

Planning Commission Agenda

Regular Meeting
Tuesday, March 10, 2026, at 1:15 PM

City Council Chambers – City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/85113140810>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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

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

Meeting agendas and minutes are available on the City's meeting portal at 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.



Planning Commission

March 10, 2026, to begin at the conclusion of the Zoning Board of Appeals meeting.

City Council Chambers – City Center South

1001 11th Avenue, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the February 10, 2026, Planning Commission Meeting Minutes
5. A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59th Avenue known as the West Lowell Annexation (ANX2024-0005)
6. A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008).
7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area.
8. Staff Report
9. Adjournment

Workshop

10. Housing Affordability Financing and Incentives Informational Presentation by Deb Callies.
11. Housing Incentive Policy Presentation by Kaileen Whaley.

12. Planning Commission Roles & Workflows, Caleb Jackson.



Planning Commission Meeting Minutes

February 10, 2026, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:22pm.

2. Roll Call - Present

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Absent

Vice Chair Louisa Andersen

Commissioner Larry Modlin

Commissioner Christian Schulte

3. Approval of the agenda

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

4. Approval of the January 27, 2026, Planning Commission Meeting Minutes

Motion by Commissioner Franzen:

He moved to approve the January 27, 2026, Planning Commission Meeting Minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 4-0

Absent: Vice Chair Louisa Andersen, Commissioner Larry Modlin, Commissioner Christian Schulte

5. Expedited Item: A public hearing to consider a request for approval of a preliminary subdivision of 12.86 acres of land into three (3) replatted lots, one (1) outlot, and a dedicated 6th Street right-of-way (ROW) located north of 8th Street, west of 68th Avenue, east of 71st Avenue, and south of 4th Street Road.

Chair Yeater asked if anyone on the Commission wished to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance or online wished to see a presentation.

Seeing none, Chair Yeater invited the applicant, if present, if they wished to speak. Seeing none, Chair Yeater asked if the Commission had any questions for staff.

Commissioner Briscoe referenced the mention of a right-in, right-out access at 6th Street and asked what the long-term plan is for 6th Street. Dylan Belanger (Civil Engineer III) clarified that the question concerned the ultimate design of the intersection, whether it would include a signal, stop control, or roundabout, and explained that it is not anticipated to become a

signalized intersection in the short term or within the 20-year planning horizon. As currently proposed, it is expected to remain unchanged for the foreseeable future.

Commissioner Briscoe then asked if there is an acceleration and deceleration lane associated with this ride-in right now. Mr. Belanger shared that it is not in the plan at this time.

With no other questions from the Commission, Chair Yeater opened the public portion of the meeting at 1:25pm. With no one in person or online wishing to speak, Chair Yeater closed the public portion of the meeting at 1:25pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe:

He moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed H.P. Greeley Subdivision 9th replat does meet Development Code Section 24-203 B (1) subsections A through I and therefore approves the request.

Second: Commissioner Franzen

Vote: Motion passed 4-0

Absent: Vice Chair Louisa Andersen, Commissioner Larry Modlin, Commissioner Christian Schulte

6. Staff Report:

Caleb Jackson (Interim Planning Manager) shared that there are no agenda items for February 24, so no meeting will be held.

Mr. Jackson also stated that on March 10, 2026, three workshops are scheduled: Housing Affordability Financing and Incentives Informational Presentation, Draft Housing Incentive Policy and Planning Commission roles and workflows.

On March 24, 2026, consultants are expected to give a presentation on the Eastside Area Plan, following scheduling adjustments with City Council. Staff are also conducting brownfields assessments at sites in the older part of town.

Mr. Jackson was excited to share that Doug May (Principal Planner) and Betsy Kellums (Planner III – Historic Preservation) will be presenting at the CPI Saving Places Conference later this week.

7. Adjournment:

Chair Yeater adjourned the meeting at 1:28pm.

Justin Yeater – Chair

Don Threewitt – Interim Community Development Director

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59th Avenue known as the West Lowell Annexation (ANX2024-0005)

PROJECT: West Lowell Annexation

FILE NO: ANX2024-0005

LOCATION: Along F Street east of N. 59th Avenue

APPLICANT: City of Greeley, Jim Paulson
(EPS Group, Melanie Foslien, Developer Representative)

CASE PLANNER: Michael Franke, ACIP, Planner III

PLANNING COMMISSION HEARING DATE: March 10, 2026

PLANNING COMMISSION FUNCTION: To review the proposed annexation for compliance with Section 24-214.b.2(a-e) of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley petitions to annex approximately 56.66 acres of land to the City of Greeley known as the West Lowell Annexation (ANX2024-0005). The annexation is located along F Street east of N. 59th Avenue.

A. REQUEST

The City of Greeley (“the City”) is requesting approval to annex approximately 56.66 acres owned by the City, known as the West Lowell Annexation. One County-owned parcel is proposed for annexation which hosts the Poudre River Trail from Rover Run Dog Park to Cottonwood Bend Natural Area. Three City-owned properties are proposed for annexation. The 22.33-acre westernmost parcel, referred to by the applicant as the “middle” parcel, straddles F Street approximately 1,900 feet east of N. 59th Avenue. Bordering the eastern edge of the “middle” parcel north of F Street just west of Rover Run Dog Park is an 11.06-acre parcel referred to by the applicant as the “north” parcel. Bordering the eastern edge of the “middle” parcel south of F Street south of the #3 Ditch is an 18.87-acre parcel referred to by the applicant as the “south” parcel. The proposed annexation also includes the F Street right-of-way from N.

59th Avenue to the River Run Dog Park from which point F Street is already incorporated. There are no immediate plans from the applicant to develop any of the property. According to the applicant, the area north of F Street would be combined into one parcel and cared for by the Culture, Parks, and Recreation Department (CPRD). There is a Memorandum of Understanding between Water & Sewer and CPRD to facilitate the transfer once the parcels are annexed and subdivided. CPRD plans to keep this land as open space at this time.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Along F Street east of N. 59th Avenue

Current Zoning: AG (Agricultural – County)

Proposed Zoning: H-A (Holding Agriculture)
C-D (Conservation District)

Abutting Zoning: North: C-D (Conservation District - City) and AG (Agriculture – County)
South: AG (Agriculture – County) and R-L (Residential Low Density - City)
East: AG (Agriculture - County) and H-A (Holding Agriculture – City)
West: AG (Agriculture - County) and I-M (Industrial Medium Intensity – City)

Site Conditions: The site is currently undeveloped and used for agricultural and recreational purposes. The Middle property is bounded by the Poudre Trail and private property with past mining operation on the north, the North property to the east, vacant City of Greeley property zoned Conservation District (C-D) on the north side of F Street and a large lot residential property south of F Street zoned Agriculture in Weld County on the west, and residential lots and detention pond in the Kelly Farm Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south. The North property is bounded by the Poudre Trail and private property with past mining operation on the north, the Poudre Trail and Rover Run Dog Park on the east, F Street on the south, and

the Middle property to the west. The south property is bounded by large lot residential properties zoned Agriculture in Weld County to the north and east, residential lots and detention pond in the Weber West Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south, and the Middle property on the west. There is a sewer trunk line crossing the two properties north of F Street, and a sanitary sewer main crossing the 5212 F Street property from N. 50th Avenue Place. There are no City-owned water lines or storm collection system on these properties. An overhead power line is located on the north side of F Street. It's not apparent which water district services the properties with potable water. The Greeley No. 3 Ditch crosses the property. The detention pond in Coyote Run Park to the south outlets onto the 5212 F Street property and into the Greeley No. 3 Ditch.

Abutting Land Uses: North: Agriculture, natural areas, undeveloped
South: Single-family dwellings
East: Open space, agriculture, large-lot residential
West: Open space, agriculture large-lot residential

D. BACKGROUND

The property owner has petitioned the City to annex a total of 56.66 acres of unincorporated property, including a portion of the F Street right-of-way. There are three (3) properties owned by the City of Greeley that would be annexed and one parcel owned by Weld County. The edge of the westernmost property ("Middle" property) is approximately 1,900 feet east of N. 59th Avenue, straddles F Street, and contains 22.33 acres. The other City-owned properties are north ("North" property) and south ("South" property) of F Street and are adjacent to the Middle property on the west sides, and contain 11.06 acres and 18.87 acres, respectively. The County-owned parcel is on the north side of the "north" property and contains the Poudre River Trail. This piece of land was requested by the County to be included with the annexation. The parcels are located within the Long-Range Expected Growth Area and designated as City owned natural area, rural neighborhood, and riparian land.

The applicant requests the annexation be zoned H-A (Holding Agriculture) and C-D (Conservation District) in accordance with Section 24-214 and 24-204 of the Development Code. 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 proposed annexation application establishes contiguity per Colorado Revised Statutes 31-12-105(1) (e). The City has determined the proposal meets the statutory requirements to be considered for annexation. Per CRS 31-12-108 and -109, The ordinance public hearing for Planning Commission is set for March 10, 2026. The introduction of the ordinance concerning the annexation is scheduled for April 7, 2026, and the final reading on April 21, 2026.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in 24-214.b.2(a-e) 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. 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.

Comprehensive Plan Policies & Objectives:

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 site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural or undeveloped. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided.

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 north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern.

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. The annexation areas will be served by Eaton RE-2 School District.

Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

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 and would incorporate City and County-owned lands within the Long Range Expected Growth Area. Additionally, the annexation would extend city control of F Street west to N. 59th Avenue.

This request complies with this criterion.

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

Staff Comment: There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. 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 parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains one (1) plugged & abandoned well, known as the Lowell #1-34, on the south property. This well has been plugged & abandoned since 2017 according to the ECMC. There are not any steep slopes or topographical hazards within the annexation area.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, the annexation area is located within both high and moderate areas of significance. The areas along the Poudre River are considered to be of high significance, which are areas that contain significant natural features which could be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. FLOODPLAIN

The site primarily has no mapped floodplain other than the northern portion of parcel no. 08053400007, which is designated as 0.2% annual chance of flood hazard. There is also a small portion of the trail area that falls within 100-year floodplain and floodway due to proximity to the river.

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 F Street. No impacts to traffic or transportation to result as part of this annexation.

G. SERVICES

1. WATER

North Weld Water District is the current provider for this land area. The City of Greeley Water and Sewer department provided a "will serve" letter describing how city water services will serve the property area. This letter was provided on 8/6/2024. There are no planned uses that would require water to the site at this time.

2. SANITATION

There is a 36” sewer trunk line crossing the properties north of F Street, and an 8” sanitary sewer main crossing the south property from the residential neighborhood to the south of the annexation area.

3. EMERGENCY SERVICES

The subject site is currently within the Western Hills Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Fire Protection District. The City of Greeley Fire Department would take over fire services for the site once annexed. Greeley Fire Station #3 is the nearest station, approximately 1.5 miles from the site.

The City of Greeley Police Department would also serve this area with the completion of the annexation.

4. PARKS/OPEN SPACES

The site includes the Poudre Trail (parcel no. 080534400005) on the north side of parcel no. 08053400007 and on the north and east side of parcel no. 08053400008. The City-owned property north of F Street would be maintained by the Natural Areas & Trails Division.

5. SCHOOLS

The annexation area is served by the Eaton (RE-2) School District.

H. 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.

I. NOTIFICATION:

Mailed notice was sent on February 18, 2026, to surrounding properties within 500 feet of the subject annexation. The applicant posted signs on the property on February 23, 2026. A website notice was also published to the City of Greeley website. To date, staff has received no public comment.

J. PLANNING COMMISSION RECOMMENDED MOTION (APPROVAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the annexation to City Council.

K. PLANNING COMMISSION ALTERNATIVE MOTION (DENIAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends denial of the annexation to City Council.

L. ATTACHMENTS:

1. Annexation Petition
2. Vicinity & Zoning Map
3. Project Narrative
4. Annexation Plat
5. Zoning Plan Set
6. Neighbor Notification Boundary Map
7. Staff Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. _____, 2026
CASE NO. ANX2024-0005

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS “WEST LOWELL” LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 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 _____, 2026.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE NO. _____, 2026
CASE NO. ANX2024-0005

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS “WEST LOWELL” LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES.

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:
South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:
North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 56° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:
South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.



PETITION FOR ANNEXATION

West Lowell

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, "West Lowell 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.

- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- J. 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.
- K. 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.

L. Accompanying this petition is **the original annexation plat map** containing the following information:

1. A written legal description of the boundaries of the area proposed to be annexed.
2. A map showing the boundary of the area proposed to be annexed.
3. 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.
4. 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.
5. **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.

M. 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.

N. 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) Full Name	Land Owner (s) Mailing Address	Land Owner (s) Signature	Date Signed
City of Greeley, Water & Sewer Department	1001 11th Avenue, 2nd Floor Greeley, CO 80631	<i>Sam P. Chankom</i>	1/27/26

If necessary, attach a separate sheet.

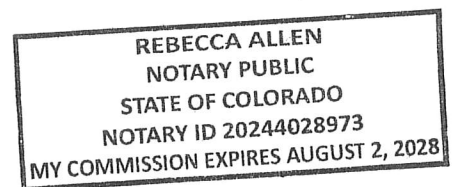
Subscribed and sworn to before me this 27 day of January, 2026, by _____.

Witness my hand and official seal.

My commission expires: August 2, 2028

Rebecca Allen

Notary Public





PETITION FOR ANNEXATION

West Lowell

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, "West Lowell 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.

- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- J. 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.
- K. 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.

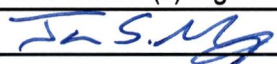
L. Accompanying this petition is **the original annexation plat map** containing the following information:

1. A written legal description of the boundaries of the area proposed to be annexed.
2. A map showing the boundary of the area proposed to be annexed.
3. 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.
4. 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.
5. **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.

M. 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.

N. 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) Full Name	Land Owner (s) Mailing Address	Land Owner (s) Signature	Date Signed
Weld County	1150 O Street		02/25/2026
Parcel # 080534400005	Greeley, CO 80631	Jason S. Maxey, Chair Pro-Tem	

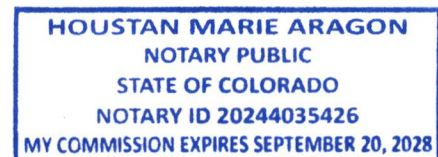
If necessary, attach a separate sheet.

Subscribed and sworn to before me this 25th day of February, 2026, by
Jason S. Maxey, Chair Pro-Tem

Witness my hand and official seal.

My commission expires: September 20, 2028

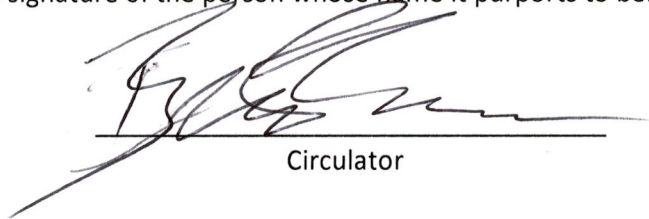
Houston Marie Aragon
Notary Public



AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Greeley, Colorado, consisting of ____ pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.


Circulator

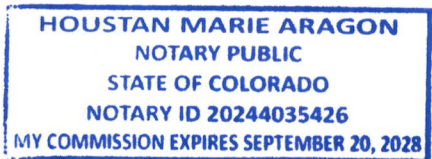
ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
COUNTY OF WELD)

The above and foregoing Affidavit of Circulator was subscribed and sworn to before me this 25th day of February, 2026.

Witness my hand and official seal.

My commission expires on: September 20, 2028



Houston Marie Aragon
Notary Public

1150 "O" Street
Address

Greeley, CO 80631

(SEAL)

EXHIBIT A

PROPERTY DESCRIPTION

Trail Right-of-Way

A strip of land being portions of Parcel One and Parcel Two as shown on that Land Survey Plat as prepared by Mr. Edward Berlier LS10855 as recorded on February 25, 1999 at Reception No. 2675598 within the records of the Weld County Clerk and Recorder, being a portion of the South Half (S1/2) of Section Thirty-four (34), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld and being more particularly described as follows;

BEGINNING at the Northeast corner of said Parcel One and assuming the East line of said Parcel One and Parcel Two as bearing South 00°15'43" East a distance of 401.95 feet, as platted, with all bearings contained herein relative thereto;

THENCE South 00°15'43" East along said East line a distance of 401.95 feet to the most Easterly and Southerly corner of said Parcel Two;

THENCE South 55°33'01" West along the Southerly line of said Parcel Two a distance of 24.18 feet;

THENCE North 00°15'43" West along a line Twenty feet (20') west of as measured at a right angle to the East line of said Parcel One and Parcel Two a distance of 343.67 feet;

THENCE North 35°17'04" West a distance of 40.17 feet to a line being Thirty feet (30') south of as measured at a right angle to and parallel with the Northerly line of said Parcel One;

Thence along said line the following Seven (7) courses;

THENCE South 78°41'36" West a distance of 309.12 feet;

THENCE South 79°54'36" West a distance of 639.26 feet;

THENCE South 75°52'36" West a distance of 109.79 feet;

THENCE South 56°23'36" West a distance of 336.20 feet;

THENCE South 57°43'36" West a distance of 96.81 feet;

THENCE South 33°08'05" West a distance of 54.66 feet;

THENCE South 39°16'05" West a distance of 132.37 feet to the West line of said Parcel One;

THENCE North 00°19'55" West along said West line a distance of 47.06 feet to the most Northerly and Westerly corner of said Parcel One;

Thence along the Northerly line of said Parcel One the following Seven (7) courses;

THENCE North 39°16'05" East a distance of 94.50 feet;

THENCE North 33°08'05" East a distance of 59.59 feet;

THENCE North 57°43'36" East a distance of 103.00 feet;

THENCE North 56°23'36" East a distance of 341.00 feet;

THENCE North 75°52'36" East a distance of 116.00 feet;

THENCE North 79°54'36" East a distance of 640.00 feet;

THENCE North 78°41'36" East a distance of 358.52 feet to the POINT OF BEGINNING.

Vicinity & Zoning Map

West Lowell Annexation & Establishment of Zoning

ANX2024-0005 & ZON2024-0008

Planning Commission March 10, 2026



WEST LOWELL - ANNEXATION NARRATIVE

INTRODUCTION

There are three (3) properties owned by the City of Greeley that will be annexed and zoned. The edge of the westernmost property ("Middle" property) is approximately 1,900 feet east of 59th Avenue, straddles F Street, and contains 22.33 acres. The other properties are north ("North" property) and south ("South" property) of F Street and are adjacent to the Middle property on the west sides, and contain 11.06 acres and 18.87 acres, respectively.

EXISTING DEVELOPMENT

The North and Middle properties are vacant. The South property on the south side of F Street is addressed as 5212 F Street and has a house, sheds, and shop building.

The Middle property is bounded by the Poudre Trail and private property with past mining operation on the north, the North property to the east, vacant City of Greeley property zoned Conservation District (C-D) on the north side of F Street and a large lot residential property south of F Street zoned Agriculture in Weld County on the west, and residential lots and detention pond in the Kelly Farm Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south.

