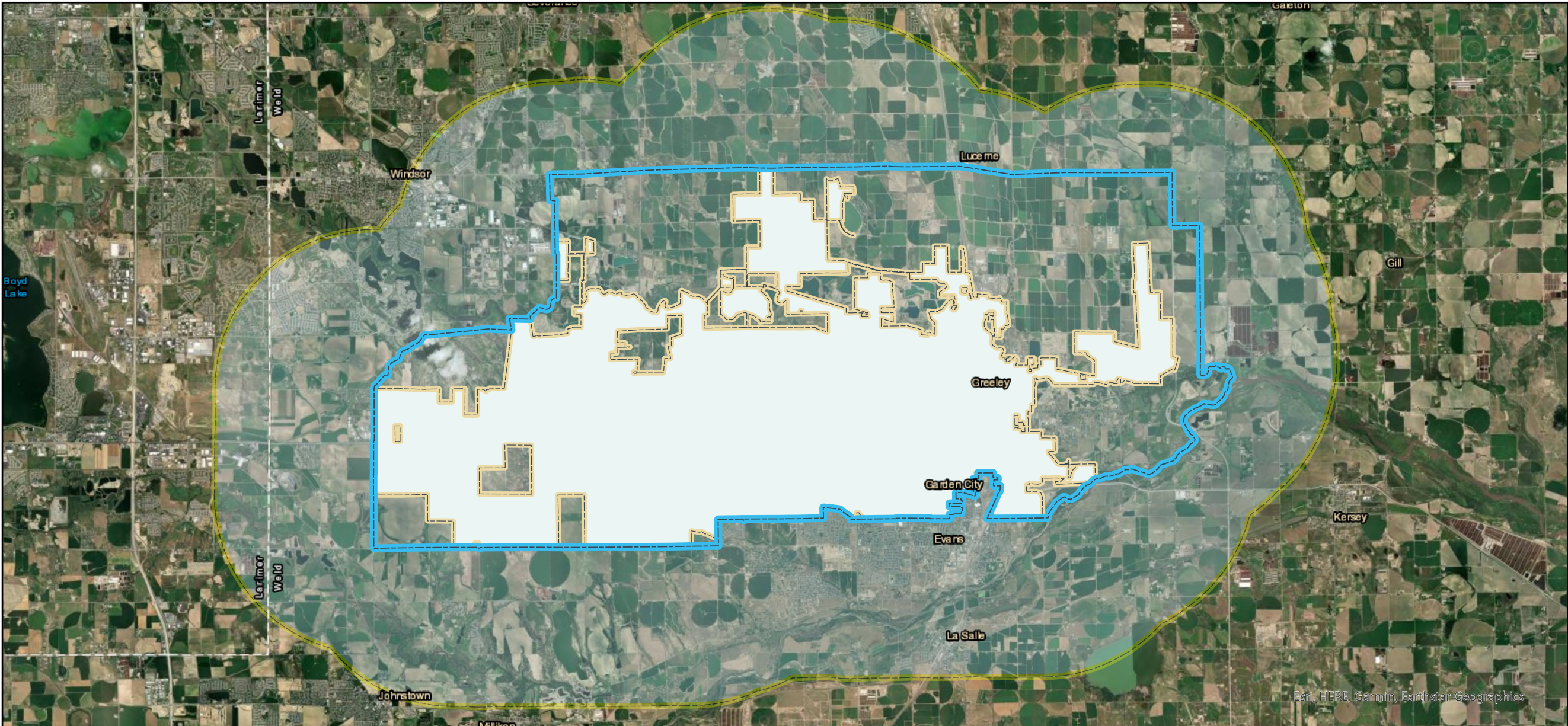
- Utilities
- Downtown Development Authority Downtown Public Parking Map
- Freedom Parkway Access Control Plan
- Greeley 2021 Transportation Safety Report
- Greeley On The Go Master Transportation Plan
- Greeley Regional Interchange Project (GRIP)
- Greeley – Weld Airport Master Plan
- Imagine Greeley Comprehensive Plan
- Keep Greeley Moving Program
- MERGE – Mobility Expansion for Regional Growth and Equity Project
- State Highway 392 Access Control Plan
- Street Manual
- Street Standard Details
- Town of Windsor Transportation Master Plan
- Transportation Impact Studies Criteria 2019
- US 34 Business Access Control Plan
- University of Northern Colorado Transportation/Parking and Circulation Master Plan
- Vision Zero Safety Action Plan
- Weld County Functional Classification Map
- Weld County Parkway Access Control Plan




*Utilities and Infrastructure:*

- 1041 Regulations
- 2018 Imagine Greeley Comprehensive Plan
- 2023 Water and Sewer Design Criteria and Specifications
- 2024 Drinking Water Quality Report
- Bellvue Pipeline Project
- Chimney Hollow Reservoir Project
- City of Evans Community Master Plan
- City of Evans Municipal Water Efficiency Plan
- City of Evans Stormwater Utility Master Plan
- Drainage Basin Master Plans
  - 28<sup>th</sup> Avenue
  - East Greeley East Memorial
  - Grapevine
  - Greeley No. 3 Ditch
  - Oklahoma Reach 100-600
  - Oklahoma Reach 700-800
  - Sheep Draw Basin Report
  - Sharktooth Bluffs
- Greeley Energy Action Plan
- Greeley Municipal Code - Floodplains
- Greeley Non-Pot Water Master Plan

- Greeley Sanitary Sewer Master Plan
- Greeley Water Conservation Programs
- Greeley Water Efficiency Plan
- Greeley Water Master Plan
- Greeley Wastewater Master Plan
- Greeley Water Treatment and Nutrient Master Plan
- North Weld County Water District Water Conservation Plan
- Poudre Ponds Project
- Stormwater Drainage Design Criteria Manual
- Terry Ranch Project
- Town of Windsor Master Drainage Plan
- Town of Windsor Municipal Water Efficiency Plan
- Town of Windsor Non-Potable Design Standards
- Town of Windsor Non-Potable Water System Map
- Town of Windsor Potable Water Master Plan
- Weld County Comprehensive Plan
- Xcel Energy Clean Energy Plan
- Xcel Energy Northern Colorado Area Plan – Ault to Cloverly Transmission Project

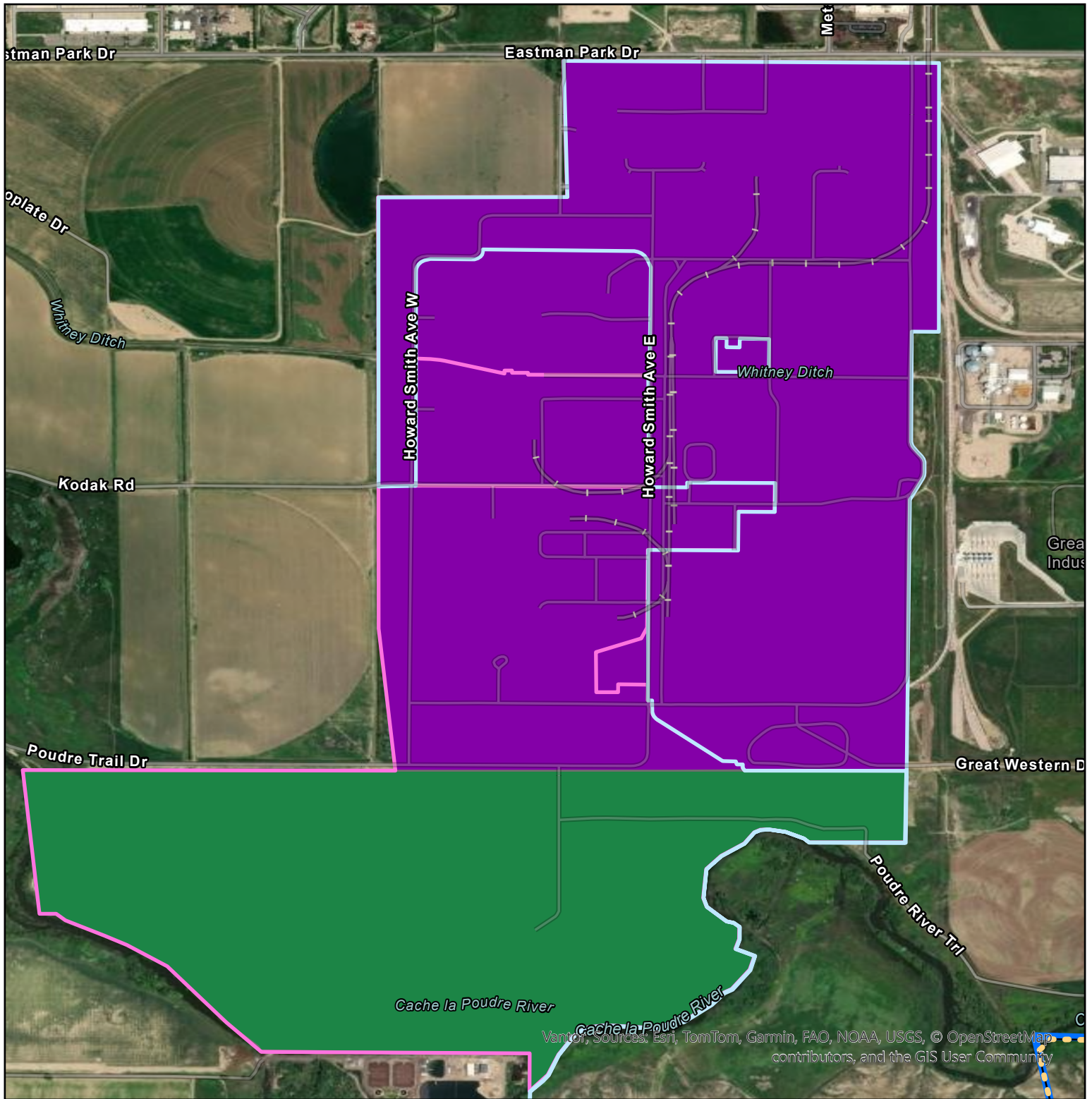
# City of Greeley Three Mile Plan Boundary






-  Three Mile Plan Buffer
-  Long-Range Expected Growth Area (LREGA)
-  Greeley City Limits

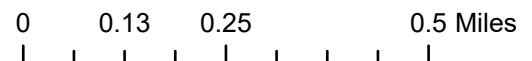


# City of Greeley Three-Mile Plan: Conceptual Land Use Map - Carestream & GWIP Sites

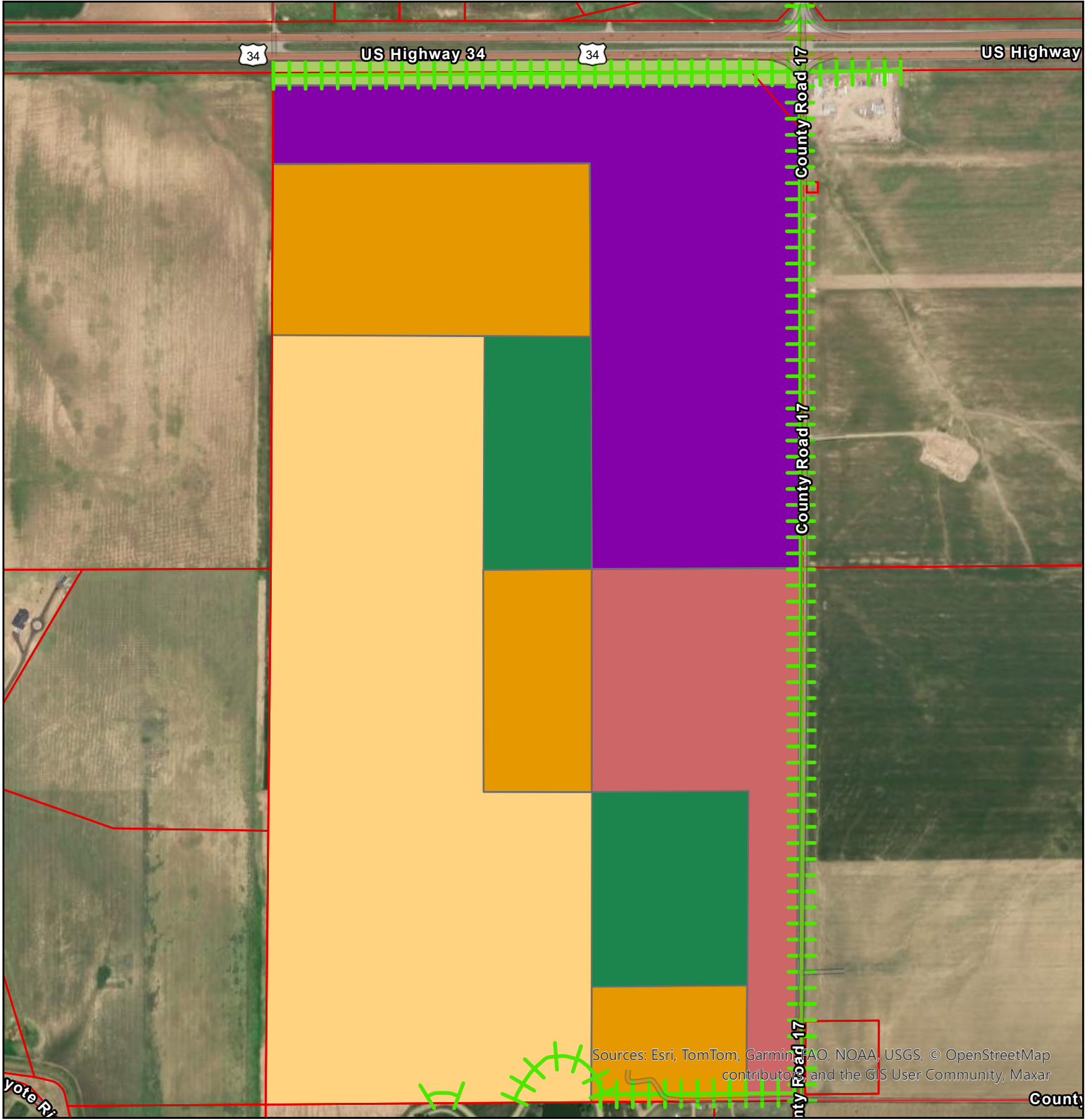


## Legend

-  Carestream Site Location
-  Greeley City Limits
-  Long Range Expected Growth Area (LREGA)
-  Commercial, Employment, and Industrial Areas
-  Parks, Open Spaces, and Natural Areas
-  GWIP Site Location

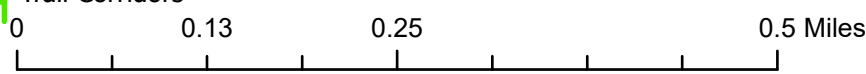


# City of Greeley Three-Mile Plan: Conceptual Land Use Map - Hankins Farm Site

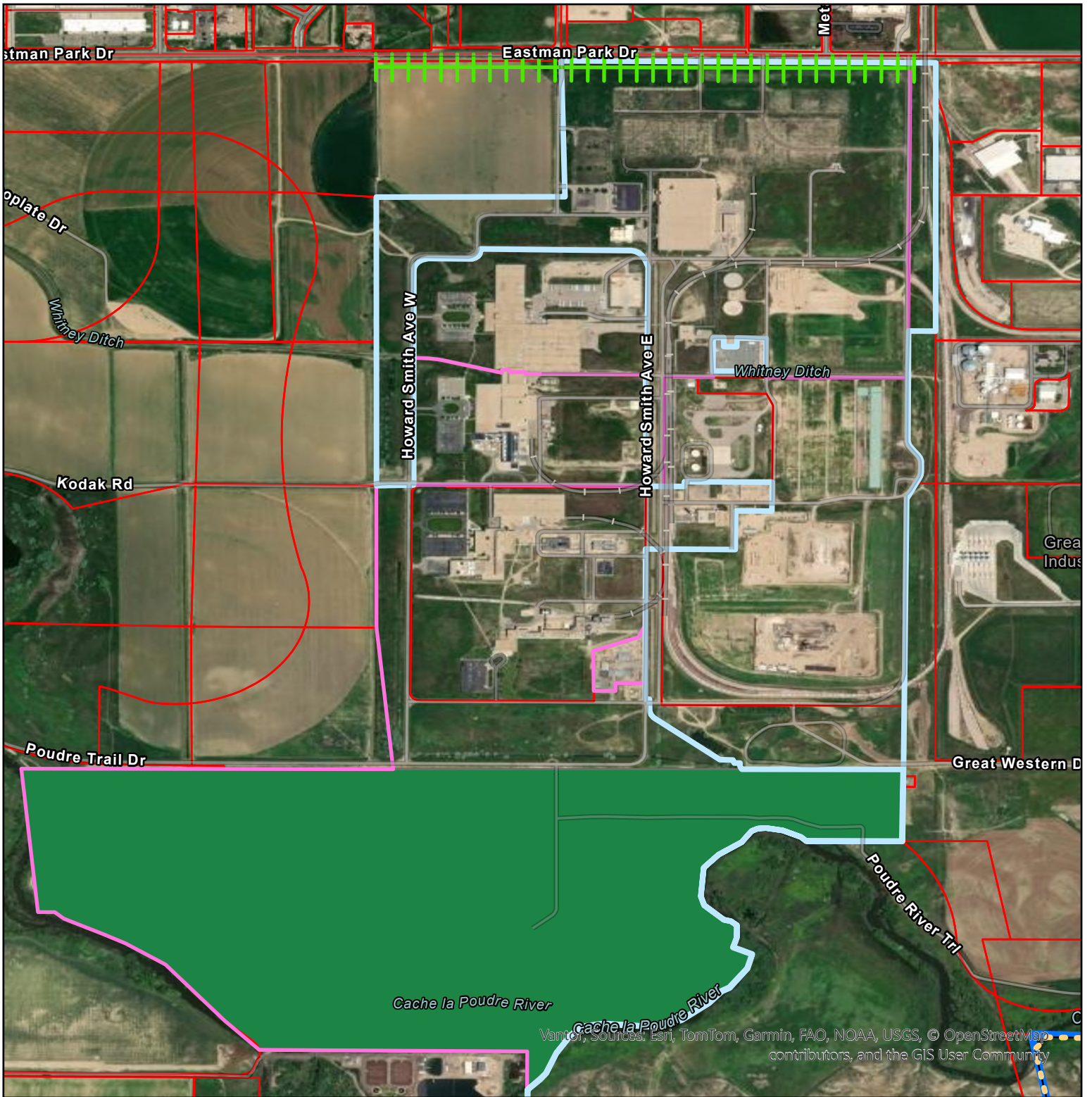


## Legend

- Parcels
- Entryway Character Corridor
- Parks, Open Spaces, and Natural Areas
- Commercial, Employment, and Industrial Area
- Mixed Use High Intensity
- Mixed Use Low Intensity
- Suburban
- Trail Corridors