The North property is bounded by the Poudre Trail and private property with past mining operation on the north, the Poudre Trail and Rover Run Dog Park on the east, F Street on the south, and the Middle property to the west.

The South property is bounded by large lot residential properties zoned Agriculture in Weld County to the north and east, residential lots and detention pond in the Weber West Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south, and the Middle property on the west.

UTILITIES

There is a sewer trunk line crossing the two properties north of F Street, and a sanitary sewer main crossing the 5212 F Street property from N. 50th Avenue Place. There are no City-owned water lines or storm collection system on these properties. An overhead power line is located on the north side of F Street. It's not apparent which water district services the properties with potable water.

The Greeley No. 3 Ditch crosses the property. The detention pond in Coyote Run Park to the south outlets onto the 5212 F Street property and into the Greeley No. 3 Ditch.

ZONING

The properties are currently zoned A-Agriculture in Weld County. There are no immediate plans to develop the property, so the requested zoning is Holding Agriculture (H-A).

FUTURE DEVELOPMENT

It is not known what types of buildings, if any, will be constructed on this property in the future. Nor is timing of any future development known.

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

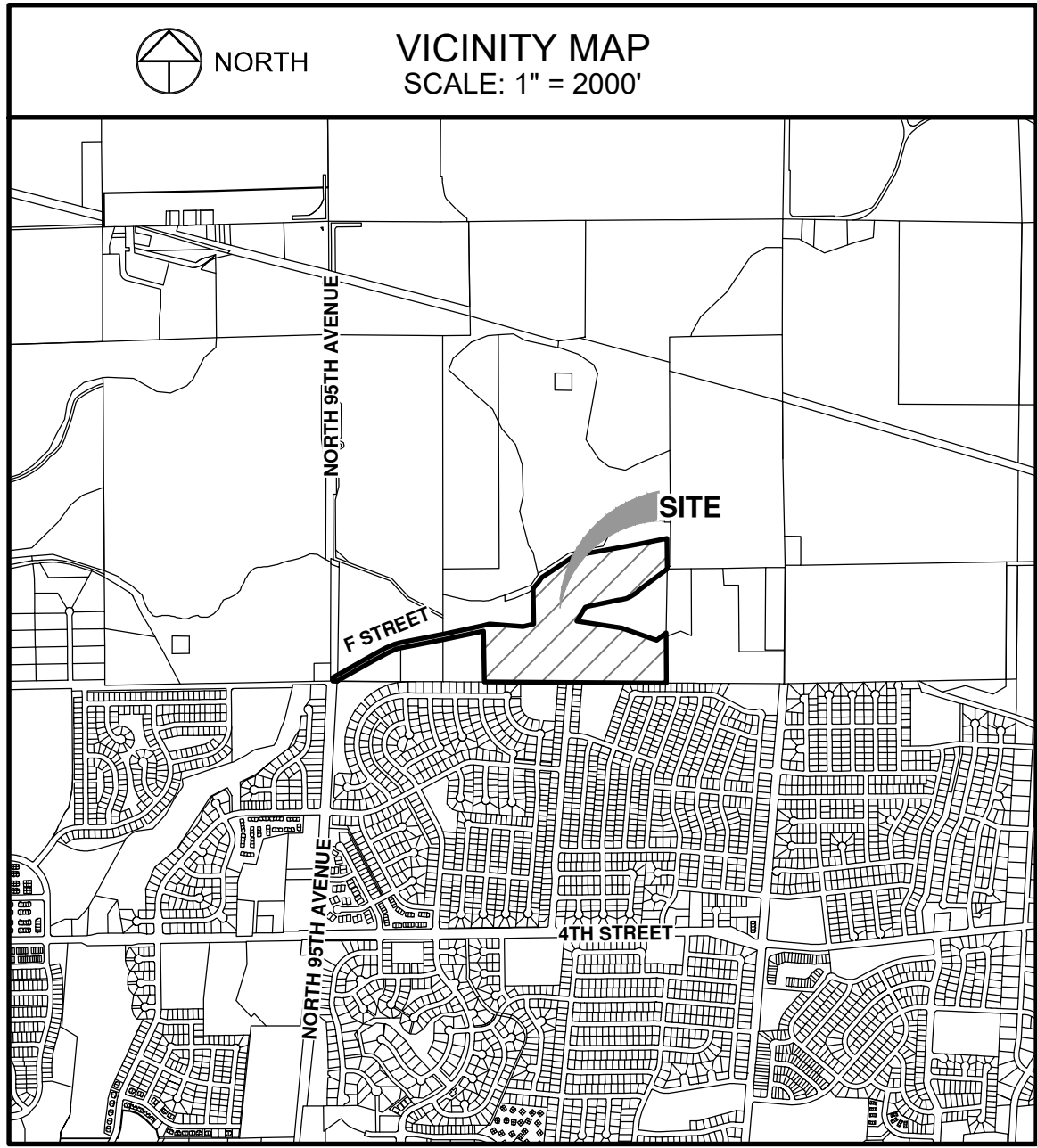
THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.



ANNEXATION

TOTAL PERIMETER..... 12,686.50'
CONTIGUOUS BOUNDARY..... 3,874.36'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2,114.42'
TOTAL LAND AREA OF ANNEXATION.....2,468,268 SQ. FT.
RIGHT-OF-WAY TO BE ANNEXED.....252,994 SQ. FT.

DENOTES CONTIGUOUS CITY BOUNDARY

SURVEYOR'S NOTES:

- The lineal unit of measure for this survey is U.S. Survey Feet.
- Benchmarks: Greeley GIS Reference No. 93, published elevation 4646.87' (NAVD88)
Greeley GIS Reference No. 111, published elevation 4791.11' (NAVD88)
- The Basis of Bearings is the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East (assumed bearing), with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670.
- EPS Group relied upon Commitment No. 5525-4320501, effective date of November 03, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320499, effective date of October 29, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320508, effective date of November 03, 2025, prepared by First American Title Insurance Company AND FCC25217148-2, effective date of October 15, 2025, prepared by Old Republic National Title Insurance Company.
- Existing Zoning: Weld County - Agriculture (A)
Proposed Zoning: City of Greeley - Holding-Agriculture (H-A) & Conservation District (CD)
- Adjacent property owner information per the Weld County Property Portal.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This map is prepared exclusively for Annexation & Initial Zoning purposes and is not to be used for any other purpose and should not be construed as a monumented land survey as defined by the State of Colorado.

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition 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 (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date
Witness my hand and seal this ____ day of _____, A.D. ____.
STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____.
My commission expires: _____.
WITNESS my Hand and Official Seal.

Notary Public

PLANNING COMMISSION RECOMMENDATION

Recommended / not 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 ____.

CITY OF GREELEY MAYOR:

City of Greeley Mayor Date

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ANNEXATION DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

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
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
34
TOWNSHIP:
6
RANGE:
66

DATE:
11/20/25
SCALE:
AS SHOWN
PROJECT:
24-0168
CLIENT:
CITY OF
GREELEY
DRAWN BY:
T. HELGERSON
REVIEWED BY:
HELGERSON

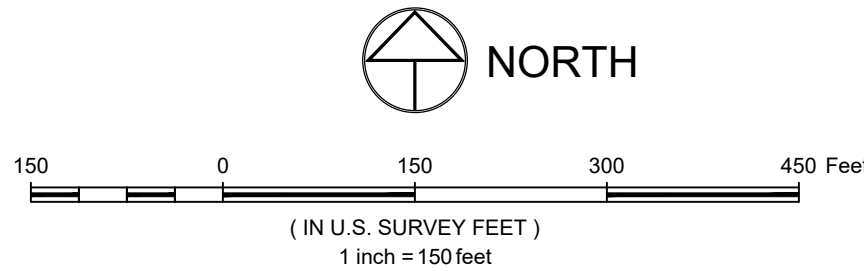


ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 5 Sheets

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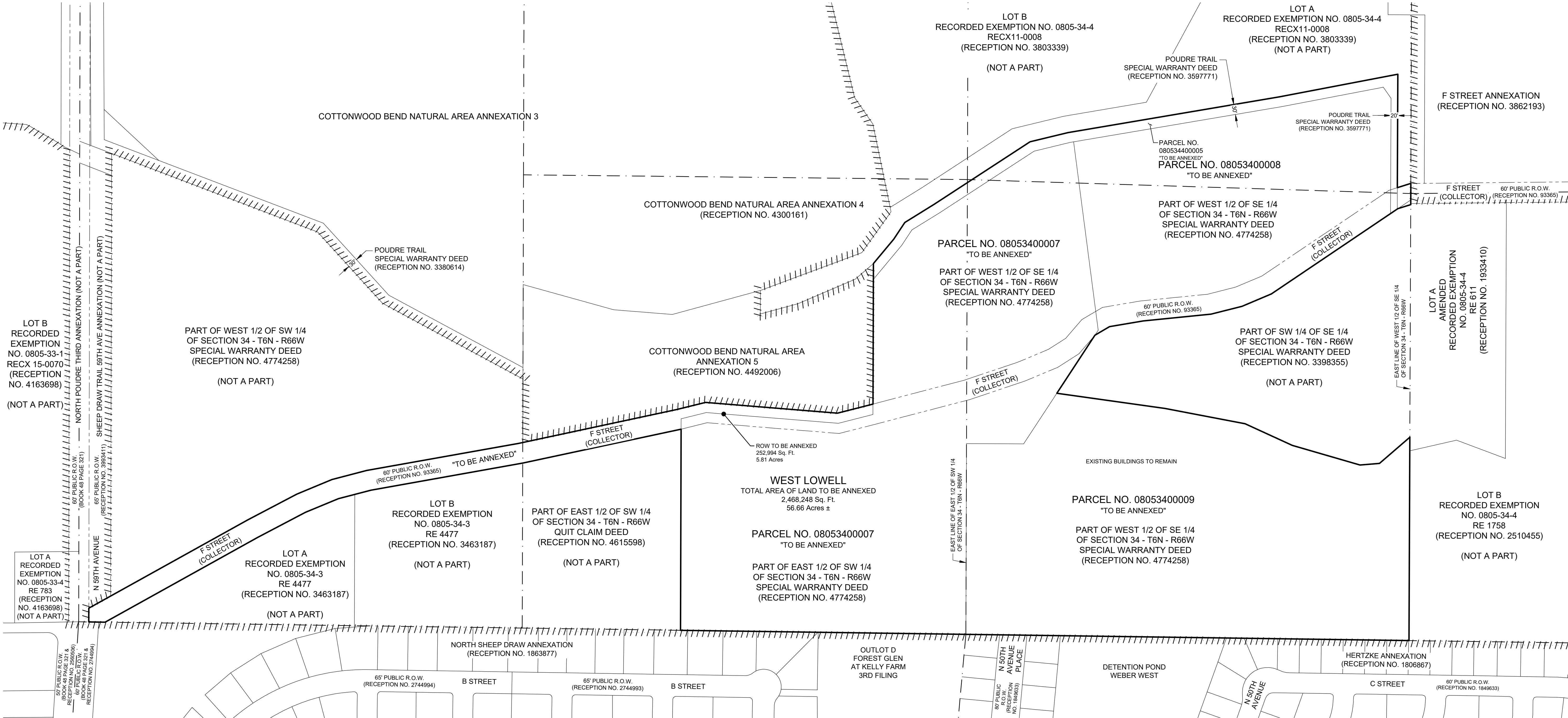
ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



NOTICE:
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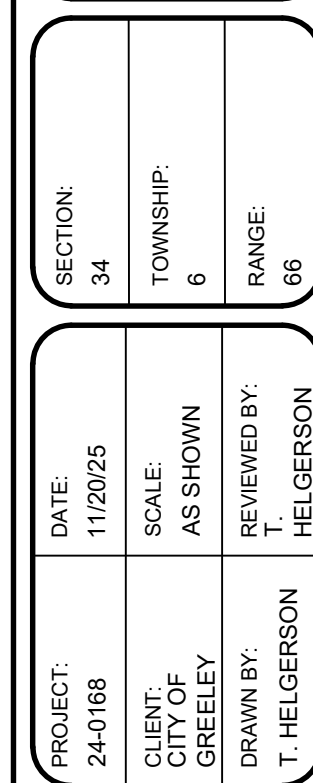
SECTION: 34	TOWNSHIP: 6	RANGE: 66
DATE: 11/20/25	SCALE: AS SHOWN	REVIEWED BY: HELGERSON
PROJECT: 24-0168	CLIENT: CITY OF GREELEY	DRAWN BY: T. HELGERSON

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ARIZONA | COLORADO

ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
2
Of 5 Sheets

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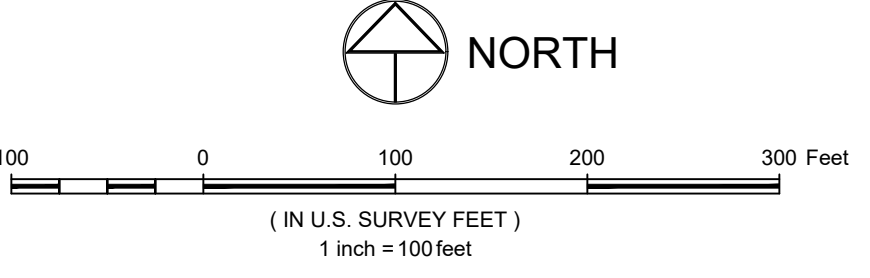
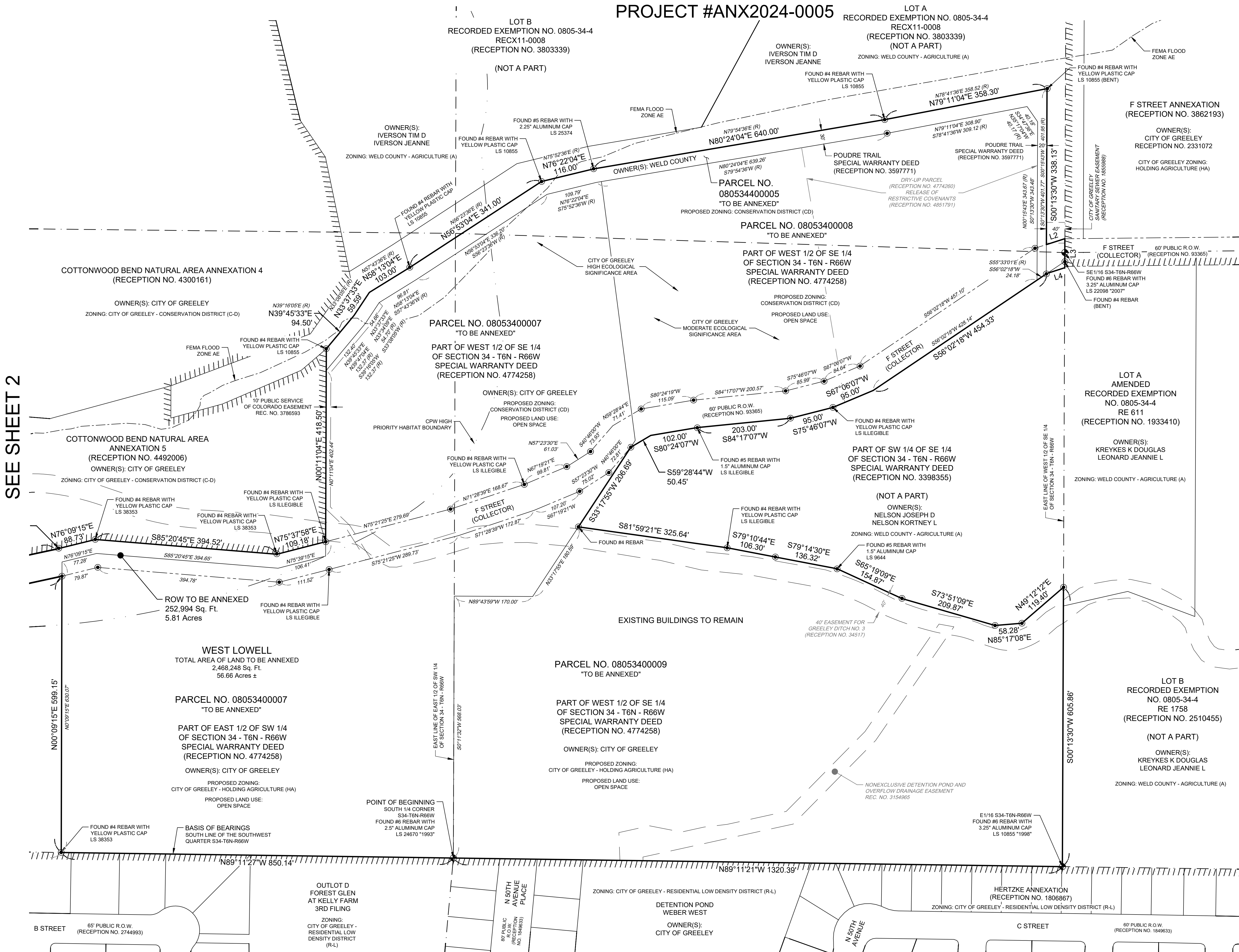
EPS GROUP
970.221.4158 epsgroupinc.com
ARIZONA | COLORADO

1111

PRELIMINARY
11/20/25
FOR REVIEW ONLY

ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
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	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
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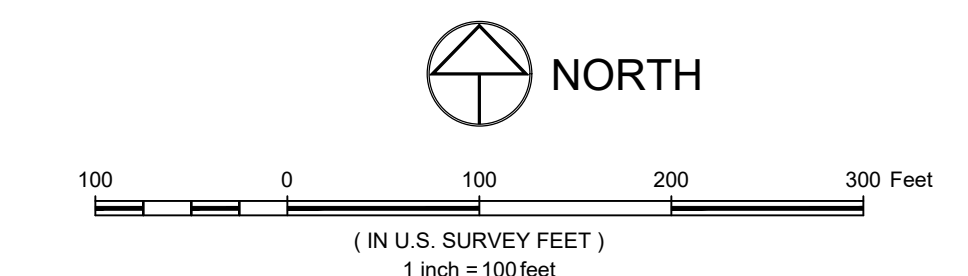
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SECTION:	DATE:	PROJECT:
34	11/20/25	24-0168
TOWNSHIP:	SCALE:	CLIENT:
6	AS SHOWN	CITY OF GREELEY
RANGE:	REVIEWED BY:	DRAWN BY:
66	HELGERSON	T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE ANALYSIS MAP OF WEST LOWELL