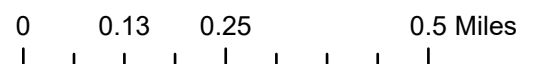


# City of Greeley Three-Mile Plan: Conceptual Parks/Natural Areas Map - Carestream & GWIP Sites

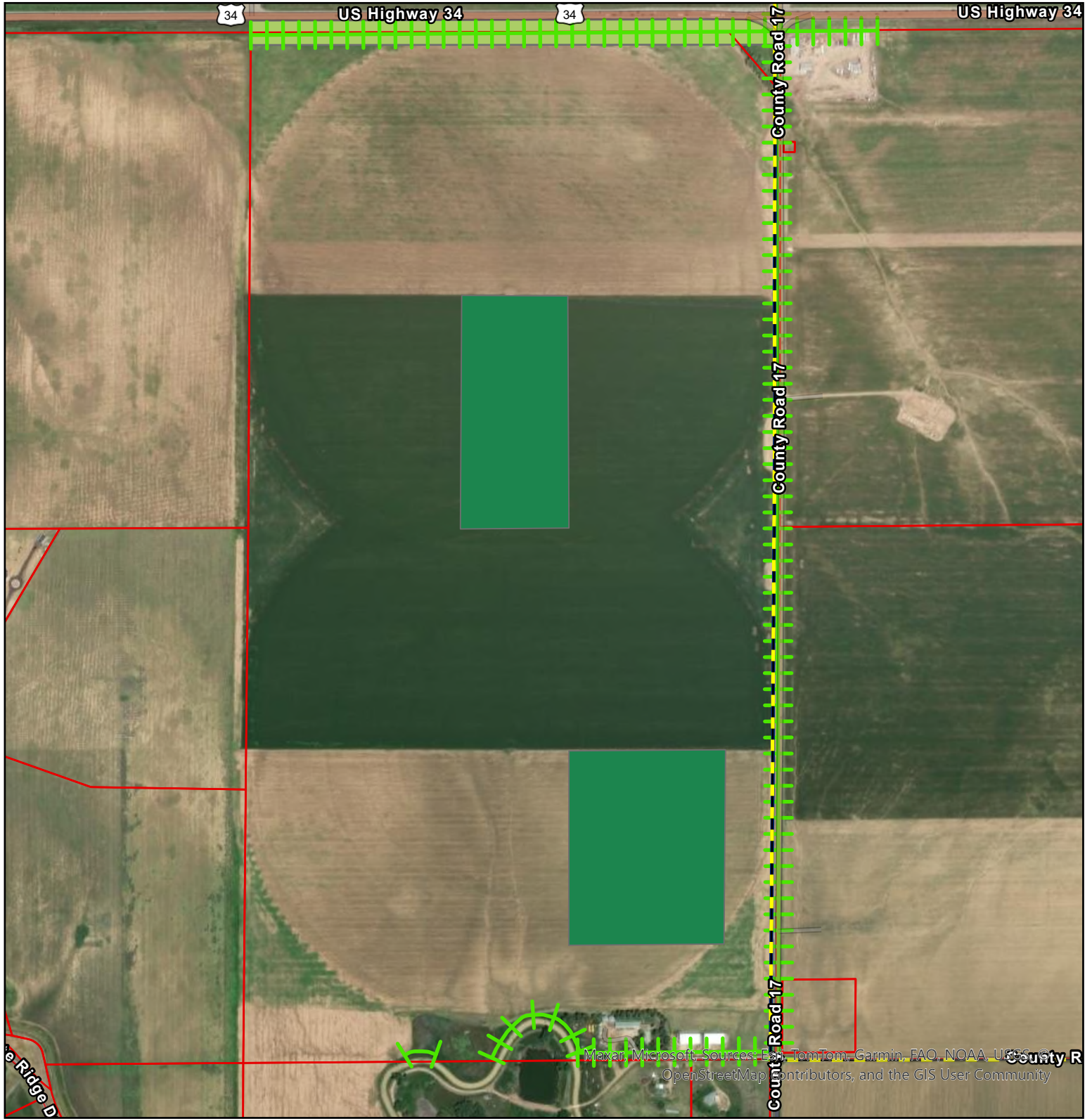


## Legend

- Carestream Site Location
- GWIP Site Location
- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Parcels
- Parks, Open Spaces, and Natural Areas
- Trail Corridors

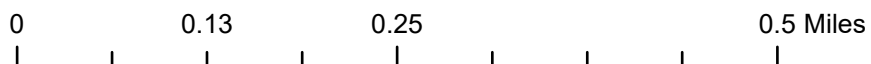


# City of Greeley Three-Mile Plan: Conceptual Parks, Open Spaces, Natural Areas Map - Hankins Farm Site

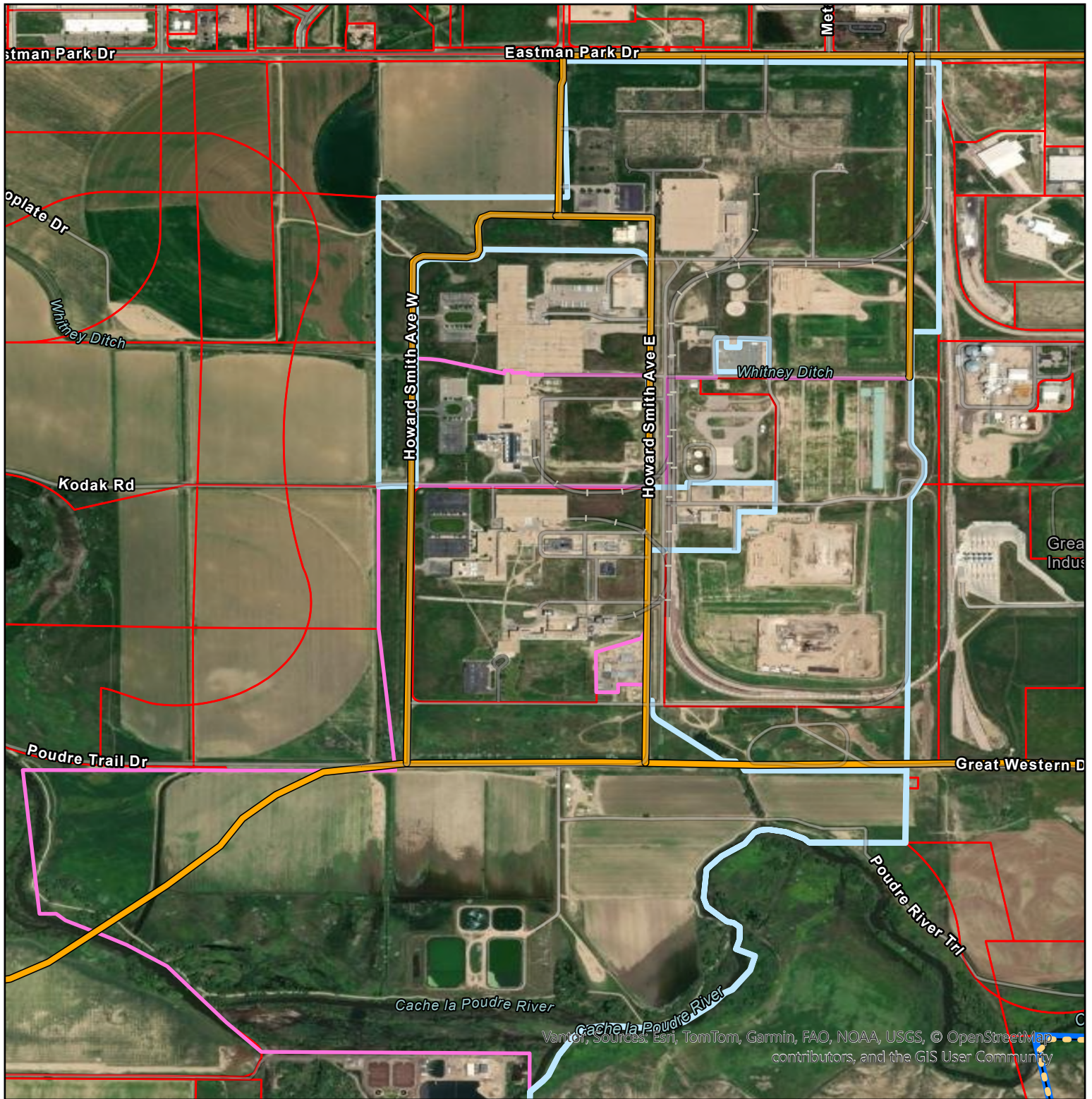


## Legend

- Parcels
- Entryway Character Corridor
- Parks, Open Spaces, and Natural Areas
- Trail Corridors
- Long Range Expected Growth Area
- Greeley City Limits

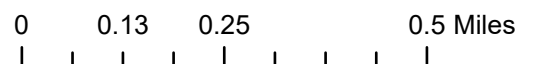


# City of Greeley Three-Mile Plan: Conceptual Transportation Map - Carestream & GWIP Sites

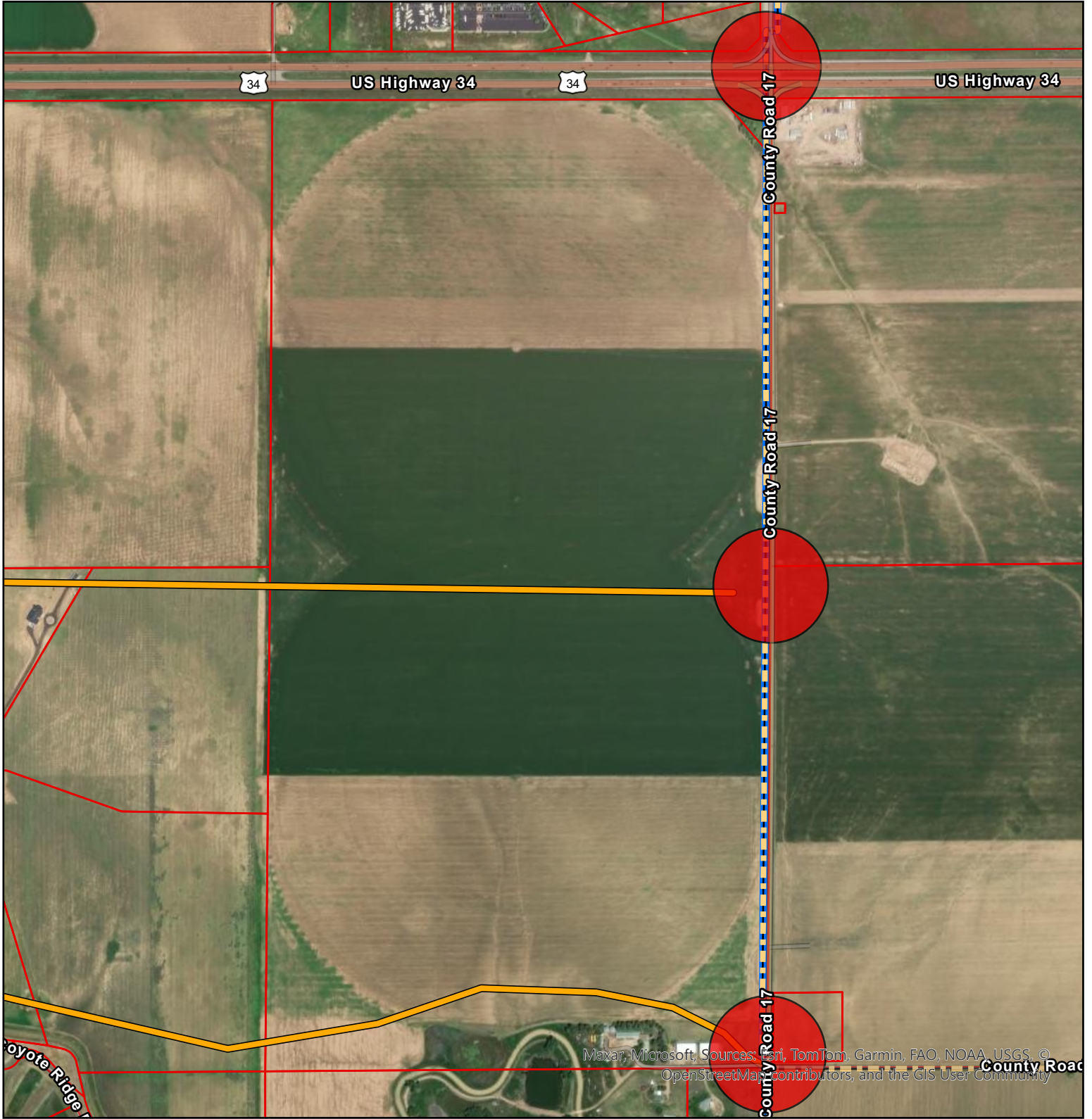


## Legend






- Carestream Site Location
- GWIP Site Location
- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Parcels
- Proposed Arterial or Collector Street Network