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
	FENCE
	DITCH CENTERLINE
	ROAD/CANAL CENTERLINE
	TOP OF DITCH/CANAL
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
	OIL/GAS SETBACK
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 34, AS BEARING
SOUTH 89° 11' 27" EAST (ASSUMED
BEARING), WITH THE SOUTHWEST
CORNER OF SAID SECTION 34
MONUMENTED BY A #6 REBAR WITH A
3.25" ALUMINUM CAP IN MONUMENT BOX,
STAMPED LS 38353 AND THE SOUTH
QUARTER CORNER OF SAID SECTION 34
MONUMENTED BY A #6 REBAR WITH A 2.5"
ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93
(NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111
(NAVD88 ELEV=4791.11)

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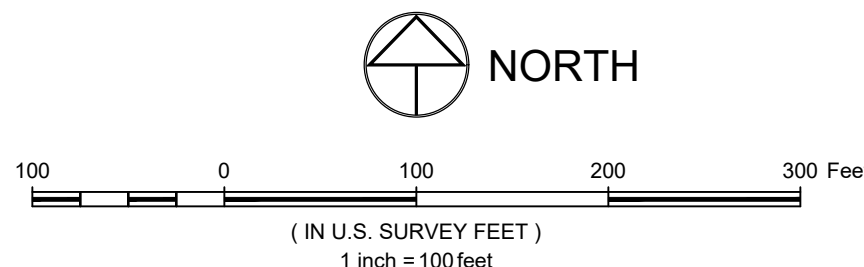
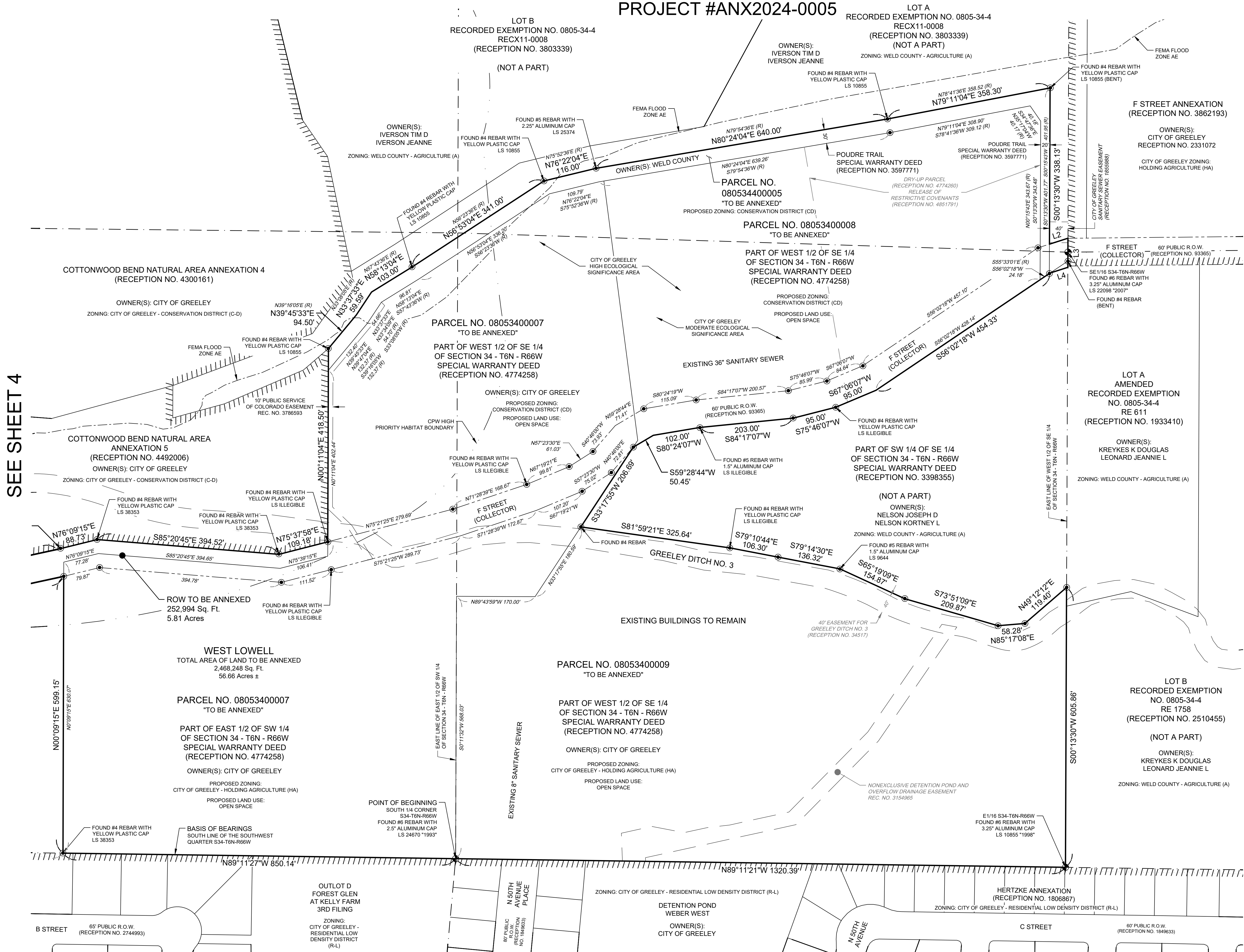
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PROJECT:	24-0168	DATE:	11/20/25	SECTION:	34
CLIENT:	CITY OF GREELEY	SCALE:	AS SHOWN	TOWNSHIP:	6
DRAWN BY:	T. HELGERSON	REVIEWED BY:	T. HELGERSON	RANGE:	66



SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
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	MINOR CONTOUR
	OIL/GAS SETBACK
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS BEARING SOUTH 89° 11' 27" EAST (ASSUMED BEARING), WITH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX, STAMPED LS 38353 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

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THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

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SECTION:	34	TOWNSHIP:	6	RANGE:	66
DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON



SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

WEST LOWELL PROPERTY INITIAL ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

56.66 ACRES

PROJECT #ZON2024-0008

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

ZONING SUMMARY				
Existing Zoning	Proposed Zoning	Area (SF)	Area (AC)	
Agriculture	Conservation District (CD)	820,022	18.83	33.2%
Agriculture	Holding Agriculture (H-A)	1,395,232	32.03	56.5%
Right-of-Way	Right-of-Way	252,994	5.81	10.2%
TOTALS		2,468,248	56.66	100.0%

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition 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 (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date

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

STATE OF COLORADO)

CITY OF GREELEY)

WELD COUNTY)

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

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

UTILITY CONTACT LIST: *

UTILITY COMPANY			
GAS-----	Atmos Energy-----	Jerry Adams	(970) 304-2075
ELECTRIC-----	Xcel Energy - Transmission-----	Shayla Montano	(970) 395-1270
ELECTRIC-----	Xcel Energy - Distribution-----	Jeremy Rachak	(970) 622-2906
CABLE-----	Comcast-----	John Hamburg	(970) 336-6013
TELECOM-----	Lumen-----	Nicole Trupp	(970) 689-6550
WATER-----	City of Greeley-----	Derek Hannon	(970) 336-4120
SEWER-----	City of Greeley-----	Derek Hannon	(970) 336-4120
STORMWATER-----	City of Greeley Public Works-----	Brain Hathaway	(970) 350-9801

* This list is provided as a courtesy reference only. EPS Group, Inc. assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ZONED BY THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ZONING MAP IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

PRELIMINARY

11/20/25

FOR REVIEW ONLY

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COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

OWNER

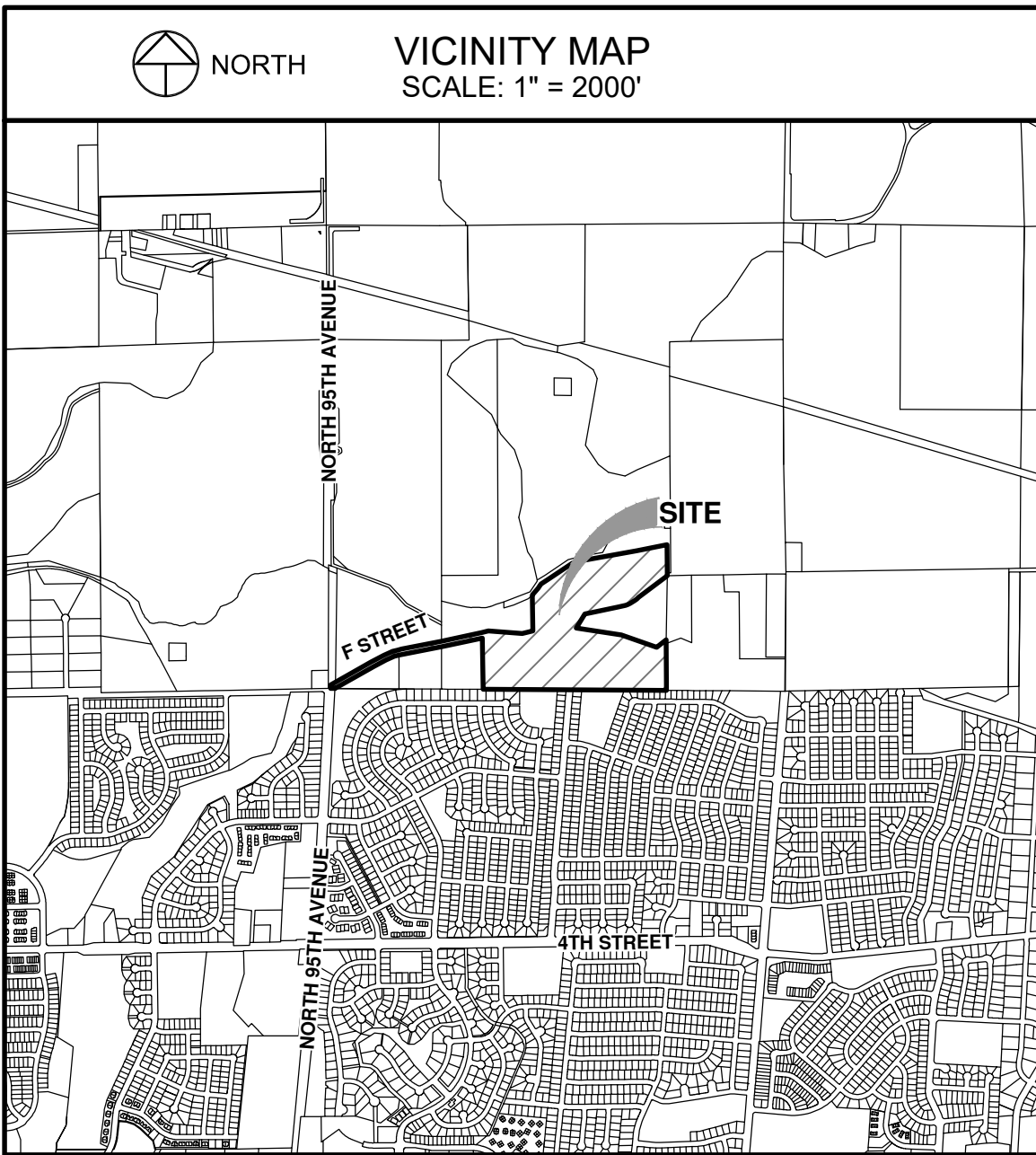
City of Greeley
Water & Sewer Department
1011 11th Avenue, 2nd Floor
Greeley, Colorado 80631
(970) 350-9814

APPLICANT

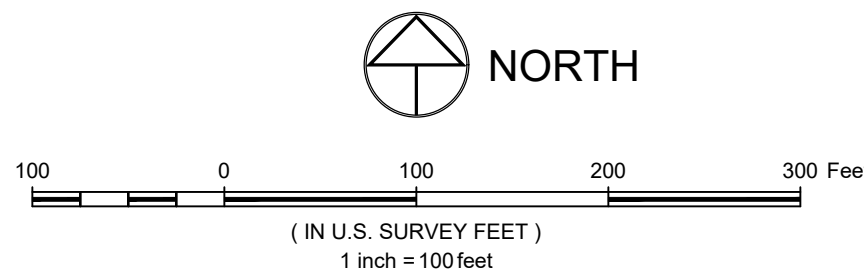
EPS Group, Inc.
Melanie Foslien
820 8th Street
Greeley, Colorado 80631
(970) 488-1102

SITE SURVEYOR

EPS Group, Inc.
Tharen Helgerson, PLS #38882
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
56.66 ACRES
PROJECT #ZON2024-0008



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
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NOTES:
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VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

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COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.

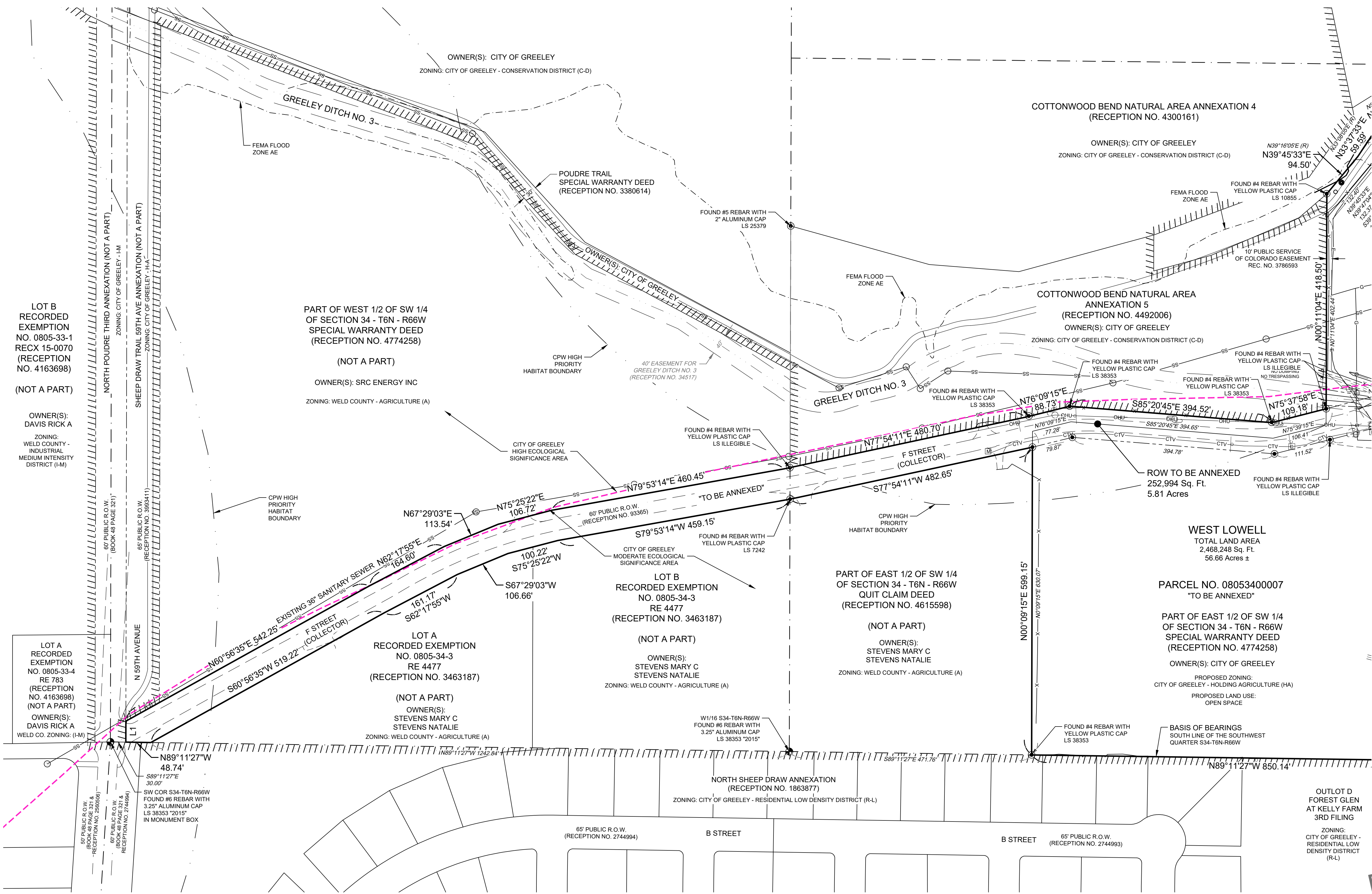
WEST LOWELL PROPERTY INITIAL ZONING

GREELEY, WELD COUNTY, COLORADO

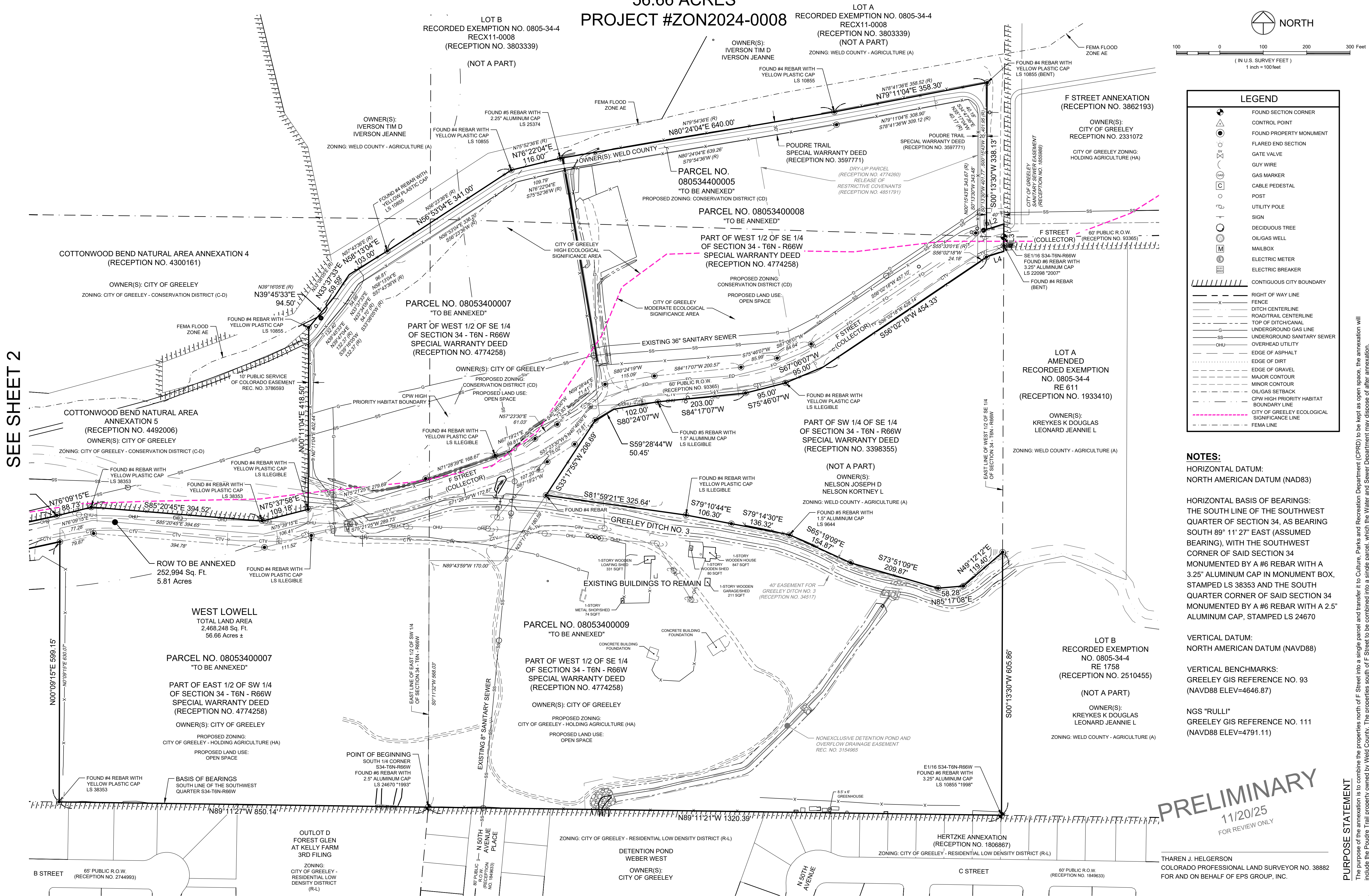


PROJECT:	DATE:	SCALE:	REVIEWED BY:
24-0168	11/20/25	AS SHOWN	T. HELGERSON
CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON
SECTION:	34	TOWNSHIP:	6 NORTH
		RANGE:	66 WEST OF 6TH PM