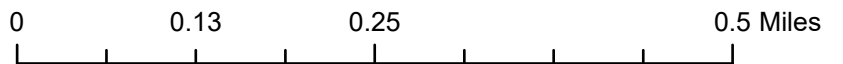


# City of Greeley Three-Mile Plan: Conceptual Transportation Map - Hankins Farm Site



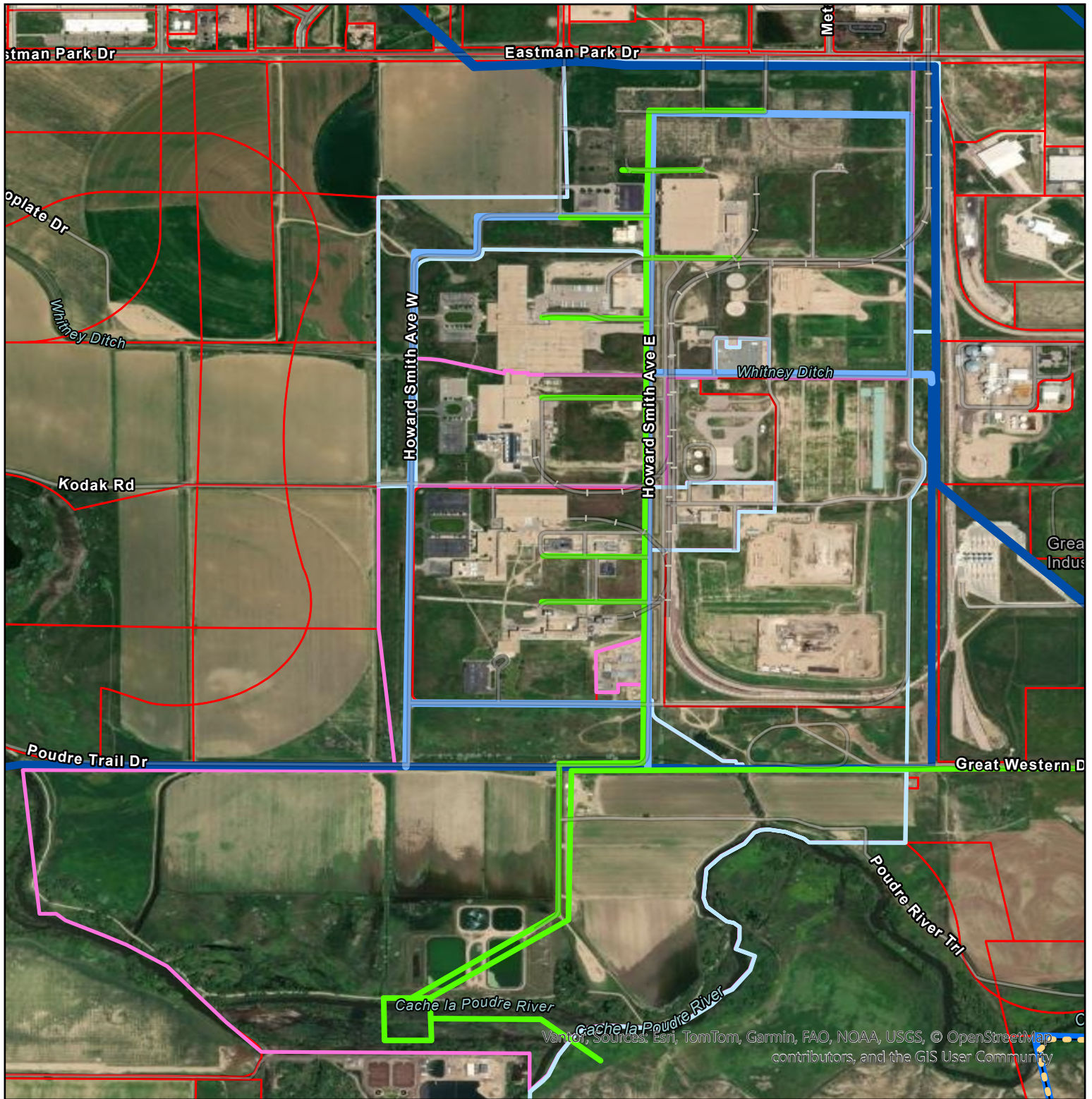
## Legend

-  Greeley City Limits
-  Long Range Expected Growth Area (LREGA)
-  Parcels
-  Proposed Arterial or Collector Street Network
-  Proposed Intersection Improvements




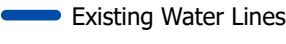

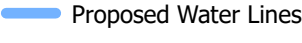

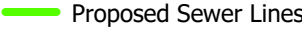


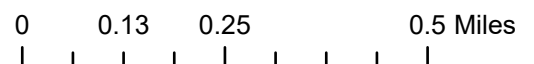
Maxar, Microsoft, Sources, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# City of Greeley Three-Mile Plan: Conceptual Water & Sewer Map - Carestream and GWIP Sites



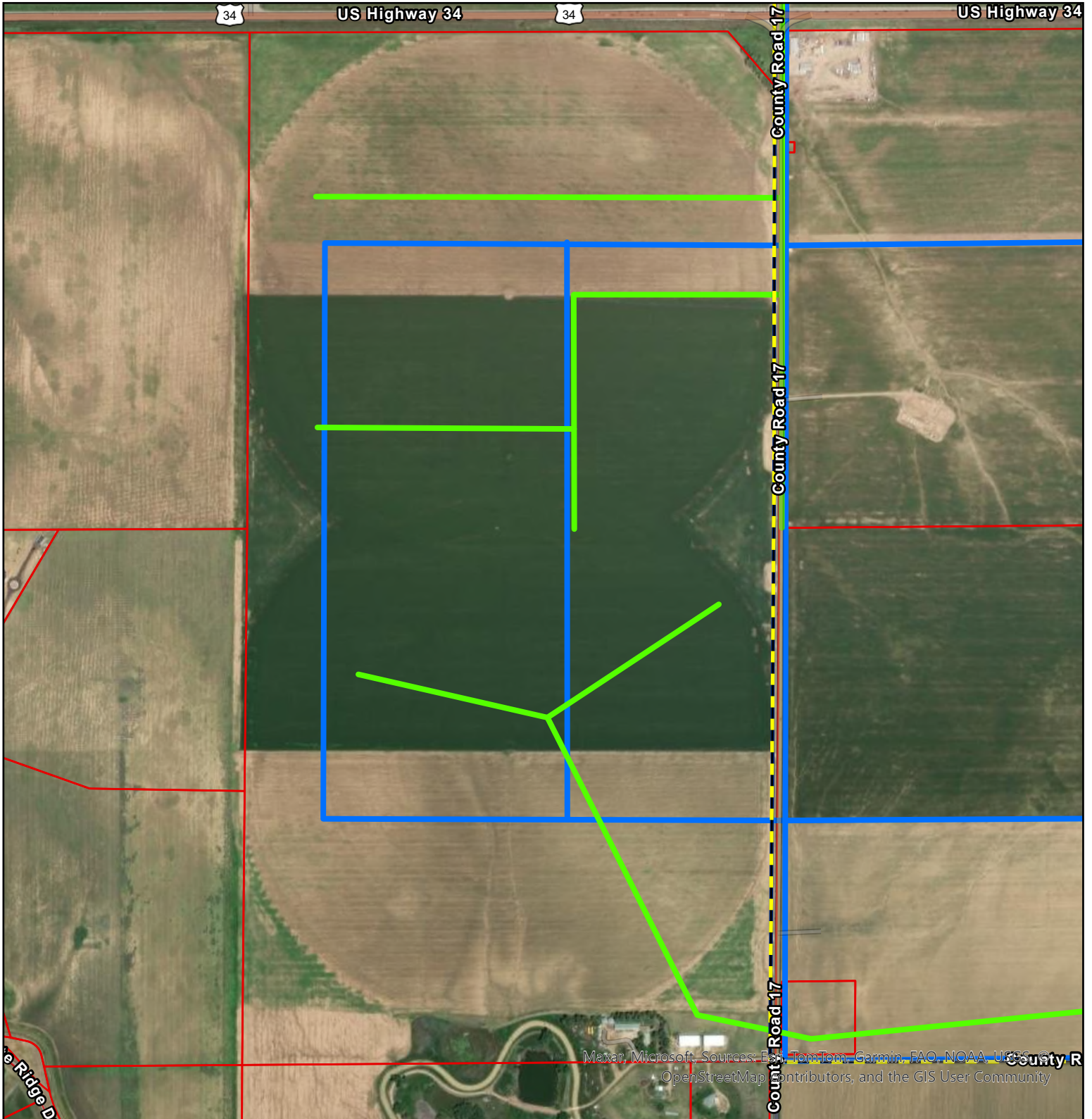
## Legend

- |  |  |
|--|--|
|  Carestream Site Location                |  Parcels              |
|  GWIP Site Location                      |  Existing Water Lines |
|  Greeley City Limits                     |  Proposed Water Lines |
|  Long Range Expected Growth Area (LREGA) |  Proposed Sewer Lines |



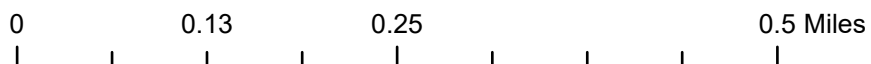
Map data sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# City of Greeley Three-Mile Plan: Conceptual Water & Sewer Map - Hankins Farm Site



## Legend

- Parcels
- Proposed Water Lines
- Proposed Sewer Lines
- Long Range Expected Growth Area
- Greeley City Limits





# City of Greeley Three Mile Plan

---

Michael Franke, ACIP, Planner III

[michael.franke@greeleygov.com](mailto:michael.franke@greeleygov.com)

Planning Commission– December 9, 2025



**Community Vitality**

# Agenda



- Request:
  - Review and recommend adoption of resolution for City of Greeley Three Mile Plan
  - Planning Commission Recommendation

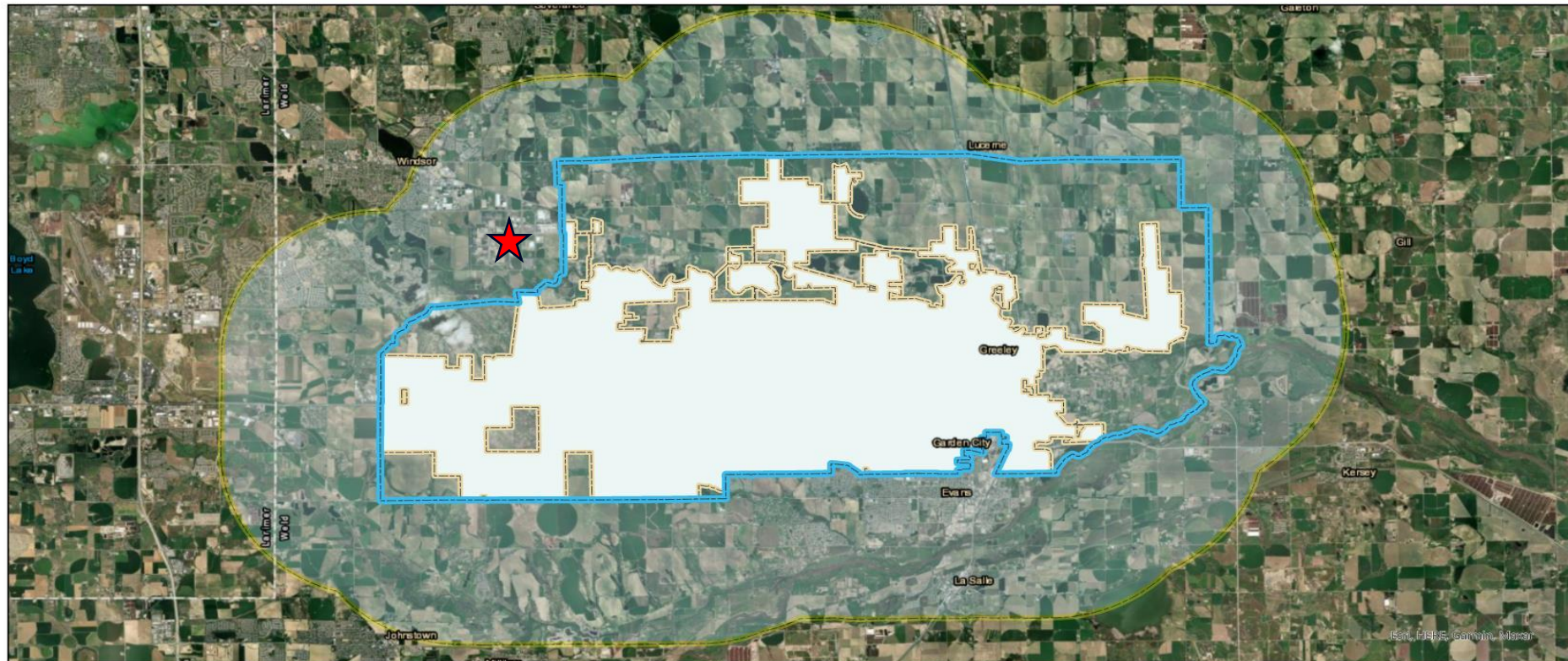
# Background



- 1987, changes to Colorado annexation law limited municipal annexations to no more than three miles beyond current boundary limits with adoption of annexation plan
- C.R.S § 31-12-105 requirement for Three Mile Plans:
  - Generally, describes infrastructure, land use, parks/open space, and transportation
  - Provides legal standing for annexation of new land beyond established growth boundary
- City of Greeley Three Mile Plan adopted per Res. No. 23, 2025
- City of Greeley Three Mile Plan shall be updated annually

# General Three Mile Boundary

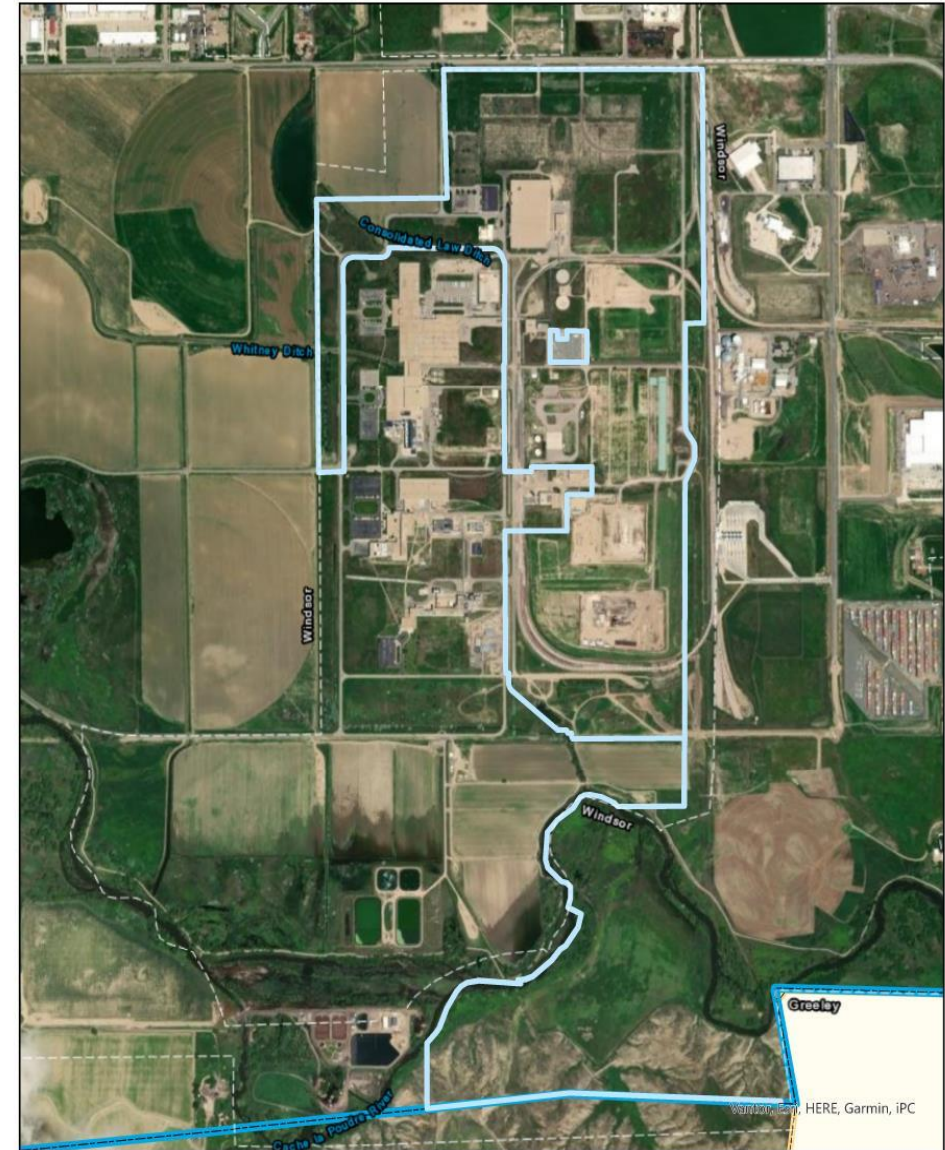
City of Greeley 3-Mile Plan Boundary



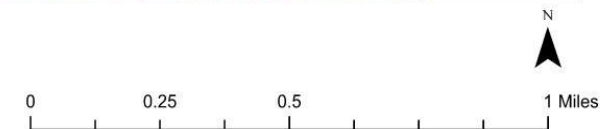
- 3-Mile Plan Buffer
- Long-Range Expected Growth Area (LREGA)
- Greeley City Limits

# GWIP/BROE Site

GWIP/BROE Site Boundary

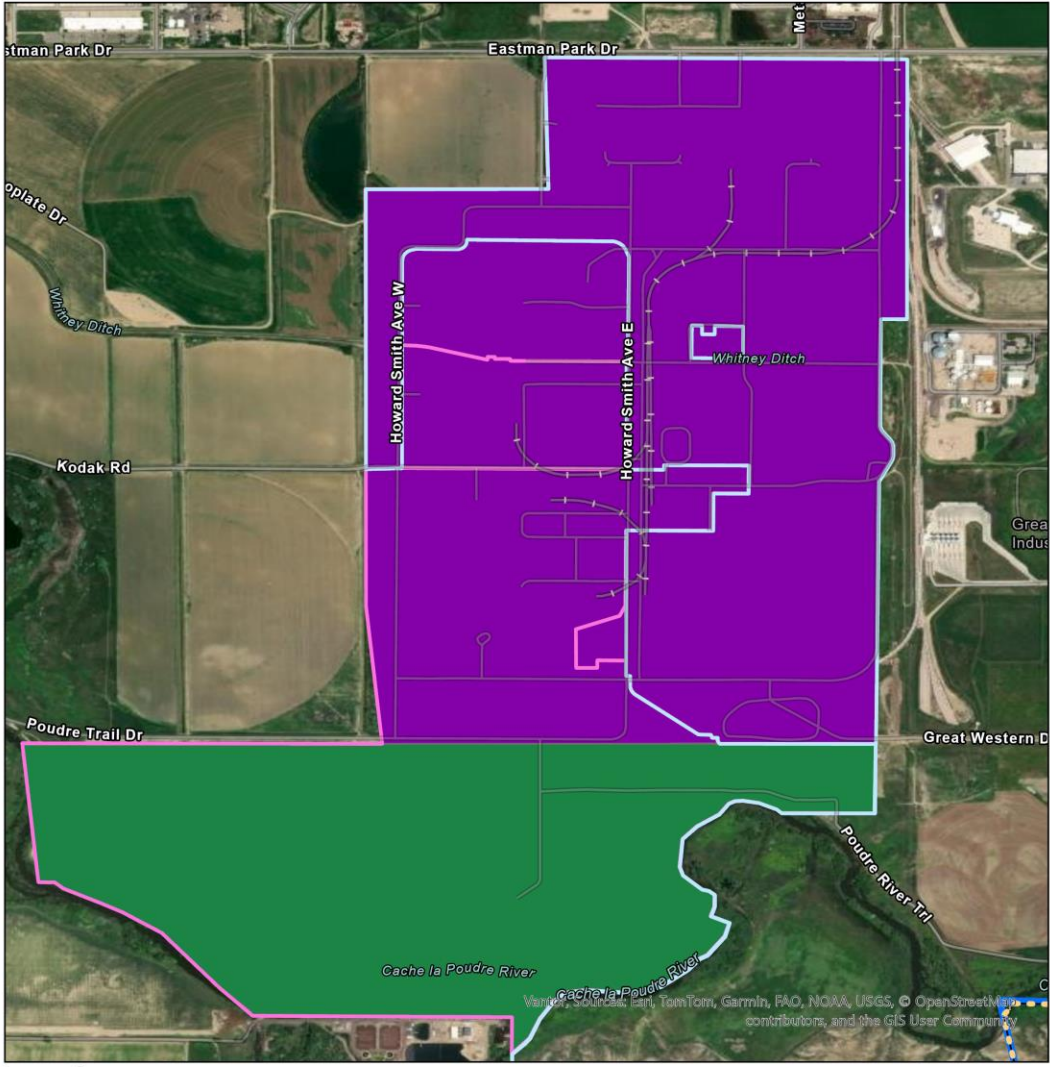


- Long-Range Expected Growth Area (LREGA)
- Greeley City Limits
- GWIP Site Location