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WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
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RANGE:	66 WEST OF 6TH PW	REVIEWED BY:	T. HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY
DRAWN BY:	970.221.4158		



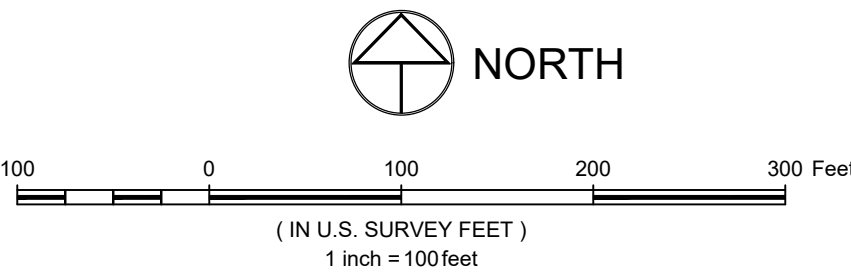
WEST LOWELL PROPERTY INITIAL ZONING
GREELEY, WELD COUNTY, COLORADO

WEST LOWELL PROPERTY INITIAL ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

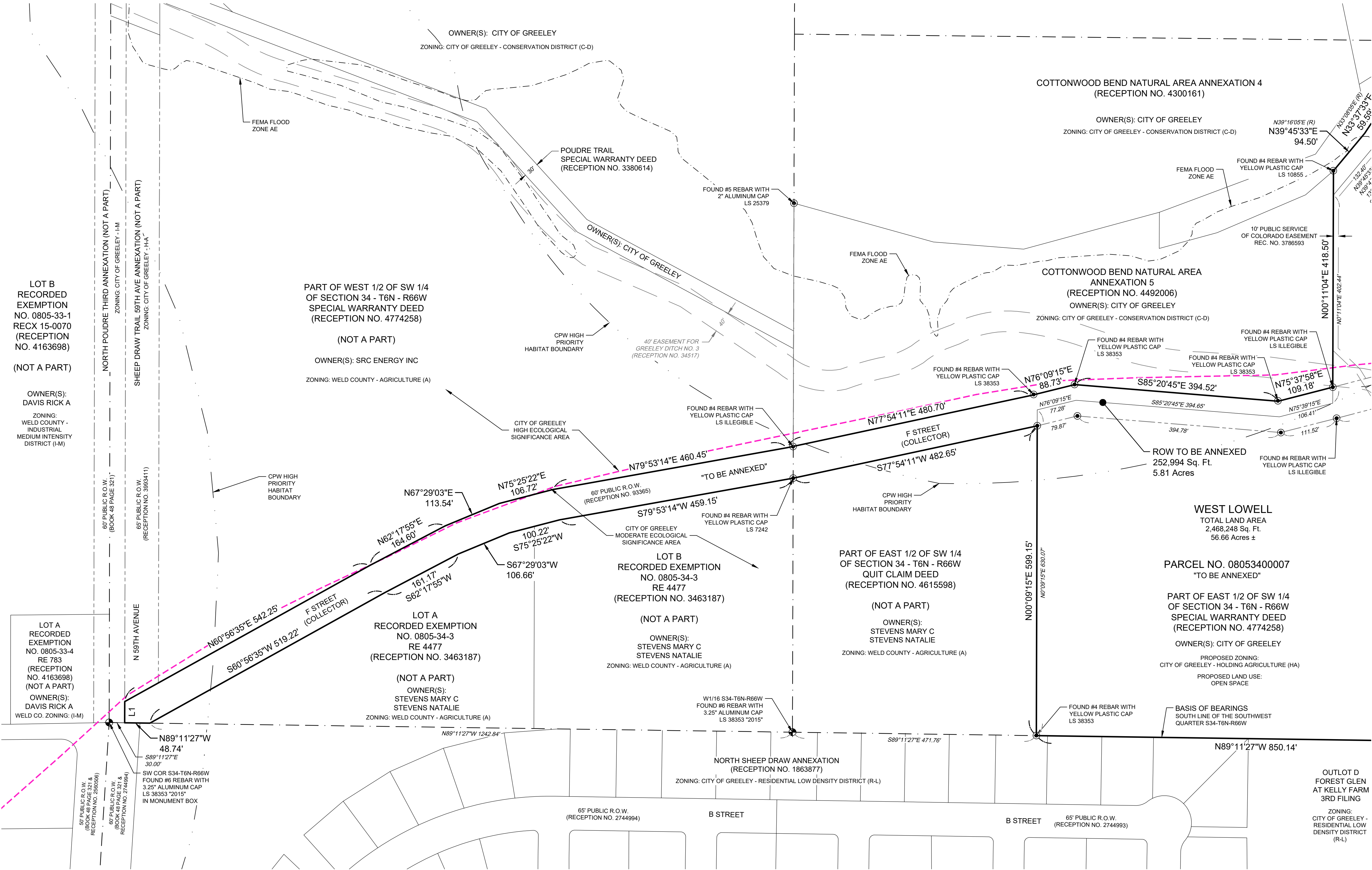
56.66 ACRES
PROJECT #ZON2024-0008

ZONING SUMMARY				
Existing Zoning	Proposed Zoning	Area (SF)	Area (AC)	
Agriculture	Conservation District (CD)	820,022	18.83	33.2%
Agriculture	Holding Agriculture (H-A)	1,395,232	32.03	56.5%
Right-of-Way	Right-of-Way	252,994	5.81	10.2%
TOTALS		2,468,248	56.66	100.0%



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED



SEE SHEET 5

PRELIMINARY
11/20/25
FOR REVIEW ONLY

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.

WEST LOWELL PROPERTY INITIAL ZONING

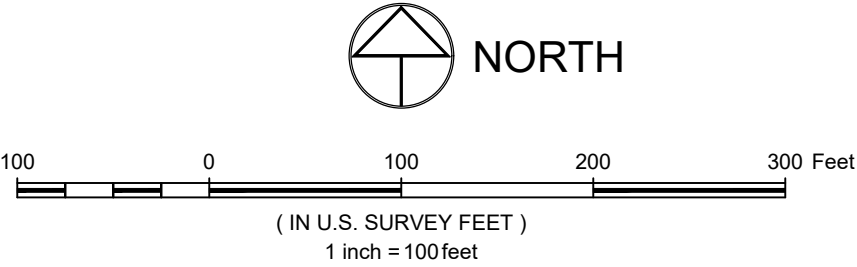
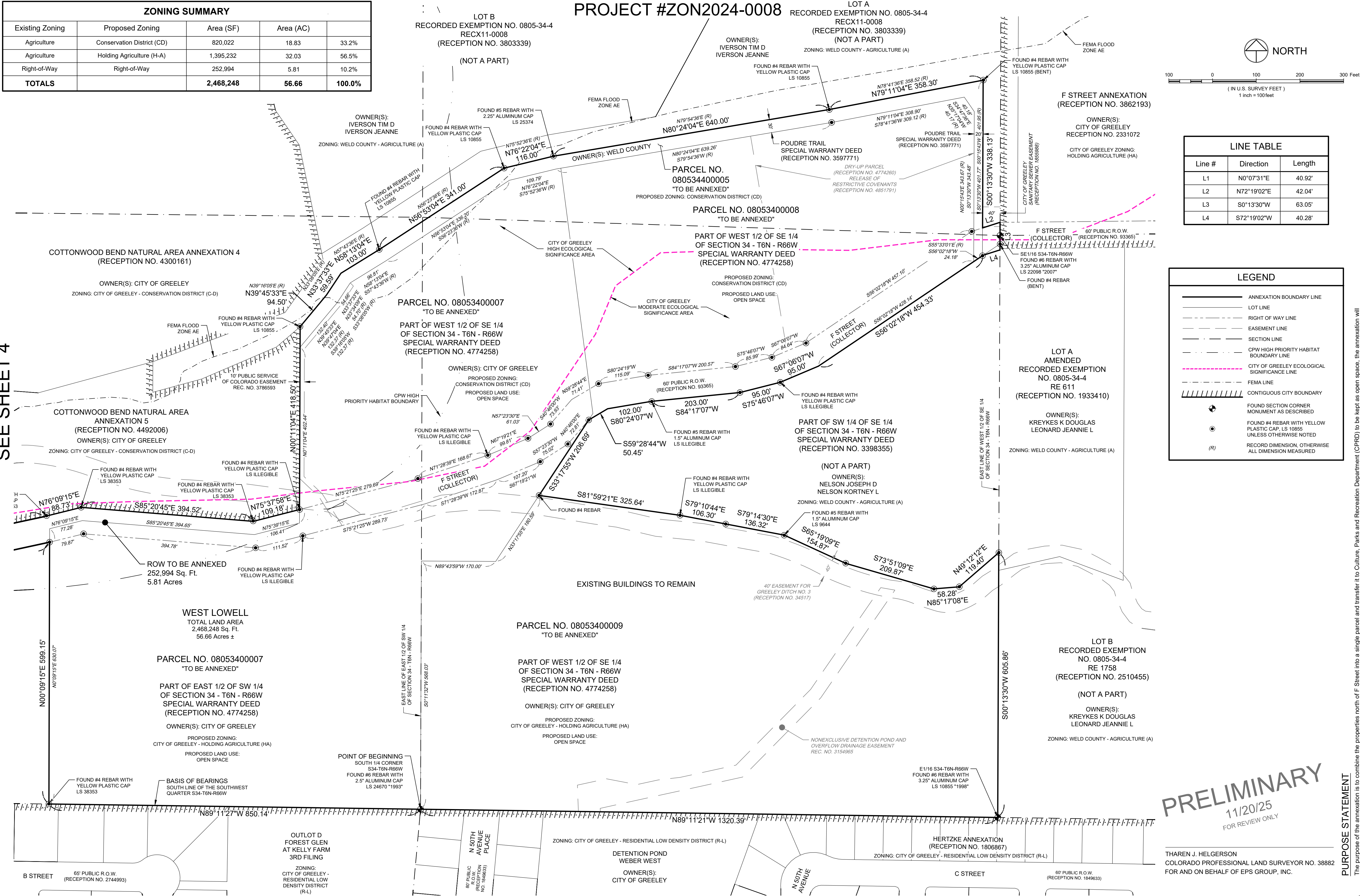
SECTION:	DATE:	PROJECT:	CLIENT:	SCALE:	REVIEWED BY:
34	11/20/25	24-0168	CITY OF GREELEY	AS SHOWN	T. HELGERSON
TOWNSHIP:	AS SHOWN				
6 NORTH					
RANGE:					
66 WEST OF 6TH PW					



GREELEY, WELD COUNTY, COLORADO

WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
56.66 ACRES
PROJECT #ZON2024-0008

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	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:	34
TOWNSHIP:	6 NORTH
RANGE:	66 WEST OF 6TH PW
DATE:	11/20/25
SCALE:	AS SHOWN
REVIEWED BY:	T. HELGERSON
PROJECT:	24-0168
CLIENT:	CITY OF GREELEY
DRAWN BY:	T. HELGERSON



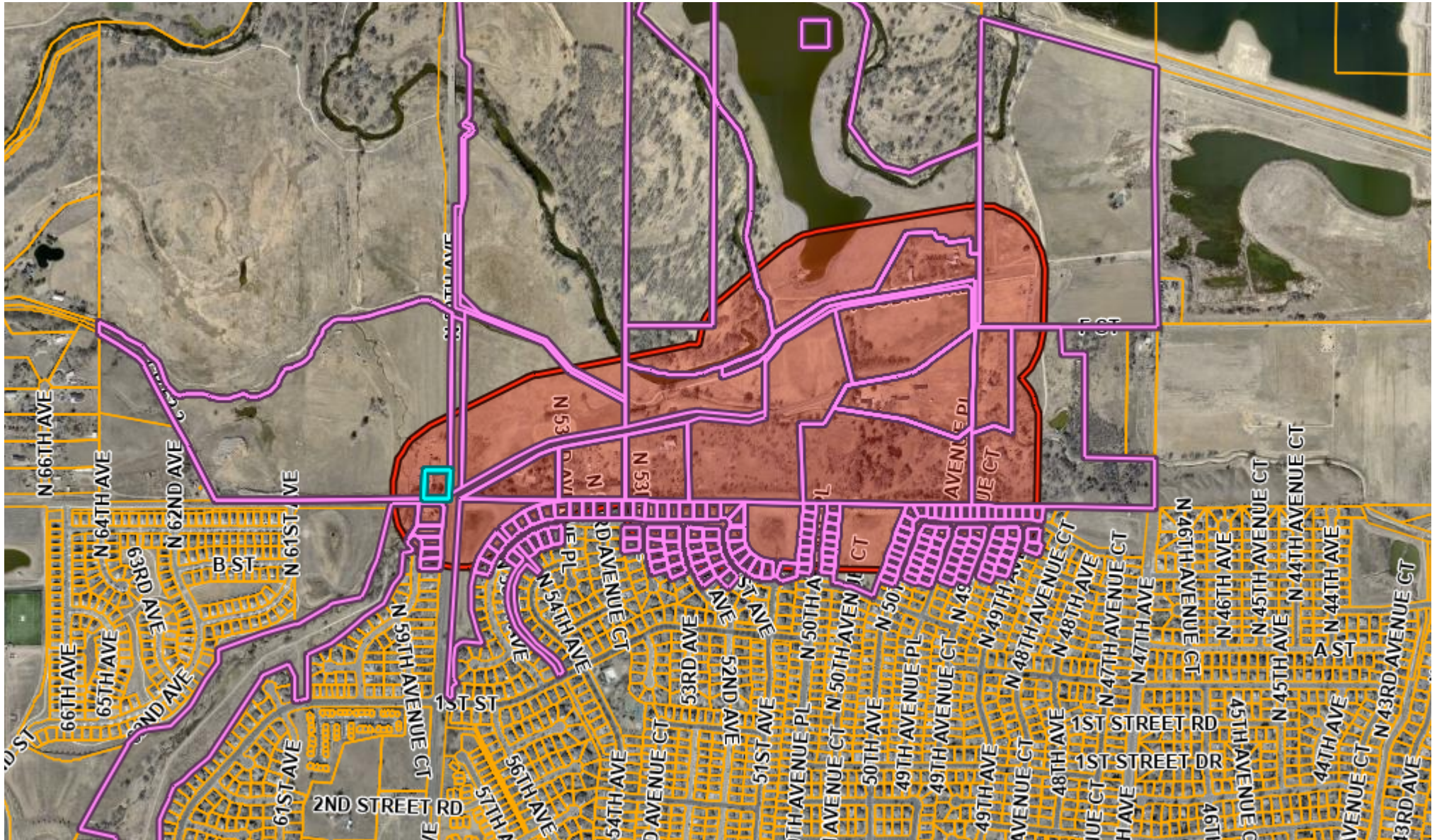
WEST LOWELL PROPERTY INITIAL ZONING
GREELEY, WELD COUNTY, COLORADO

PRELIMINARY
11/20/25
FOR REVIEW ONLY

PURPOSE STATEMENT
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THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38862
FOR AND ON BEHALF OF EPS GROUP, INC.

Neighborhood Notification Boundary Map



Scale: 1:12235

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.

NOTES

WEST LOWELL ANNEXATION

SUB 2025-0020

2-26-26

DEAR MR. FRANKE,

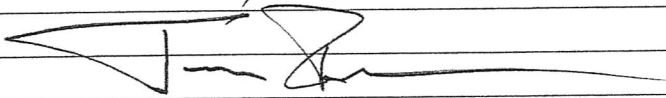
THANK YOU FOR PROVIDING THE COPIES OF THE LOWELL ANNEX PLANS.

THE GREELEY TRIB 2-20-26 PUBLIC NOTICE SECTION REFERS TO EXHIBIT A (ORDINANCE NO. 3, 2026). DOES THIS REFER TO THE LOWELL ANNEX OR THE AREA AROUND IT?

THE MAP, A NUB (PORTION OF LAND) ON F STREET IS ON OUR PROPERTY ALONG WITH A PORTION OF THE POWDER TRAIL. DO YOU (GREELEY) OR/AND THE POWDER TRAIL HAVE SIGNED EASEMENTS TO INCLUDE THIS 'NUB'?

THE ANNEX PLANS FROM THE FURTHEST N.E. POINT TO N.W. POINT BORDER OUR LAND. WE REQUEST SECURITY FENCING SIMILAR TO THAT AT ROVER RUN DOG PARK TO PREVENT TRASPASS AND OTHER SERIOUS INFRACTIONS, EX. - BREAKING AND ENTERING. 400' SHOULD ALSO INCLUDE PRIVACY SLATS FOR OBVIOUS REASONS. THANK YOU FOR YOUR CONCERN.

RESPECTFULLY,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. Franke", written over a horizontal line.