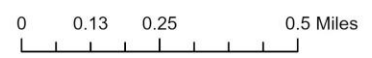
City of Greeley Three-Mile Plan:  
 Conceptual Land Use Map - Carestream & GWIP Sites

Conceptual  
 Land Use:  
 Carestream  
 and  
 GWIP/BROE

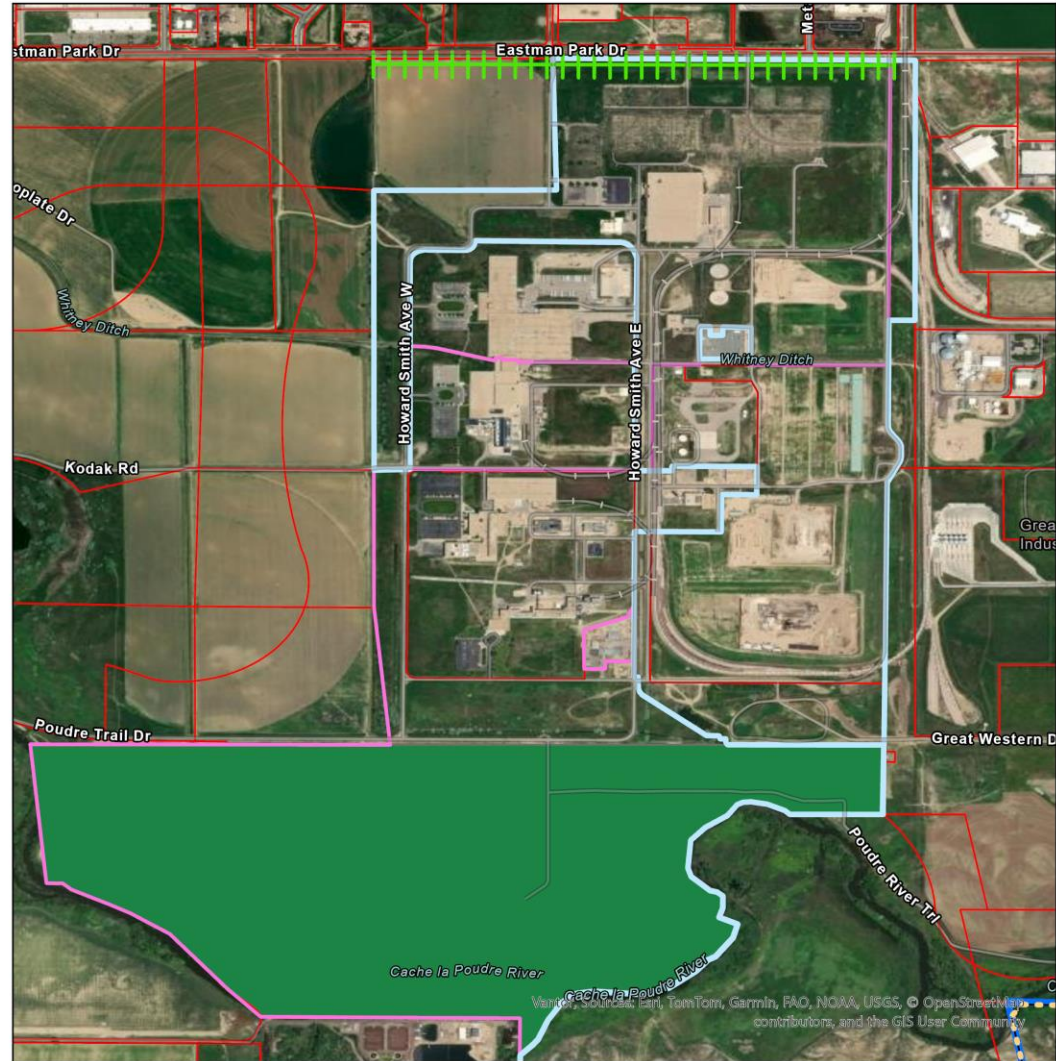


Legend

- Carestream Site Location
- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Commercial, Employment, and Industrial Areas
- Parks, Open Spaces, and Natural Areas
- GWIP Site Location

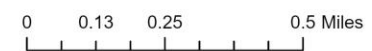


City of Greeley Three-Mile Plan:  
 Conceptual Parks/Natural Areas Map - Carestream & GWIP  
 Sites



Legend

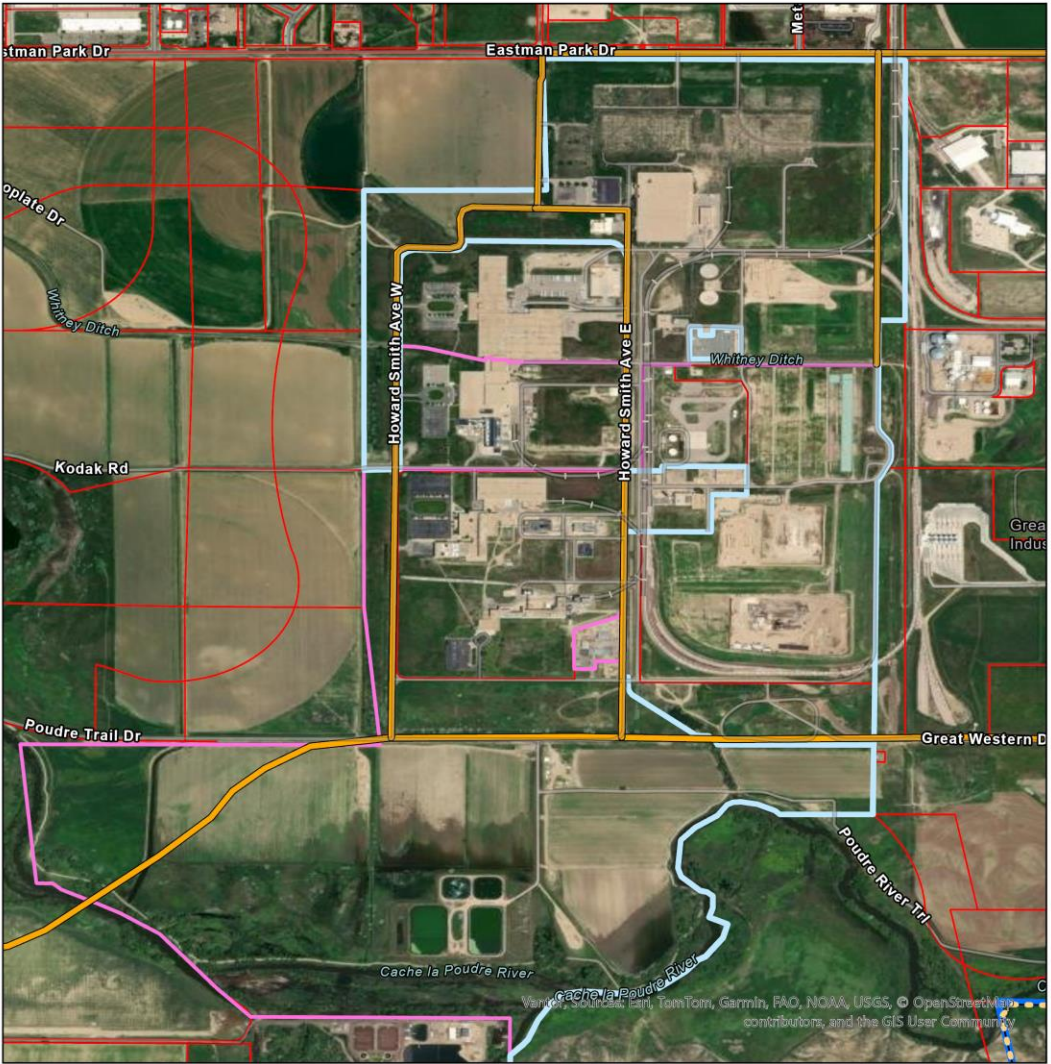
- Carestream Site Location
- GWIP Site Location
- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Parcels
- Parks, Open Spaces, and Natural Areas
- Trail Corridors



Conceptual  
 Parks/Trails  
 /Open  
 Space:  
 Carestream  
 and  
 GWIP/BROE

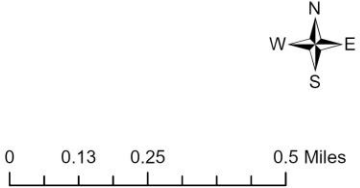
City of Greeley Three-Mile Plan:  
Conceptual Transportation Map - Carestream & GWIP Sites

# Conceptual Transportation: Carestream and GWIP/BROE

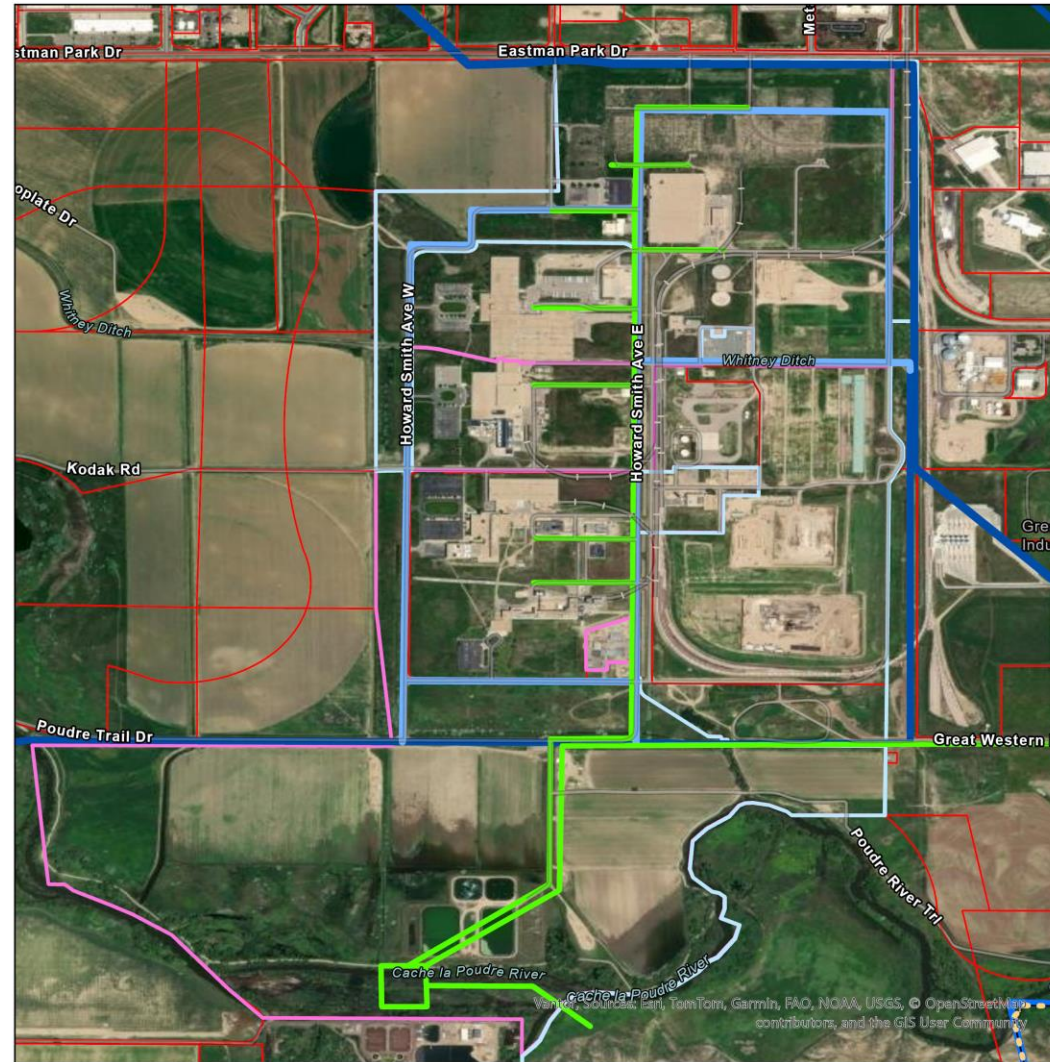


Legend

- Carestream Site Location
- GWIP Site Location
- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Parcels
- Proposed Arterial or Collector Street Network