West Lowell Annexation & Zoning Establishment ANX2024-0005 & ZON2024-0008

Michael Franke, AICP, Planner III

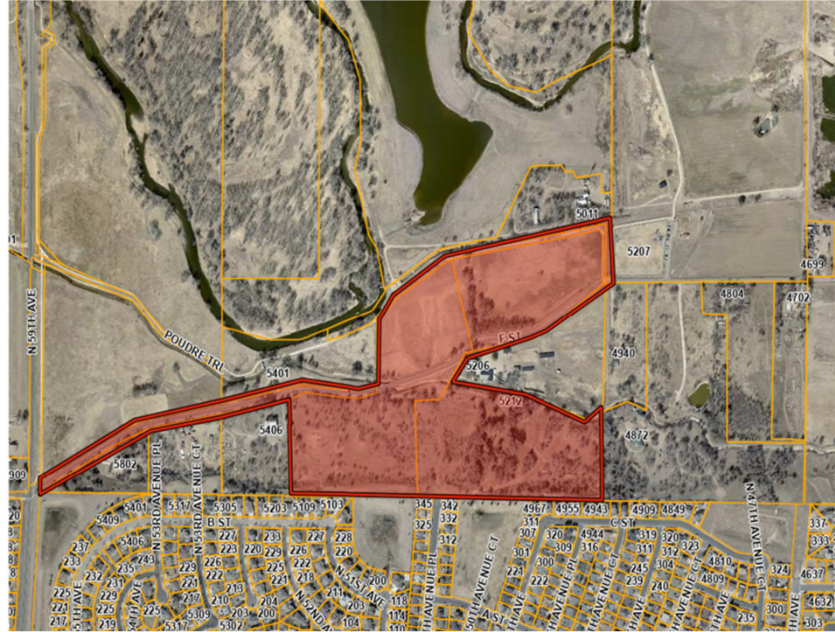
Michael.franke@greeleygov.com (970) 350-9782

Planning Commission – March 10, 2026



Community Vitality

Agenda

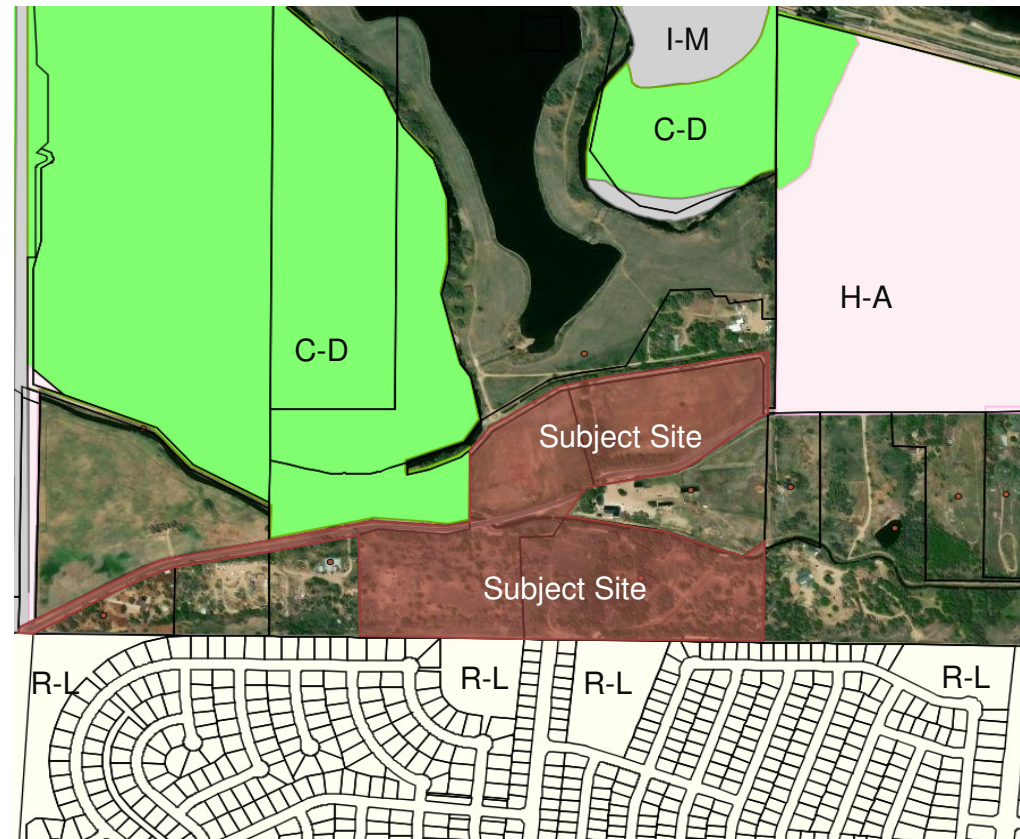


- **Request:**
 - Request to annex a total of 56.66 acres of land – ANX2024-0005
 - Request to establish zoning as H-A (Holding Agriculture) and C-D (Conservation District) – ZON2024-0008
- **Background:**
 - Parcel is currently undeveloped & zoned in unincorporated Weld County as AG (Agriculture).
- **Planning Commission Recommendation**

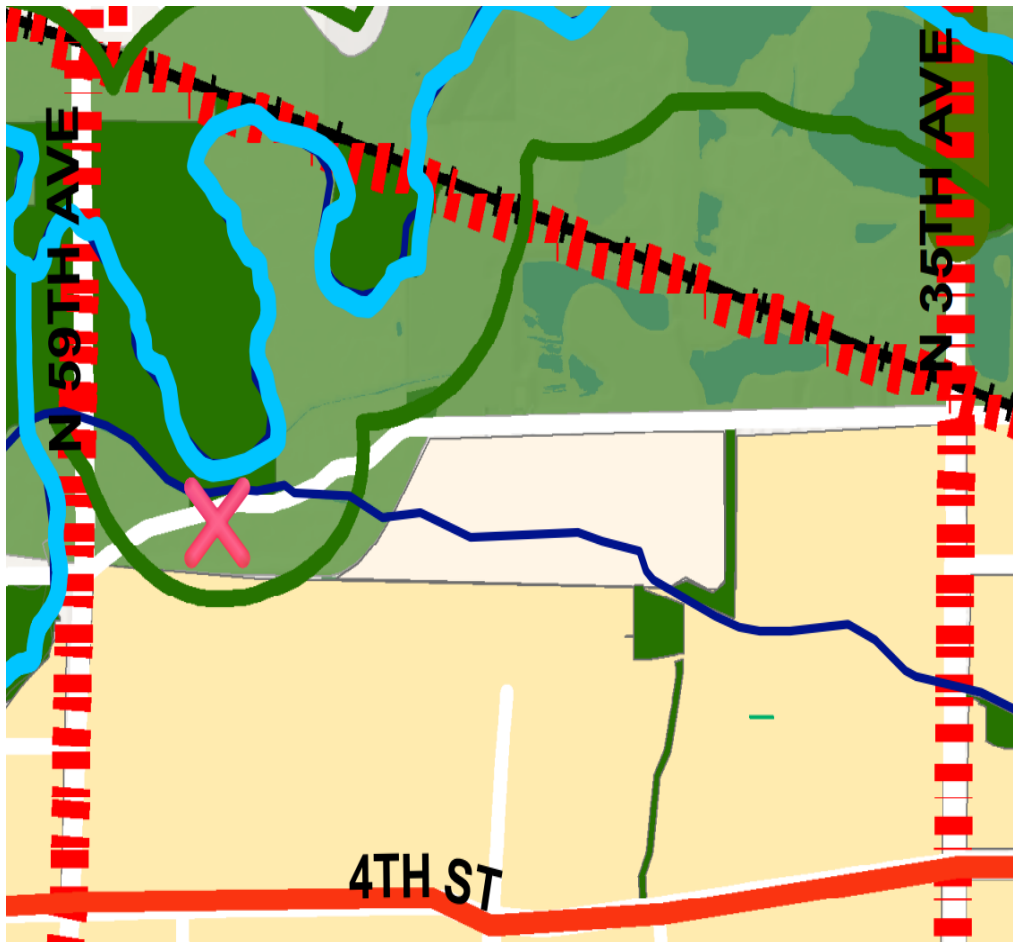
Annexation Location



- Along F Street east of N. 59th Avenue
- Surrounding Zoning:
 - North: C-D (Conservation District – City); AG (Agriculture - County).
 - South: AG (Agriculture – County) and R-L (Residential Low Density - City)
 - East: AG (Agriculture - County) and H-A (Holding Agriculture – City)
 - West: AG (Agriculture - County) and I-M (Industrial Medium Intensity – City)



Annexation Considerations



Greeley Comprehensive Plan

- Riparian Land
- City Owned Natural Areas
- Rural

- Identifies the land shall be used for natural area/open space, however, does not prohibit City related initiatives and activity to advance health, safety, and welfare.
- Existing conditions to remain for foreseeable future once annexed.

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended (Approval)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Motions

Alternative (Denial)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends denial of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

Thank you



Review Criteria



Annexation Review Criteria

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

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

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

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern.

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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District.

Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. 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.

This request complies with this criterion.

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

There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. 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.

Review Criteria



Zoning Review Criteria

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.
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The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riparian Land and Rural Neighborhood.

The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

The request complies with this criterion.

2.	The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.
----	--

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

5. **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

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.**

The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

- | | |
|----|---|
| 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. |
| | <p>As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.</p> <p><i>The request complies with this criterion.</i></p> |
| 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. |
| | <p>There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.</p> <p><i>The request complies with this criterion.</i></p> |
| 9. | The recommendations of professional staff or advisory review bodies.
City staff recommends approval of this establishment of zoning request. |

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008)

PROJECT: West Lowell Establishment of Zoning

FILE NO: ZON2024-0008

LOCATION: Along F Street east of N. 59th Avenue

APPLICANT: City of Greeley, Jim Paulson
(EPS Group, Melanie Foslien, Developer Representative)

CASE PLANNER: Michael Franke, ACIP, Planner III

PLANNING COMMISSION HEARING DATE: March 10, 2026

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning for compliance with Section 24-204.b (1-9) of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley petitions to establish zoning to H-A (Holding Agriculture) and C-D (Conservation District) on approximately 56.66 acres of land known as the West Lowell Establishment of Zoning (ZON2024-0008). The establishment of zoning is located along F Street east of N. 59th Avenue.

A. REQUEST

The City of Greeley (“the City”) is requesting approval to establish H-A and C-D zoning on approximately 56.66 acres owned by the City, known as the West Lowell Establishment of Zoning. One County-owned parcel is proposed for annexation which hosts the Poudre River Trail from Rover Run Dog Park to Cottonwood Bend Natural Area. Three City-owned properties are proposed for annexation. The 22.33-acre westernmost parcel, referred to by the applicant as the “middle” parcel, straddles F Street approximately 1,900 feet east of N. 59th Avenue. Bordering the eastern edge of the “middle” parcel north of F Street just

west of Rover Run Dog Park is an 11.06-acre parcel referred to by the applicant as the “north” parcel. Bordering the eastern edge of the “middle” parcel south of F Street south of the #3 Ditch is an 18.87-acre parcel referred to by the applicant as the “south” parcel. The proposed annexation also includes the F Street right-of-way from N. 59th Avenue to the River Run Dog Park from which point F Street is already incorporated. There are no immediate plans from the applicant to develop any of the property. According to the applicant, the area north of F Street would be combined into one parcel and cared for by the Culture, Parks, and Recreation Department (CPRD). There is a Memorandum of Understanding between Water & Sewer and CPRD to facilitate the transfer once the parcels are annexed and subdivided. CPRD plans to keep this land as open space at this time.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Along F Street east of N. 59th Avenue

Current Zoning: AG (Agricultural – County)

Proposed Zoning: H-A (Holding Agriculture)
C-D (Conservation District)

Abutting Zoning: North: C-D (Conservation District - City) and AG (Agriculture – County)
South: AG (Agriculture – County) and R-L (Residential Low Density - City)
East: AG (Agriculture - County) and H-A (Holding Agriculture – City)
West: AG (Agriculture - County) and I-M (Industrial Medium Intensity – City)

Site Conditions: The site is currently undeveloped and used for agricultural and recreational purposes. The Middle property is bounded by the Poudre Trail and private property with past mining operation on the north, the North property to the east, vacant City of Greeley property zoned Conservation District (C-D) on the north side of F Street and a large lot residential property south of F Street zoned Agriculture in Weld County on the west, and residential lots and detention pond in the Kelly Farm Subdivision within the City of Greeley limits

zoned Residential Low (R-L) to the south. The North property is bounded by the Poudre Trail and private property with past mining operation on the north, the Poudre Trail and Rover Run Dog Park on the east, F Street on the south, and the Middle property to the west. The south property is bounded by large lot residential properties zoned Agriculture in Weld County to the north and east, residential lots and detention pond in the Weber West Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south, and the Middle property on the west. There is a sewer trunk line crossing the two properties north of F Street, and a sanitary sewer main crossing the 5212 F Street property from N. 50th Avenue Place. There are no City-owned water lines or storm collection system on these properties. An overhead power line is located on the north side of F Street. It's not apparent which water district services the properties with potable water. The Greeley No. 3 Ditch crosses the property. The detention pond in Coyote Run Park to the south outlets onto the 5212 F Street property and into the Greeley No. 3 Ditch.

Abutting Land Uses:

North: Agriculture, natural areas, undeveloped

South: Single-family dwellings

East: Open space, agriculture, large-lot residential

West: Open space, agriculture large-lot residential

D. BACKGROUND

The property owner has petitioned the City to establish H-A and C-D zoning on a total of 56.66 acres of unincorporated property, including a portion of the F Street right-of-way. There are three (3) properties owned by the City of Greeley that would be annexed and one parcel owned by Weld County. The edge of the westernmost property ("Middle" property) is approximately 1,900 feet east of N. 59th Avenue, straddles F Street, and contains 22.33 acres. The other City-owned properties are north ("North" property) and south ("South" property) of F Street and are adjacent to the Middle property on the west sides, and contain 11.06 acres and 18.87 acres, respectively. The County-owned parcel is on the north side of the "north" property and contains the Poudre River Trail. This piece of land was requested by the County to be included with the annexation. The parcels are located within the Long-Range Expected Growth Area and designated as City owned natural area, rural neighborhood, and riparian land.

The applicant requests to establish H-A and C-D zoning in accordance with Section 24-214 and 24-204 of the Development Code. Following approval the establishment of zoning will be considered as a separate hearing item and must, per state statutes, taking place within 90 days of the accompanied annexation.

The City has determined the proposal meets the statutory requirements to be considered for establishment of zoning. The ordinance public hearing for Planning Commission is set for March 10, 2026. The introduction of the ordinance concerning the zoning is scheduled for April 7, 2026, and the final reading on April 21, 2026.

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.b (1-9) of the Greeley Development Code) in taking action to recommend approval, denial, or to table the zoning for future consideration:

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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riparian Land and Rural Neighborhood. The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.
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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:	There is currently no development proposal for this area. The subject properties are currently being used for agricultural
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purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue.

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 area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. Whether the existing zoning 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 subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

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 proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

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: The H-A and C-D zone districts do not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

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: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

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: There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site

would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The request complies with this criterion.

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

Staff Comment: City staff recommends approval of this establishment of zoning request.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

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

2. HAZARDS

According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains one (1) plugged & abandoned well, known as the Lowell #1-34, on the south property. This well has been plugged & abandoned since 2017 according to the ECMC. There are not any steep slopes or topographical hazards within the zoning area.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, the zoning area is located within both high and moderate areas of significance. The areas along the Poudre River are considered to be of high significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. FLOODPLAIN

The site primarily has no mapped floodplain other than the northern portion of parcel no. 08053400007, which is designated as 0.2% annual chance of flood

hazard. There is also a small portion of the trail area that falls within 100-year floodplain and floodway due to proximity to the river.

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 zoning request includes a section of F Street. No impacts to traffic or transportation to result as part of this annexation.

G. SERVICES

1. WATER

North Weld Water District is the current provider for this land area. The City of Greeley Water and Sewer department provided a “will serve” letter describing how city water services will serve the property area. This letter was provided on 8/6/2024. There are no planned uses that would require water to the site at this time.

2. SANITATION

There is a 36” sewer trunk line crossing the properties north of F Street, and an 8” sanitary sewer main crossing the south property from the residential neighborhood to the south of the annexation area.

3. EMERGENCY SERVICES

The subject site is currently within the Western Hills Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Fire Protection District. The City of Greeley Fire Department would take over fire services for the site once annexed. Greeley Fire Station #3 is the nearest station, approximately 1.5 miles from the site.

The City of Greeley Police Department would also serve this area with the completion of the annexation.

4. PARKS/OPEN SPACES

The site includes the Poudre Trail (parcel no. 080534400005) on the north side of parcel no. 08053400007 and on the north and east side of parcel no. 08053400008. The City-owned property north of F Street would be maintained by the Natural Areas & Trails Division.

5. SCHOOLS

The annexation area is served by the Eaton (RE-2) School District.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

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

2. NOISE

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

I. NOTIFICATION:

Mailed notice was sent on February 18, 2026, to surrounding properties within 500 feet of the subject annexation. The applicant posted signs on the property on February 23, 2026. A website notice was also published to the City of Greeley website. To date, staff has received no public comment.

J. PLANNING COMMISSION RECOMMENDED MOTION (APPROVAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

K. PLANNING COMMISSION ALTERNATIVE MOTION (DENIAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

L. ATTACHMENTS:

1. Annexation Petition
2. Vicinity & Zoning Map
3. Project Narrative
4. Annexation Plat
5. Zoning Plan Set
6. Neighbor Notification Boundary Map
7. Staff Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. _____, 2026
CASE NO. ZON2024-0008

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING AGRICULTURE) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES.

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

Section 1. The zoning on the following described property located in the City of Greeley, Colorado known as West Lowell annexation is hereby placed into the H-A (Holding Agriculture) and C-D (Conservation District) 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 _____, 2026.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

APPENDIX A
ORDINANCE NO. _____, 2026
CASE NO. ZON2024-0008

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH H-A (HOLDING AGRICULTURE) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY ALONG F STREET EAST OF N. 59TH AVENUE, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 56.66 ACRES.

A parcel of land located in the South Half of Section 34, Township 6 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:
South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:
North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 56° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:
South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.



PETITION FOR ANNEXATION

West Lowell

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, "West Lowell 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.

- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- J. 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.
- K. 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.

L. Accompanying this petition is **the original annexation plat map** containing the following information:

1. A written legal description of the boundaries of the area proposed to be annexed.
2. A map showing the boundary of the area proposed to be annexed.
3. 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.
4. 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.
5. **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.

M. 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.

N. 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) Full Name	Land Owner (s) Mailing Address	Land Owner (s) Signature	Date Signed
City of Greeley, Water & Sewer Department	1001 11th Avenue, 2nd Floor Greeley, CO 80631	<i>Sam P. Chankom</i>	1/27/26

If necessary, attach a separate sheet.

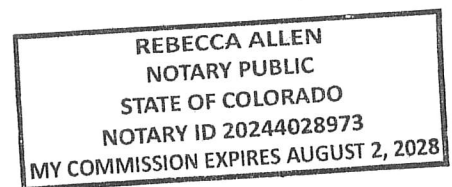
Subscribed and sworn to before me this 27 day of January, 2026, by _____.

Witness my hand and official seal.

My commission expires: August 2, 2028

Rebecca Allen

Notary Public





PETITION FOR ANNEXATION

West Lowell

Annexation

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

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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.
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- F. 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.
- G. 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.
- H. 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.
- I. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- J. 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.
- K. 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.