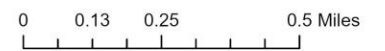


City of Greeley Three-Mile Plan:  
 Conceptual Water & Sewer Map - Carestream and GWIP  
 Sites



Legend

- ▭ Carestream Site Location
- ▭ GWIP Site Location
- ▭ Greeley City Limits
- ▭ Long Range Expected Growth Area (LREGA)
- ▭ Parcels
- ▬ Existing Water Lines
- ▬ Proposed Water Lines
- ▬ Proposed Sewer Lines



# Conceptual Infrastructure: Carestream and GWIP/BROE

# Other Entities Plans, Policies, Documents

- **Land Use**

- City of Evans
- City of Loveland
- IGAs
- Northern Colorado Community Separator
- Town of Eaton
- Town of Johnstown
- Town of Kersey
- Town of Severance
- Town of Windsor
- Weld County

- **Water & Sewer Infrastructure**

- 1041 Regulations
- Bellevue Pipeline Project
- City of Evans Municipal Water Efficiency Plan
- Drainage Basin Master Plans
- North Weld Water District Conservation Plan
- Stormwater Design Criteria
- Town of Windsor Master Drainage Plan
- Town of Windsor Municipal Water Efficiency Plan
- Town of Windsor Non-Potable Water Master Plan

- **Parks/Trails/Open Space**

- City of Evans Parks & Recreation Plan
- City of Evans Open Space and Trails Master Plan
- Greeley-Evans District 6 Facilities Master Plan
- Subarea & Neighborhood Plans
- Stormwater Drainage Criteria
- Town of Eaton Parks Master Plan
- Town of Johnstown Parks, Trails, Recreation, and Open Space Plan
- Town of Windsor Parks, Recreation, Open Space, and Trails Plan

- **Transportation**

- 1041 Regulations
- 2045 Upper Front Range Regional Transportation Plan
- NFRMPO 2050 Regional Transportation Plan
- CDOT Bikeability Checklist
- CDOT US 392 Overview Study
- City of Evans Transportation Master Plan & Multimodal Plan
- Town of Windsor Transportation Master Plan

# Considerations

- **Approval Criteria**
  - C.R.S § 31-12-105(e)
  - Advances health, safety, and welfare of the community
  - The proposed Three Mile Plan is consistent with the criteria as outlined in the staff report
- **Recommendation**
  - City Staff finds the proposal complies with State Statute criteria. Staff recommends approval
  - Recommend Approval to City Council
- **Notification**
  - Web notice posted & all other noticing requirements met for resolutions

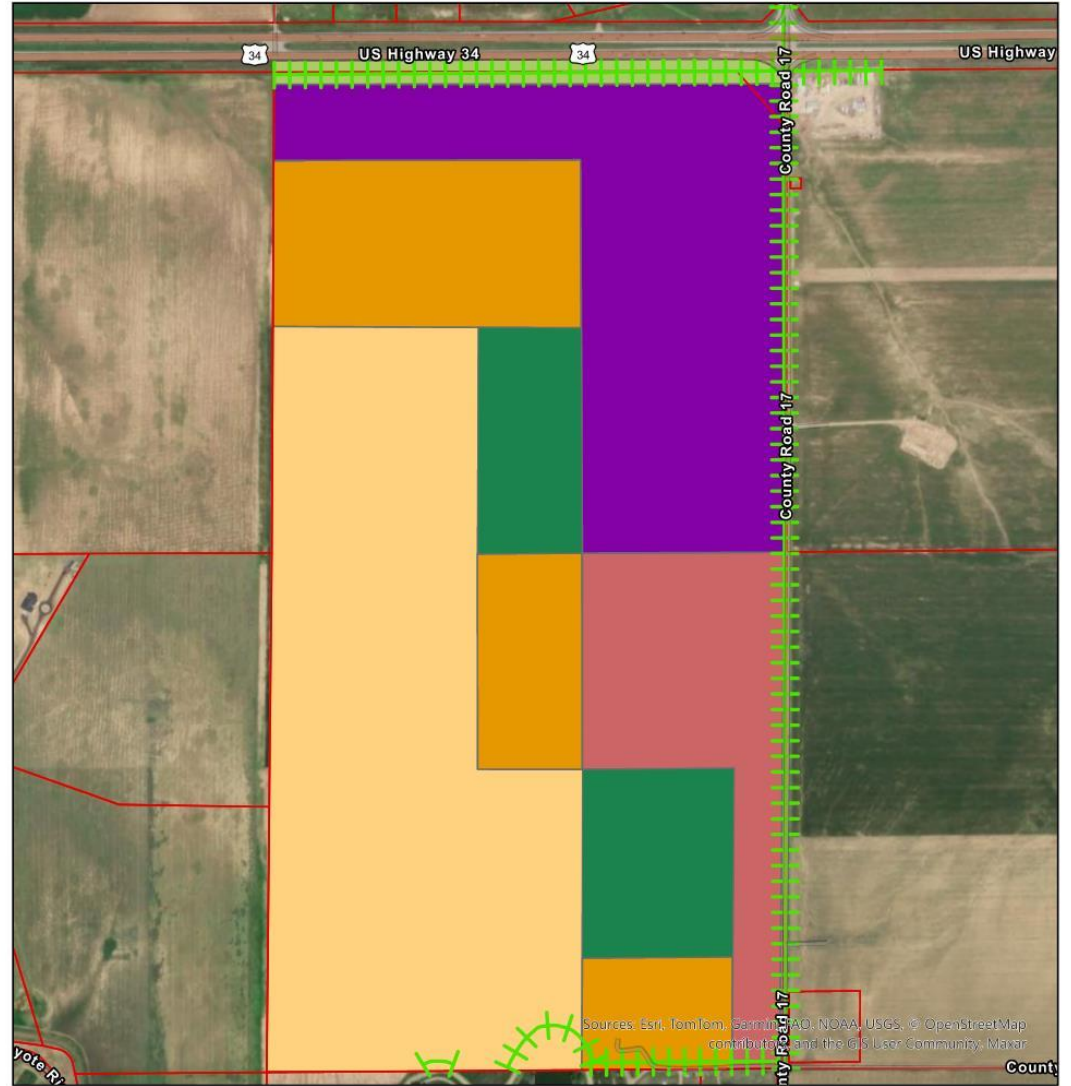
# Thank you

---



# Conceptual Land Use: Hankins

City of Greeley Three-Mile Plan:  
Conceptual Land Use Map - Hankins Farm Site



## Legend

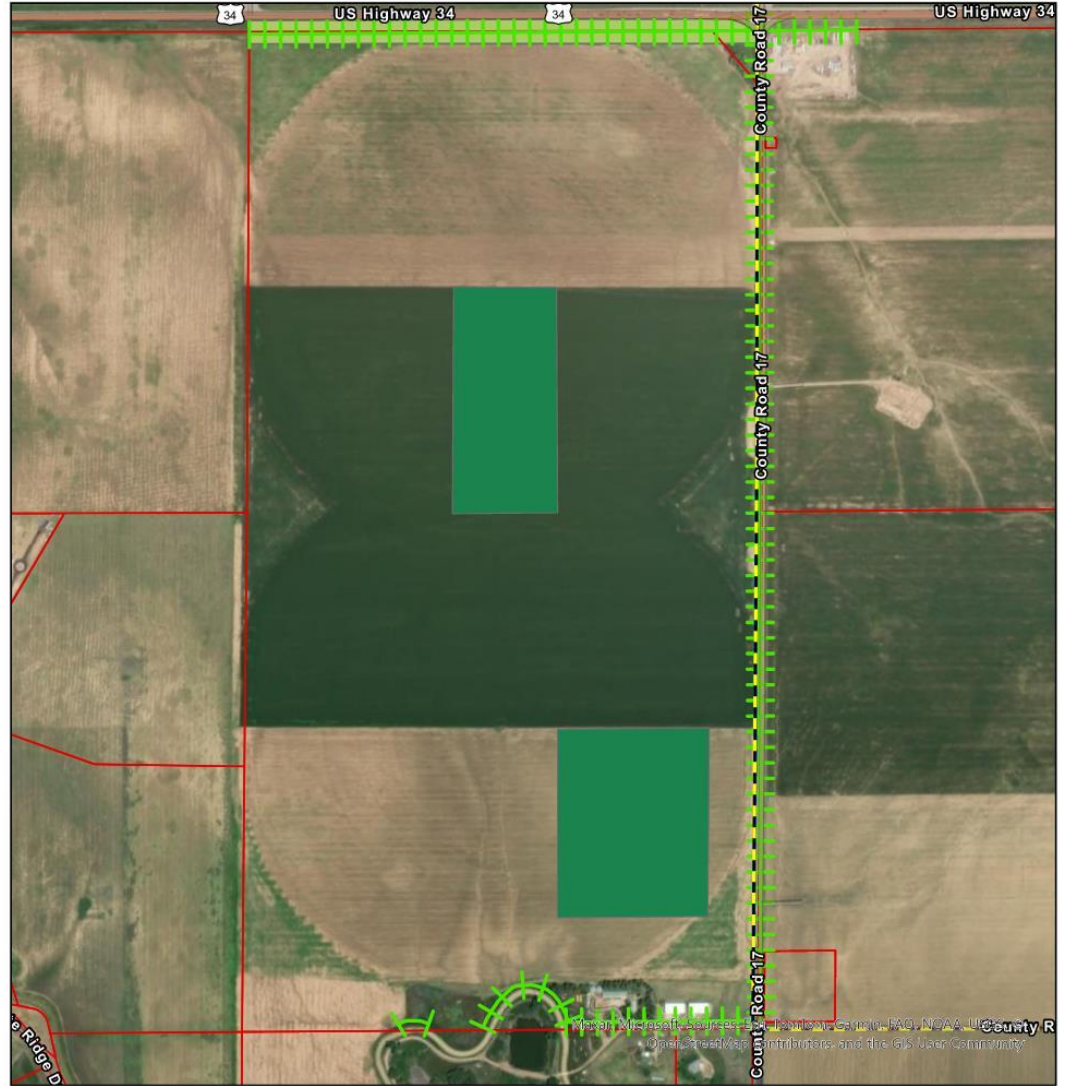
- Parcels
- Entryway Character Corridor
- Parks, Open Spaces, and Natural Areas
- Commercial, Employment, and Industrial Area
- Mixed Use High Intensity
- Mixed Use Low Intensity
- Suburban
- Trail Corridors