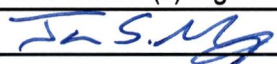
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5. **Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley** and providing for the effective date and City Clerk and Mayor attest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

M. 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.

N. 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) Full Name	Land Owner (s) Mailing Address	Land Owner (s) Signature	Date Signed
Weld County	1150 O Street		02/25/2026
Parcel # 080534400005	Greeley, CO 80631	Jason S. Maxey, Chair Pro-Tem	

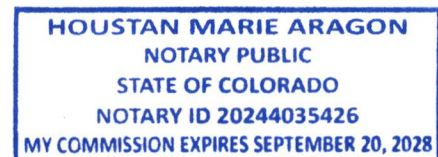
If necessary, attach a separate sheet.

Subscribed and sworn to before me this 25th day of February, 2026, by
Jason S. Maxey, Chair Pro-Tem

Witness my hand and official seal.

My commission expires: September 20, 2028

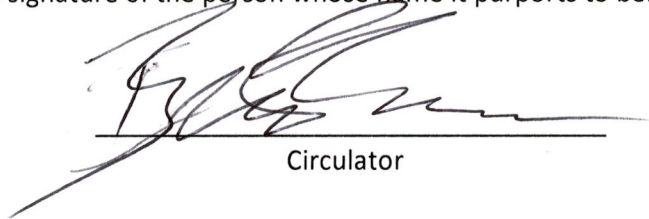
Houston Marie Aragon
Notary Public



AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Greeley, Colorado, consisting of ____ pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.


Circulator

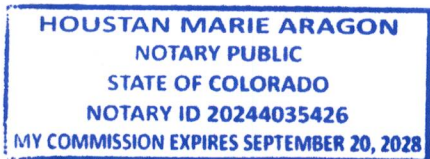
ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
COUNTY OF WELD)

The above and foregoing Affidavit of Circulator was subscribed and sworn to before me this 25th day of February, 2026.

Witness my hand and official seal.

My commission expires on: September 20, 2028



Houston Marie Aragon
Notary Public

1150 "O" Street
Address

Greeley, CO 80631

(SEAL)

EXHIBIT A

PROPERTY DESCRIPTION

Trail Right-of-Way

A strip of land being portions of Parcel One and Parcel Two as shown on that Land Survey Plat as prepared by Mr. Edward Berlier LS10855 as recorded on February 25, 1999 at Reception No. 2675598 within the records of the Weld County Clerk and Recorder, being a portion of the South Half (S1/2) of Section Thirty-four (34), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld and being more particularly described as follows;

BEGINNING at the Northeast corner of said Parcel One and assuming the East line of said Parcel One and Parcel Two as bearing South 00°15'43" East a distance of 401.95 feet, as platted, with all bearings contained herein relative thereto;

THENCE South 00°15'43" East along said East line a distance of 401.95 feet to the most Easterly and Southerly corner of said Parcel Two;

THENCE South 55°33'01" West along the Southerly line of said Parcel Two a distance of 24.18 feet;

THENCE North 00°15'43" West along a line Twenty feet (20') west of as measured at a right angle to the East line of said Parcel One and Parcel Two a distance of 343.67 feet;

THENCE North 35°17'04" West a distance of 40.17 feet to a line being Thirty feet (30') south of as measured at a right angle to and parallel with the Northerly line of said Parcel One;

Thence along said line the following Seven (7) courses;

THENCE South 78°41'36" West a distance of 309.12 feet;

THENCE South 79°54'36" West a distance of 639.26 feet;

THENCE South 75°52'36" West a distance of 109.79 feet;

THENCE South 56°23'36" West a distance of 336.20 feet;

THENCE South 57°43'36" West a distance of 96.81 feet;

THENCE South 33°08'05" West a distance of 54.66 feet;

THENCE South 39°16'05" West a distance of 132.37 feet to the West line of said Parcel One;

THENCE North 00°19'55" West along said West line a distance of 47.06 feet to the most Northerly and Westerly corner of said Parcel One;

Thence along the Northerly line of said Parcel One the following Seven (7) courses;

THENCE North 39°16'05" East a distance of 94.50 feet;

THENCE North 33°08'05" East a distance of 59.59 feet;

THENCE North 57°43'36" East a distance of 103.00 feet;

THENCE North 56°23'36" East a distance of 341.00 feet;

THENCE North 75°52'36" East a distance of 116.00 feet;

THENCE North 79°54'36" East a distance of 640.00 feet;

THENCE North 78°41'36" East a distance of 358.52 feet to the POINT OF BEGINNING.

Vicinity & Zoning Map

West Lowell Annexation & Establishment of Zoning

ANX2024-0005 & ZON2024-0008

Planning Commission March 10, 2026



WEST LOWELL - ANNEXATION NARRATIVE

INTRODUCTION

There are three (3) properties owned by the City of Greeley that will be annexed and zoned. The edge of the westernmost property ("Middle" property) is approximately 1,900 feet east of 59th Avenue, straddles F Street, and contains 22.33 acres. The other properties are north ("North" property) and south ("South" property) of F Street and are adjacent to the Middle property on the west sides, and contain 11.06 acres and 18.87 acres, respectively.

EXISTING DEVELOPMENT

The North and Middle properties are vacant. The South property on the south side of F Street is addressed as 5212 F Street and has a house, sheds, and shop building.

The Middle property is bounded by the Poudre Trail and private property with past mining operation on the north, the North property to the east, vacant City of Greeley property zoned Conservation District (C-D) on the north side of F Street and a large lot residential property south of F Street zoned Agriculture in Weld County on the west, and residential lots and detention pond in the Kelly Farm Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south.

The North property is bounded by the Poudre Trail and private property with past mining operation on the north, the Poudre Trail and Rover Run Dog Park on the east, F Street on the south, and the Middle property to the west.

The South property is bounded by large lot residential properties zoned Agriculture in Weld County to the north and east, residential lots and detention pond in the Weber West Subdivision within the City of Greeley limits zoned Residential Low (R-L) to the south, and the Middle property on the west.

UTILITIES

There is a sewer trunk line crossing the two properties north of F Street, and a sanitary sewer main crossing the 5212 F Street property from N. 50th Avenue Place. There are no City-owned water lines or storm collection system on these properties. An overhead power line is located on the north side of F Street. It's not apparent which water district services the properties with potable water.

The Greeley No. 3 Ditch crosses the property. The detention pond in Coyote Run Park to the south outlets onto the 5212 F Street property and into the Greeley No. 3 Ditch.

ZONING

The properties are currently zoned A-Agriculture in Weld County. There are no immediate plans to develop the property, so the requested zoning is Holding Agriculture (H-A).

FUTURE DEVELOPMENT

It is not known what types of buildings, if any, will be constructed on this property in the future. Nor is timing of any future development known.

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

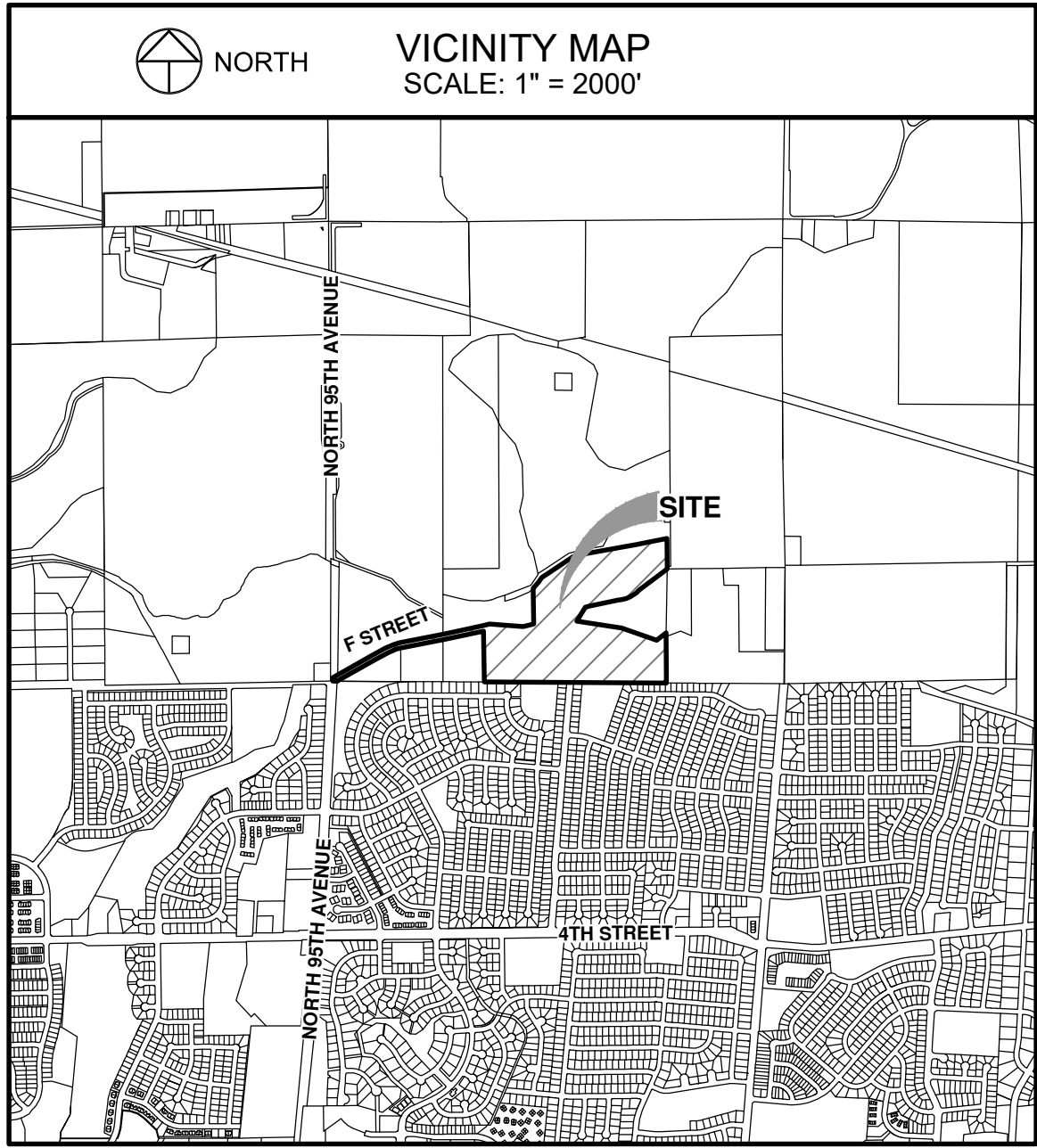
THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.



ANNEXATION

TOTAL PERIMETER..... 12,686.50'
CONTIGUOUS BOUNDARY..... 3,874.36'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2,114.42'
TOTAL LAND AREA OF ANNEXATION.....2,468,268 SQ. FT.
RIGHT-OF-WAY TO BE ANNEXED.....252,994 SQ. FT.

DENOTES CONTIGUOUS CITY BOUNDARY

SURVEYOR'S NOTES:

- The lineal unit of measure for this survey is U.S. Survey Feet.
- Benchmarks: Greeley GIS Reference No. 93, published elevation 4646.87' (NAVD88)
Greeley GIS Reference No. 111, published elevation 4791.11' (NAVD88)
- The Basis of Bearings is the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East (assumed bearing), with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670.
- EPS Group relied upon Commitment No. 5525-4320501, effective date of November 03, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320499, effective date of October 29, 2025, prepared by First American Title Insurance Company AND Commitment No. 5525-4320508, effective date of November 03, 2025, prepared by First American Title Insurance Company AND FCC25217148-2, effective date of October 15, 2025, prepared by Old Republic National Title Insurance Company.
- Existing Zoning: Weld County - Agriculture (A)
Proposed Zoning: City of Greeley - Holding-Agriculture (H-A) & Conservation District (CD)
- Adjacent property owner information per the Weld County Property Portal.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- The word "State", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This map is prepared exclusively for Annexation & Initial Zoning purposes and is not to be used for any other purpose and should not be construed as a monumented land survey as defined by the State of Colorado.

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition 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 (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date
Witness my hand and seal this ____ day of _____, A.D. ____.

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)

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

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

PLANNING COMMISSION RECOMMENDATION

Recommended / not 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 ____.

CITY OF GREELEY MAYOR:

City of Greeley Mayor Date

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ANNEXATION DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

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
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
34
TOWNSHIP:
6
RANGE:
66

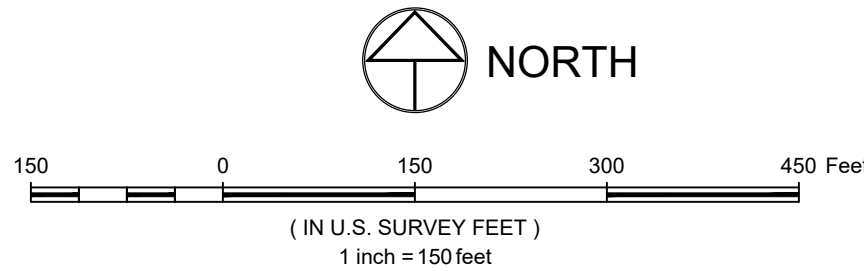
DATE:
11/20/25
SCALE:
AS SHOWN
PROJECT:
24-0168
CLIENT:
CITY OF GREELEY
DRAWN BY:
T. HELGERSON
REVIEWED BY:
HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
1
Of 5 Sheets

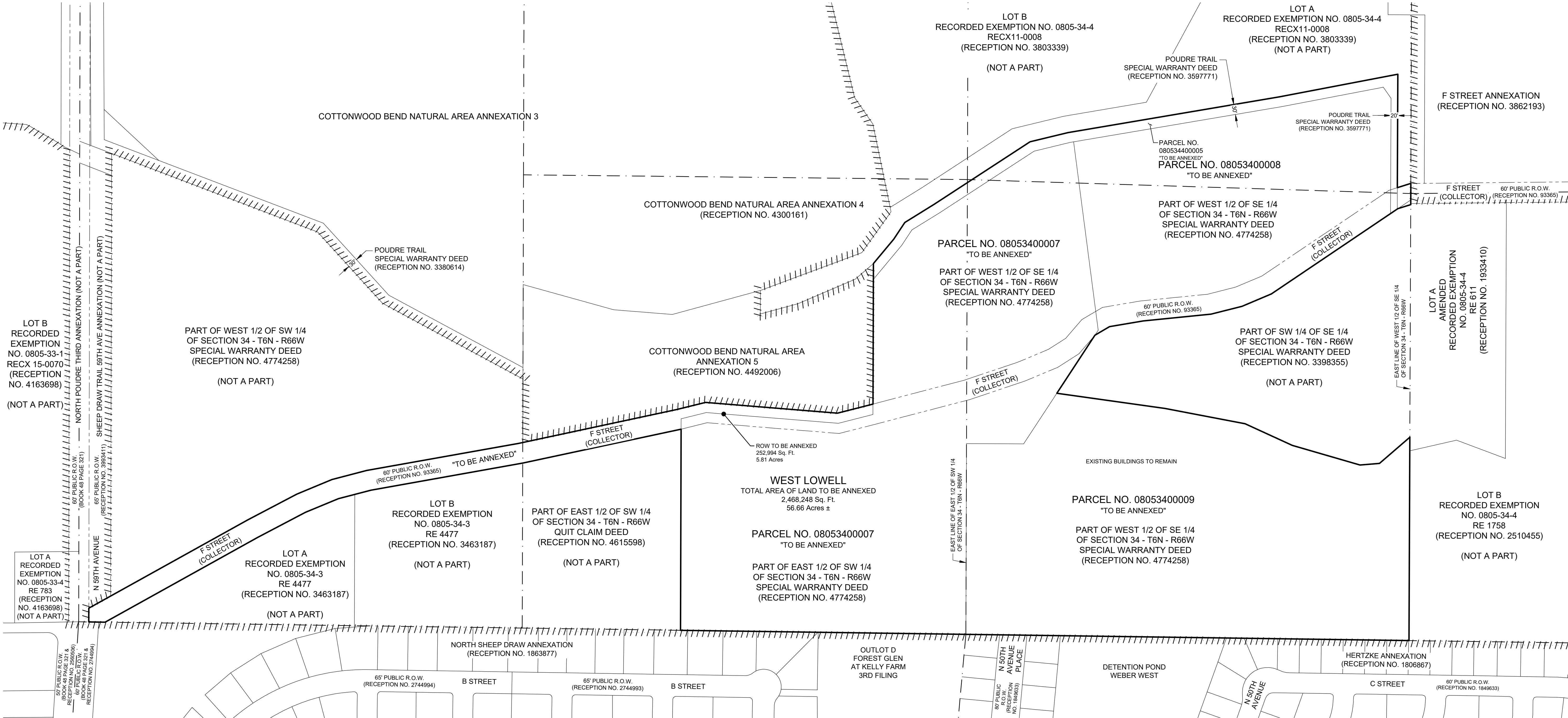
ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

PRELIMINARY
11/20/25
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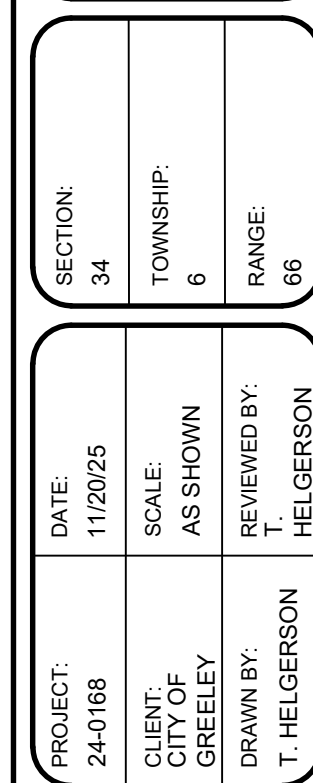
SECTION: 34	TOWNSHIP: 6	RANGE: 66
PROJECT: 24-0168	DATE: 11/20/25	SCALE: AS SHOWN
CLIENT: CITY OF GREELEY	DRAWN BY: T. HELGERSON	REVIEWED BY: HELGERSON

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ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
2
Of 5 Sheets