0 0.13 0.25 0.5 Miles

# Conceptual Parks/Open Space/Natural Areas: Hankins

City of Greeley Three-Mile Plan:  
Conceptual Parks, Open Spaces, Natural Areas Map - Hankins Farm Site



## Legend

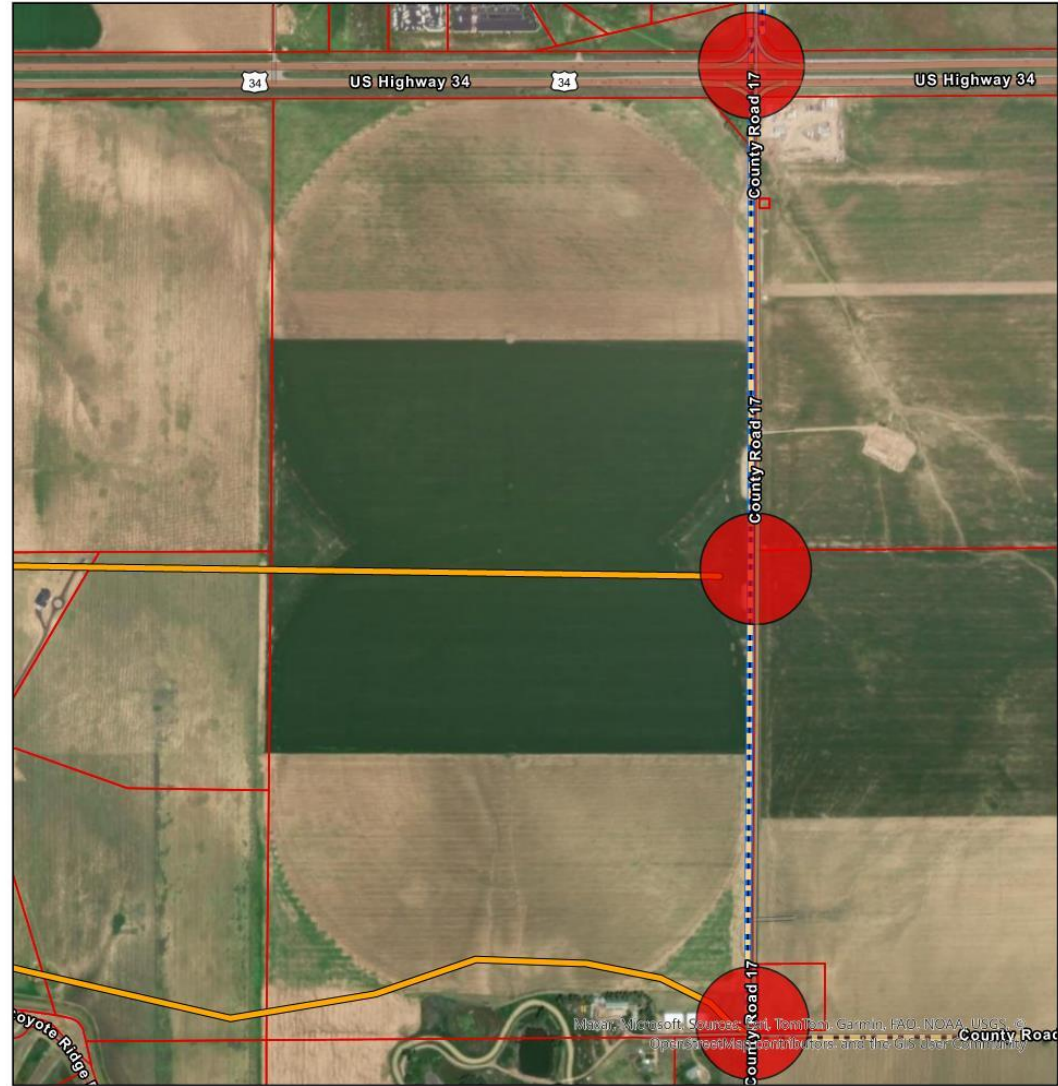
- Parcels
- Entryway Character Corridor
- Parks, Open Spaces, and Natural Areas
- Trail Corridors
- Long Range Expected Growth Area
- Greeley City Limits



0 0.13 0.25 0.5 Miles

# Conceptual Transportation: Hankins

City of Greeley Three-Mile Plan:  
Conceptual Transportation Map - Hankins Farm Site



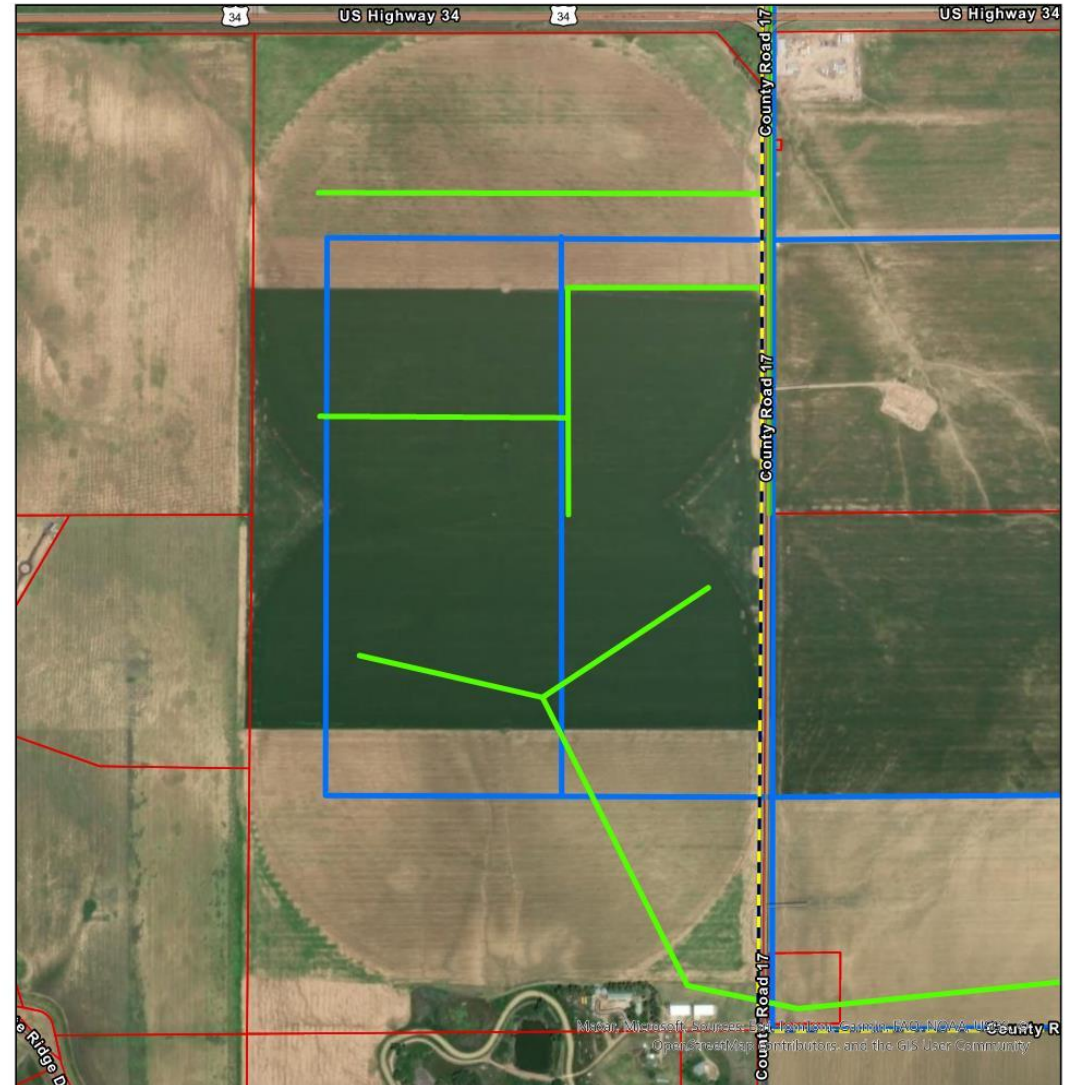
## Legend

- Greeley City Limits
- Long Range Expected Growth Area (LREGA)
- Parcels
- Proposed Arterial or Collector Street Network
- Proposed Intersection Improvements

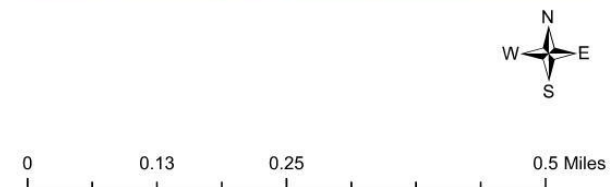


# Conceptual Utilities/Infrastructure: Hankins

City of Greeley Three-Mile Plan:  
Conceptual Water & Sewer Map - Hankins Farm Site



- Legend**
- Parcels
  - Proposed Water Lines
  - Proposed Sewer Lines
  - Long Range Expected Growth Area
  - Greeley City Limits



# DOLA: Three-Mile Plan Overview

In 1987, the state legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Further, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per Colorado Revised Statute 31-12-105 et. seq. The three-mile plan is a long-range plan that generally describes land uses and infrastructure requirements within three miles of the current municipal boundary in preparation for any potential future annexation to ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality. The three-mile plan is a long-range plan that generally describes land uses and infrastructure requirements within three miles of the current municipal boundary in preparation for any potential future annexation to ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality.

<https://dlg.colorado.gov/three-mile-plan-overview>