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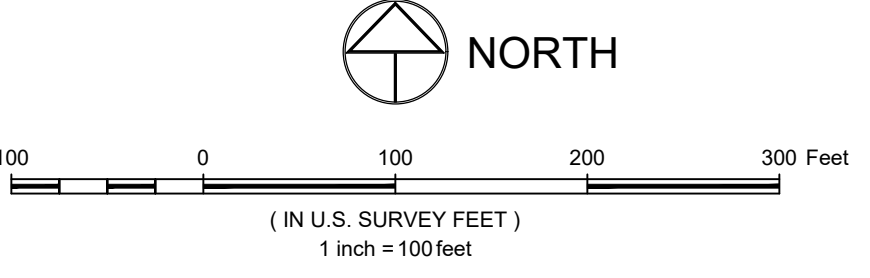
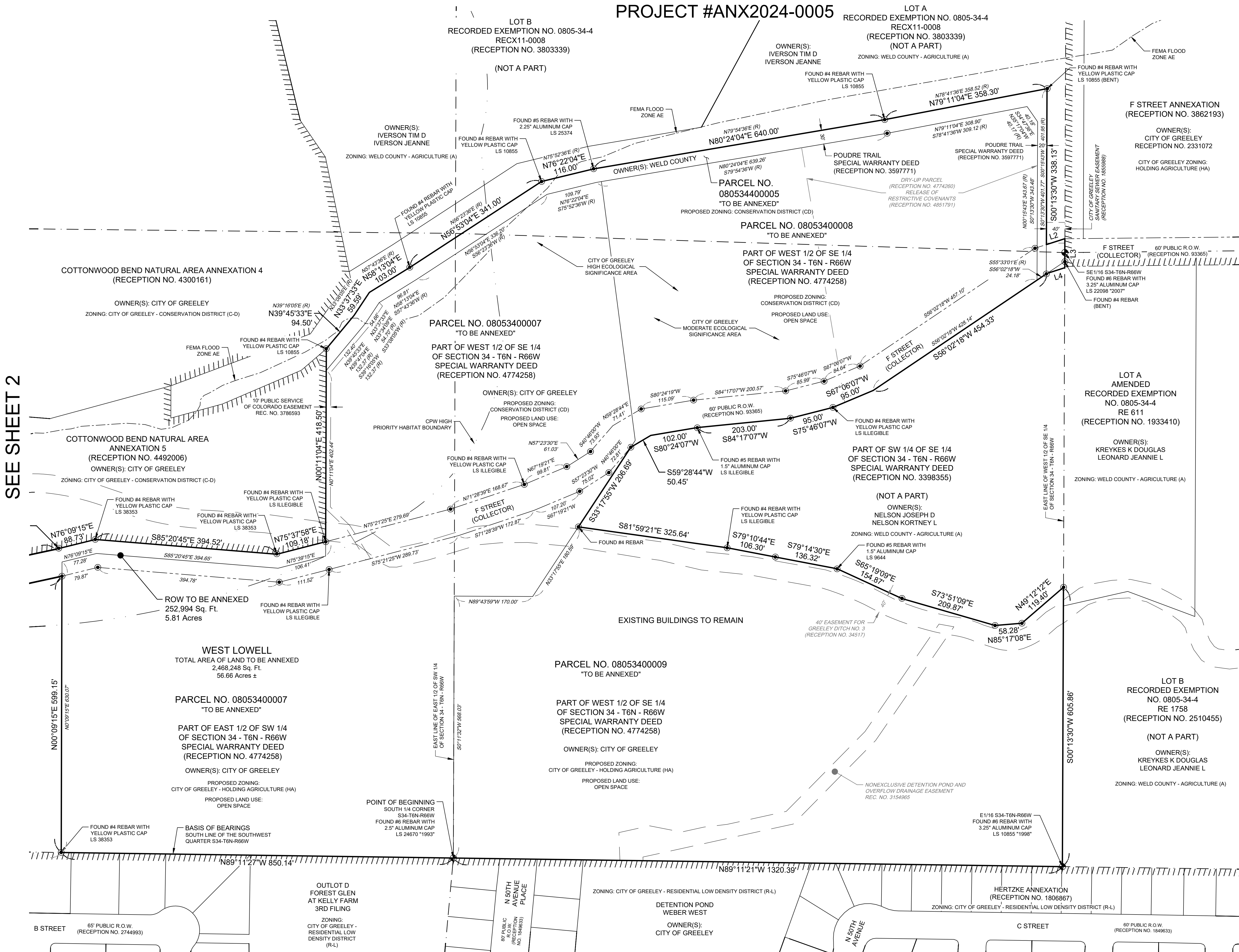
EPS GROUP
970.221.4158 epsgroupinc.com
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PRELIMINARY
11/20/25
FOR REVIEW ONLY

ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ANNEXATION MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

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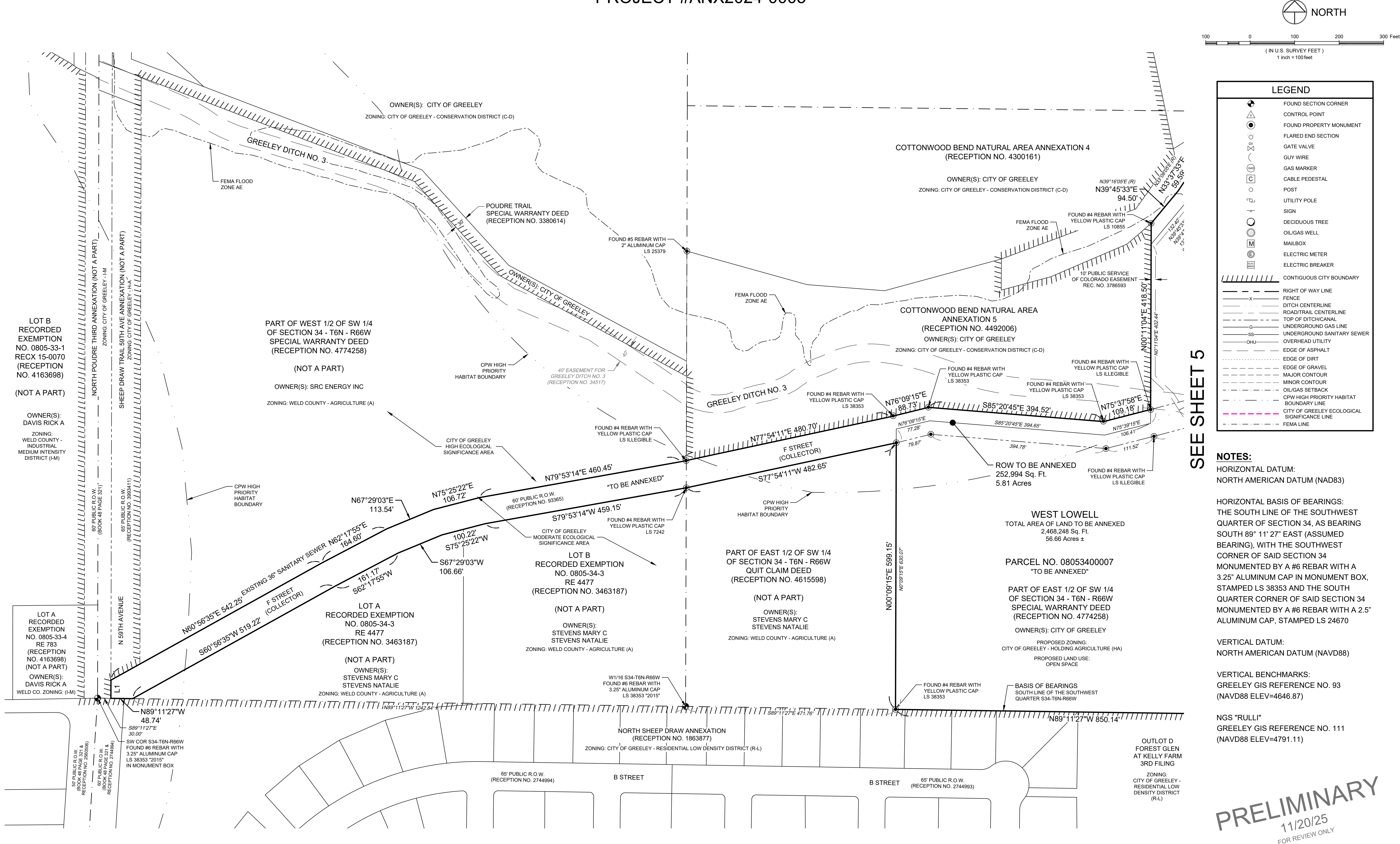
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SECTION:	34
TOWNSHIP:	6
RANGE:	66
DATE:	11/20/25
PROJECT:	24-0168
CLIENT:	CITY OF GREELEY
SCALE:	AS SHOWN
REVIEWED BY:	T. HELGERSON



ANNEXATION MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
	FENCE
	DITCH CENTERLINE
	ROAD/TRAIL CENTERLINE
	TOP OF DITCH/CANAL
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
	OIL/GAS SETBACK
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS BEARING SOUTH 89° 11' 27" EAST (ASSUMED BEARING), WITH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX, STAMPED LS 38353 AND THE SOUTH QUARTER CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

PRELIMINARY
11/20/25
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DATE:
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PROJECT:
24-0168

TOWNSHIP:
6

SCALE:
AS SHOWN

CLIENT:
CITY OF GREELEY

RANGE:
66

REVIEWED BY:
T. HELGERSON

DRAWN BY:
T. HELGERSON

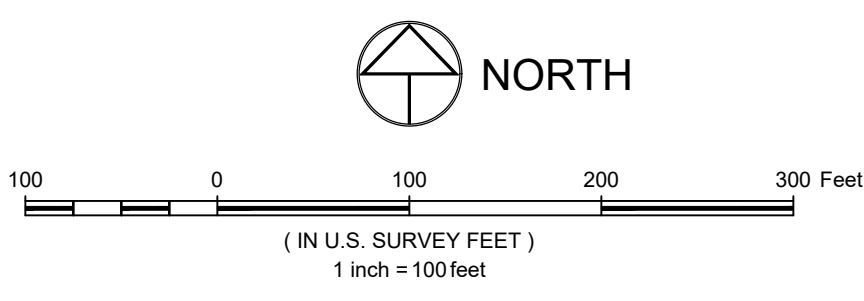
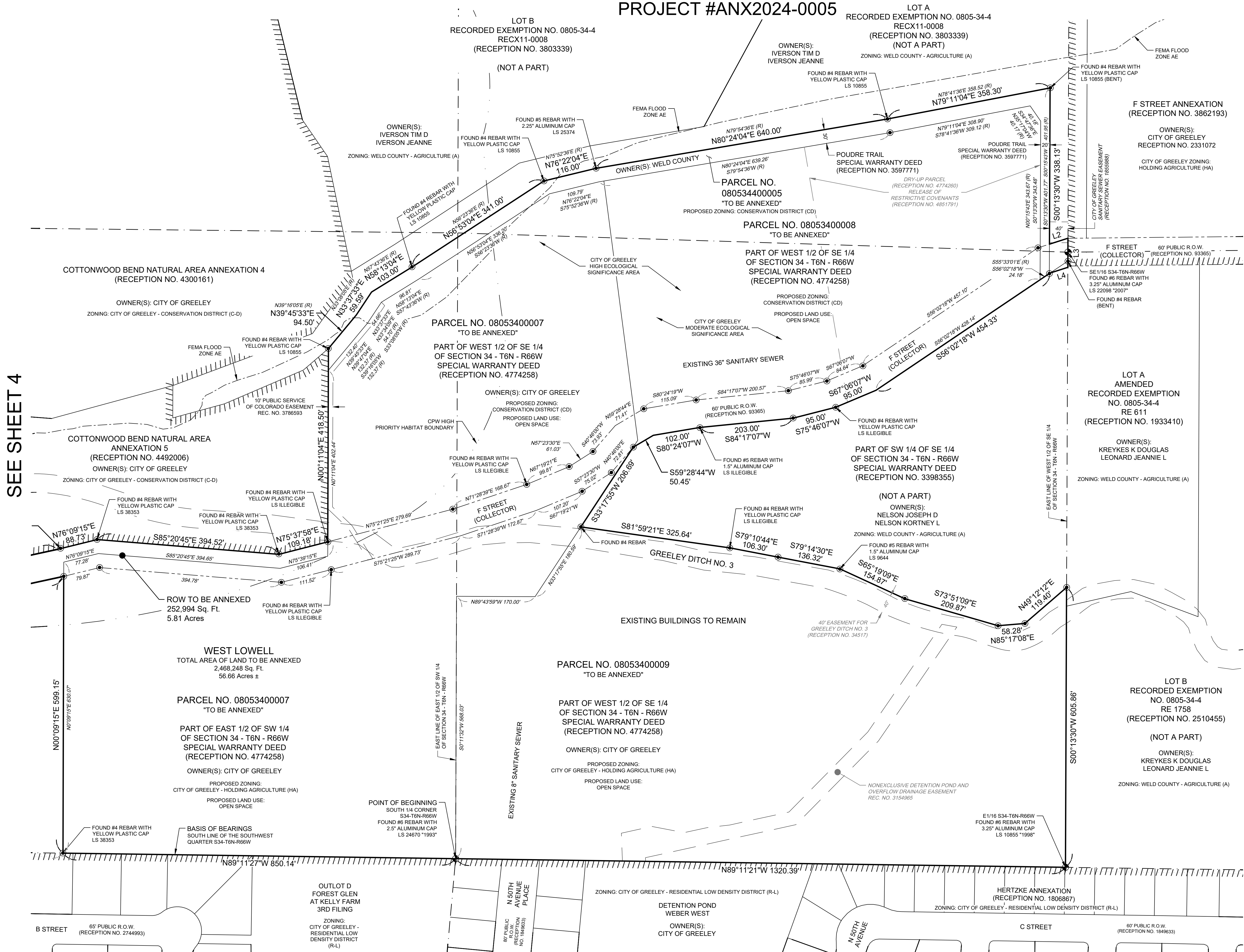
SITE ANALYSIS MAP OF
WEST LOWELL

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
5

Of 5 Sheets

SITE ANALYSIS MAP OF
WEST LOWELL
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
PROJECT #ANX2024-0005



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
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VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
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NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

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SECTION:	34	TOWNSHIP:	6	RANGE:	66
DATE:	11/20/25	SCALE:	AS SHOWN	REVIEWED BY:	HELGERSON
PROJECT:	24-0168	CLIENT:	CITY OF GREELEY	DRAWN BY:	T. HELGERSON

SITE ANALYSIS MAP OF
WEST LOWELL
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Sheet
6
Of 5 Sheets

WEST LOWELL PROPERTY INITIAL ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

56.66 ACRES

PROJECT #ZON2024-0008

PROPERTY DESCRIPTION:

A parcel of land located in the South Half of Section 34, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Considering the south line of the Southwest Quarter of Section 34, as bearing South 89° 11' 27" East, with the Southwest corner of said Section 34 monumented by a #6 rebar with a 3.25" aluminum cap in monument box, stamped LS 38353 and the South Quarter corner of said Section 34 monumented by a #6 rebar with a 2.5" aluminum cap, stamped LS 24670 and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34;

THENCE North 89° 11' 27" West, along said south line of the Southwest Quarter of Section 23, a distance of 850.14 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 09' 15" East, along said west line, a distance of 599.15 feet;

THENCE along said south line the following 6 courses and distances:

South 77° 54' 11" West, a distance of 482.65 feet;

THENCE South 79° 53' 14" West, a distance of 459.15 feet;

THENCE South 75° 25' 22" West, a distance of 100.22 feet;

THENCE South 67° 29' 03" West, a distance of 106.66 feet;

THENCE South 62° 17' 55" West, a distance of 161.17 feet;

THENCE South 60° 56' 35" West, a distance of 519.22 feet to said south line of the Southwest Quarter;

THENCE North 89° 11' 27" West, along said south line, a distance of 48.74 feet;

THENCE North 00° 07' 31" East, departing said south line, a distance of 40.92 feet to the north right-of-way line of F Street;

THENCE along said north line the following 9 courses and distances:

North 60° 56' 35" East, a distance of 542.25 feet;

THENCE North 62° 17' 55" East, a distance of 164.60 feet;

THENCE North 67° 29' 03" East, a distance of 113.54 feet;

THENCE North 75° 25' 22" East, a distance of 106.72 feet;

THENCE North 79° 53' 14" East, a distance of 460.45 feet;

THENCE North 77° 54' 11" East, a distance of 480.70 feet;

THENCE North 76° 09' 15" East, a distance of 88.73 feet;

THENCE South 85° 20' 45" East, a distance of 394.52 feet;

THENCE North 75° 37' 58" East, a distance of 109.18 feet to the west line of that tract of land recorded at Reception No. 4774258;

THENCE North 00° 11' 04" East, along said west line, a distance of 418.50 feet;

THENCE along said southerly line the following 10 courses and distances:

North 39° 45' 33" East, a distance of 94.50 feet;

THENCE North 33° 37' 33" East, a distance of 59.59 feet;

THENCE North 58° 13' 04" East, a distance of 103.00 feet;

THENCE North 56° 53' 04" East, a distance of 341.00 feet;

THENCE North 76° 22' 04" East, a distance of 116.00 feet;

THENCE North 80° 24' 04" East, a distance of 640.00 feet;

THENCE North 79° 11' 04" East, a distance of 358.30 feet;

THENCE South 00° 13' 30" West, a distance of 338.13 feet;

THENCE North 72° 19' 02" East, departing said southerly line, a distance of 42.04 feet;

THENCE South 00° 13' 30" West, a distance of 63.05 feet to the south right-of-way line of F Street;

THENCE along said south line the following 6 courses and distances:

South 72° 19' 02" West, a distance of 40.28 feet;

THENCE South 56° 02' 18" West, a distance of 454.33 feet;

THENCE South 67° 06' 07" West, a distance of 95.00 feet;

THENCE South 75° 46' 07" West, a distance of 95.00 feet;

THENCE South 84° 17' 07" West, a distance of 203.00 feet;

THENCE South 80° 24' 07" West, a distance of 102.00 feet;

THENCE South 59° 28' 44" West, a distance of 50.45 feet;

THENCE South 33° 17' 55" West, departing said south line, a distance of 206.69 feet to the northerly line of that tract of land recorded at Reception No. 4774258;

THENCE along said northerly line the following 7 courses and distances:

South 81° 59' 21" East, a distance of 325.64 feet;

THENCE South 79° 10' 44" East, a distance of 106.30 feet;

THENCE South 79° 14' 30" East, a distance of 136.32 feet;

THENCE South 65° 19' 09" East, a distance of 154.87 feet;

THENCE South 73° 51' 09" East, a distance of 209.87 feet;

THENCE North 85° 17' 08" East, a distance of 58.28 feet;

THENCE North 49° 12' 12" East, a distance of 119.40 feet to the east line of said tract;

THENCE South 00° 13' 30" West, along said east line, a distance of 605.86 feet to the south line of the Southeast Quarter of Section 34;

THENCE North 89° 11' 21" West, along said south line, a distance of 1320.39 feet to the POINT OF BEGINNING.

Containing 56.66 acres (2,468,248 square feet) more or less, and may be subject to easements and right-of-ways now on record or existing.

ZONING SUMMARY				
Existing Zoning	Proposed Zoning	Area (SF)	Area (AC)	
Agriculture	Conservation District (CD)	820,022	18.83	33.2%
Agriculture	Holding Agriculture (H-A)	1,395,232	32.03	56.5%
Right-of-Way	Right-of-Way	252,994	5.81	10.2%
TOTALS		2,468,248	56.66	100.0%

OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (West Lowell Property), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition 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 (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date

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

STATE OF COLORADO)

CITY OF GREELEY)

WELD COUNTY)

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

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

UTILITY CONTACT LIST: *

UTILITY COMPANY			
GAS-----	Atmos Energy-----	Jerry Adams	(970) 304-2075
ELECTRIC-----	Xcel Energy - Transmission-----	Shayla Montano	(970) 395-1270
ELECTRIC-----	Xcel Energy - Distribution-----	Jeremy Rachak	(970) 622-2906
CABLE-----	Comcast-----	John Hamburg	(970) 336-6013
TELECOM-----	Lumen-----	Nicole Trupp	(970) 689-6550
WATER-----	City of Greeley-----	Derek Hannon	(970) 336-4120
SEWER-----	City of Greeley-----	Derek Hannon	(970) 336-4120
STORMWATER-----	City of Greeley Public Works-----	Brain Hathaway	(970) 350-9801

* This list is provided as a courtesy reference only. EPS Group, Inc. assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ZONED BY THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ZONING MAP IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

PRELIMINARY

11/20/25

FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

OWNER

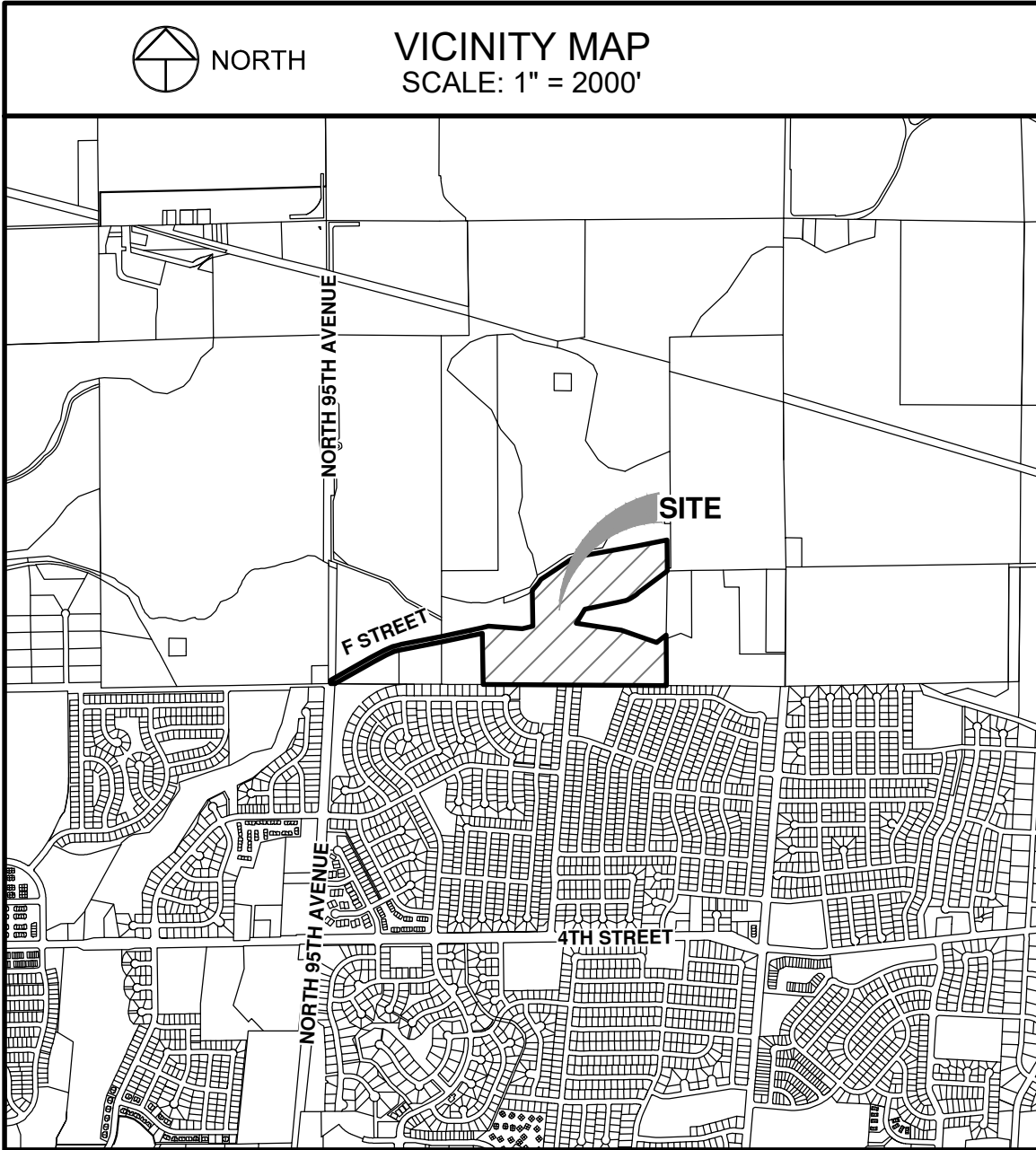
City of Greeley
Water & Sewer Department
1011 11th Avenue, 2nd Floor
Greeley, Colorado 80631
(970) 350-9814

APPLICANT

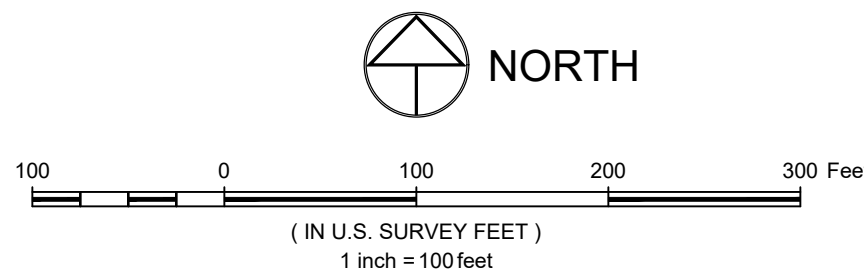
EPS Group, Inc.
Melanie Foslien
820 8th Street
Greeley, Colorado 80631
(970) 488-1102

SITE SURVEYOR

EPS Group, Inc.
Tharen Helgerson, PLS #38882
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
56.66 ACRES
PROJECT #ZON2024-0008



LEGEND	
	FOUND SECTION CORNER
	CONTROL POINT
	FOUND PROPERTY MONUMENT
	FLARED END SECTION
	GATE VALVE
	GUY WIRE
	GAS MARKER
	CABLE PEDESTAL
	POST
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	OIL/GAS WELL
	MAILBOX
	ELECTRIC METER
	ELECTRIC BREAKER
	CONTIGUOUS CITY BOUNDARY
	RIGHT OF WAY LINE
	FENCE
	DITCH CENTERLINE
	ROAD/TRAIL CENTERLINE
	TOP OF DITCH/CANAL
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER
	OVERHEAD UTILITY
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	MAJOR CONTOUR
	MINOR CONTOUR
	OIL/GAS SETBACK
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE

NOTES:
HORIZONTAL DATUM:
NORTH AMERICAN DATUM (NAD83)

HORIZONTAL BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AS BEARING SOUTH 89° 11' 27" EAST (ASSUMED BEARING), WITH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP IN MONUMENT BOX, STAMPED LS 38353 AND THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34 MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 24670

VERTICAL DATUM:
NORTH AMERICAN DATUM (NAVD88)

VERTICAL BENCHMARKS:
GREELEY GIS REFERENCE NO. 93 (NAVD88 ELEV=4646.87)

NGS "RULLI"
GREELEY GIS REFERENCE NO. 111 (NAVD88 ELEV=4791.11)

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.

WEST LOWELL PROPERTY INITIAL ZONING

GREELEY, WELD COUNTY, COLORADO

Sheet
2
Of 5 Sheets

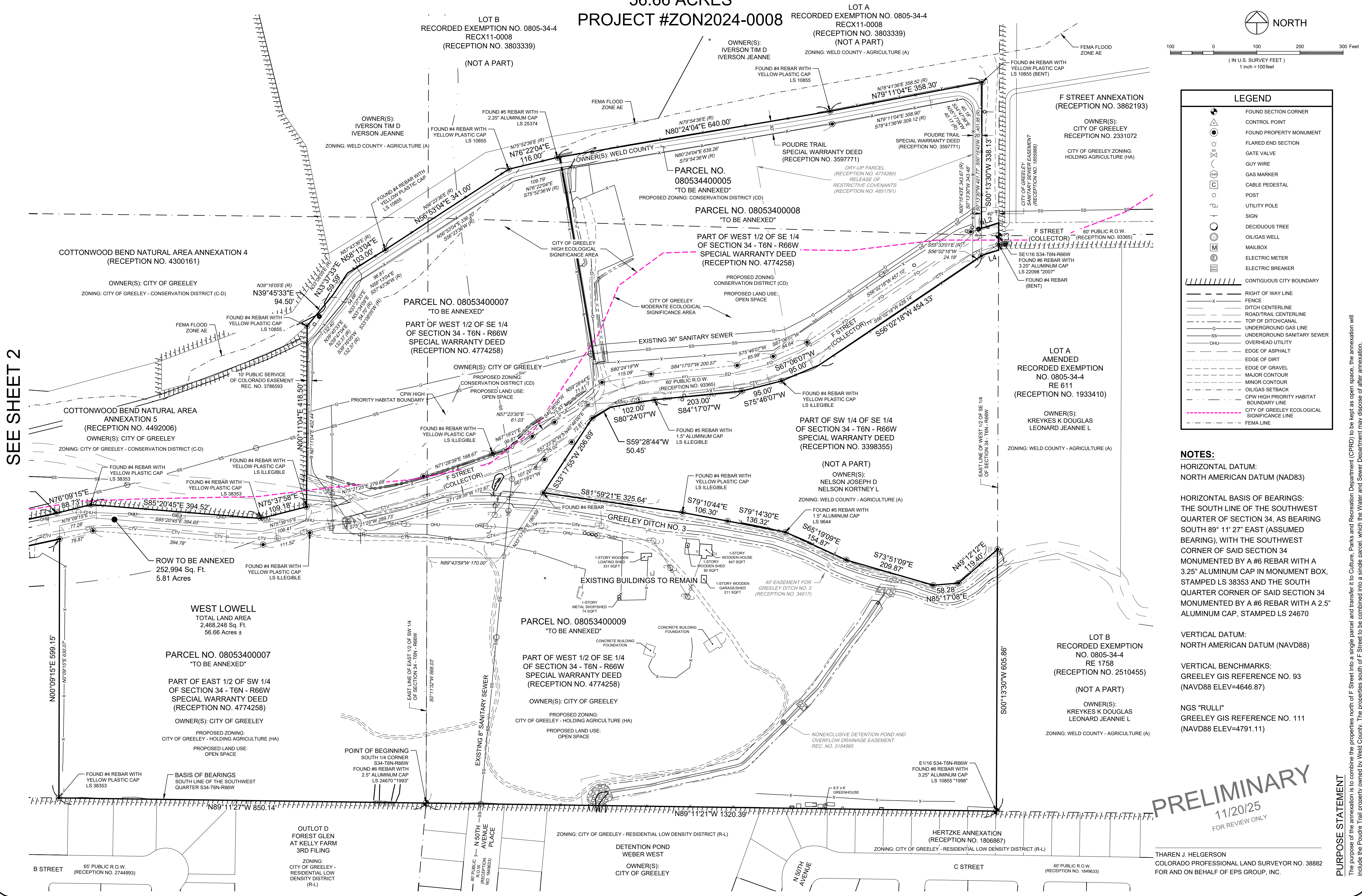
SECTION: 34
TOWNSHIP: 6 NORTH
RANGE: 66 WEST OF 6TH PM

PROJECT: 24-0168
CLIENT: CITY OF GREELEY
DATE: 11/20/25
SCALE: AS SHOWN
REVIEWED BY: T. HELGERSON
DRAWN BY: T. HELGERSON

EPS GROUP
ARIZONA | COLORADO

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
56.66 ACRES
PROJECT #ZON2024-0008



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SECTION:	34
DATE:	11/20/25
PROJECT:	24-0168
CLIENT:	CITY OF GREELEY
TOWNSHIP:	6 NORTH
SCALE:	AS SHOWN
REVIEWED BY:	T. HELGERSON
RANGE:	66 WEST OF 6TH PW



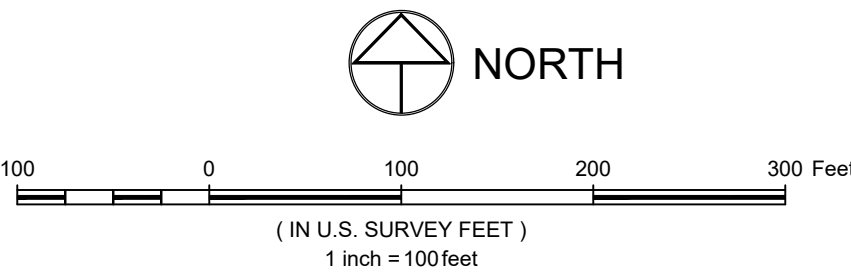
WEST LOWELL PROPERTY INITIAL ZONING
GREELEY, WELD COUNTY, COLORADO

WEST LOWELL PROPERTY INITIAL ZONING

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

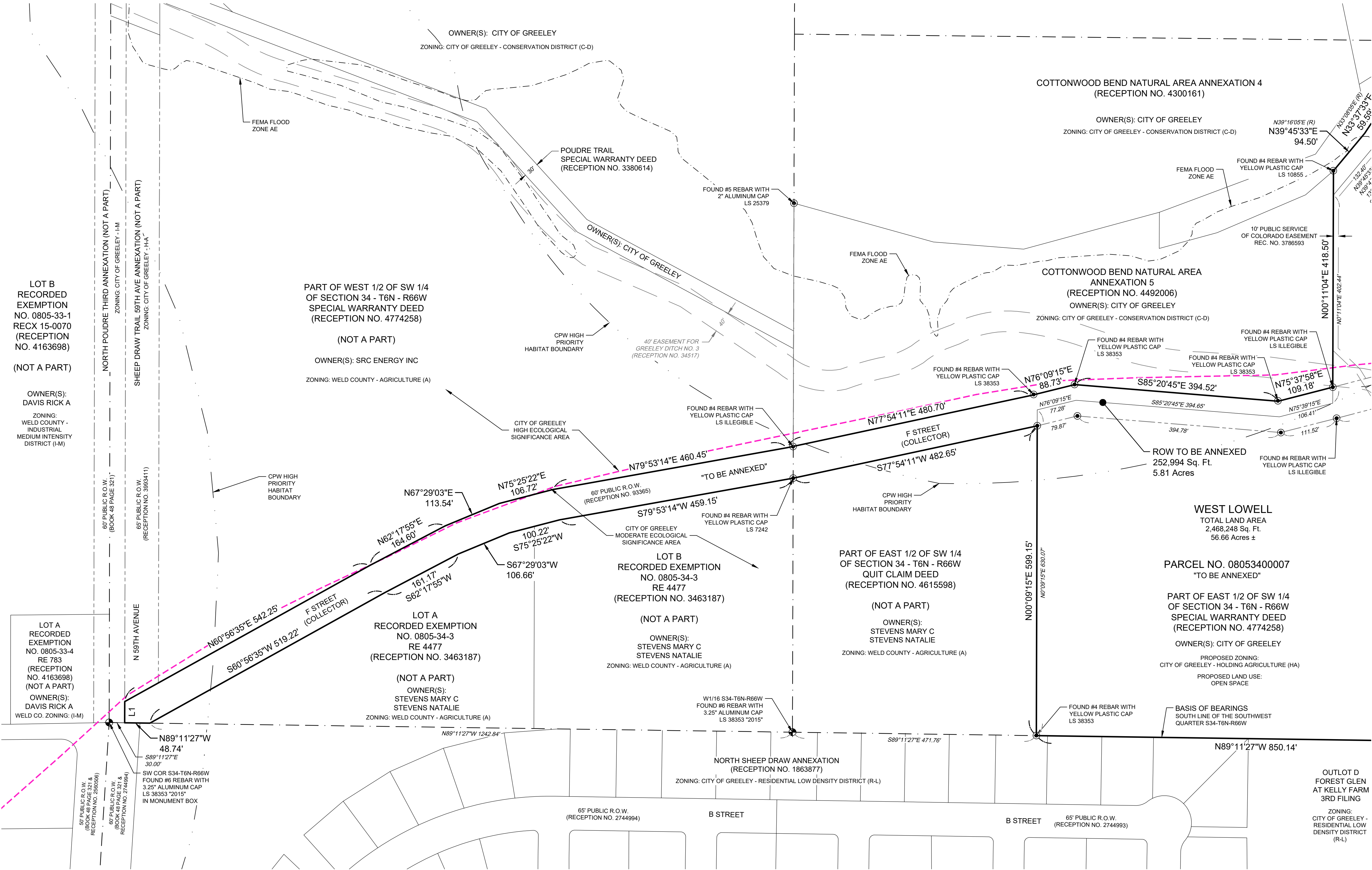
56.66 ACRES
PROJECT #ZON2024-0008

ZONING SUMMARY				
Existing Zoning	Proposed Zoning	Area (SF)	Area (AC)	
Agriculture	Conservation District (CD)	820,022	18.83	33.2%
Agriculture	Holding Agriculture (H-A)	1,395,232	32.03	56.5%
Right-of-Way	Right-of-Way	252,994	5.81	10.2%
TOTALS		2,468,248	56.66	100.0%



LINE TABLE		
Line #	Direction	Length
L1	N0°07'31"E	40.92'
L2	N72°19'02"E	42.04'
L3	S0°13'30"W	63.05'
L4	S72°19'02"W	40.28'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION LINE
	CPW HIGH PRIORITY HABITAT BOUNDARY LINE
	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
	FEMA LINE
	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED



SEE SHEET 5

PRELIMINARY
11/20/25
FOR REVIEW ONLY

PURPOSE STATEMENT

The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.

WEST LOWELL PROPERTY INITIAL ZONING

Sheet
4

Of 5 Sheets

SECTION:	34
TOWNSHIP:	6 NORTH
RANGE:	66 WEST OF 6TH PW
DATE:	11/20/25
PROJECT:	24-0168
CLIENT:	CITY OF GREELEY
SCALE:	AS SHOWN
REVIEWED BY:	T. HELGERSON
DRAWN BY:	T. HELGERSON

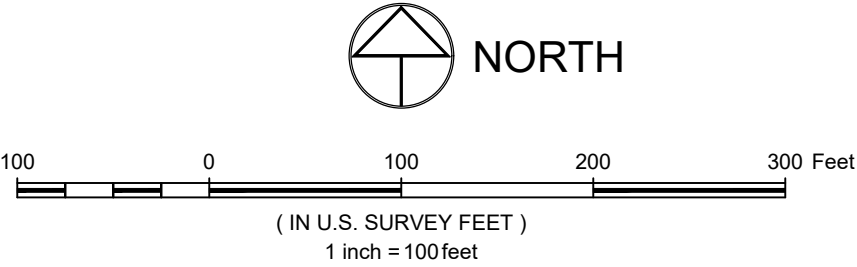
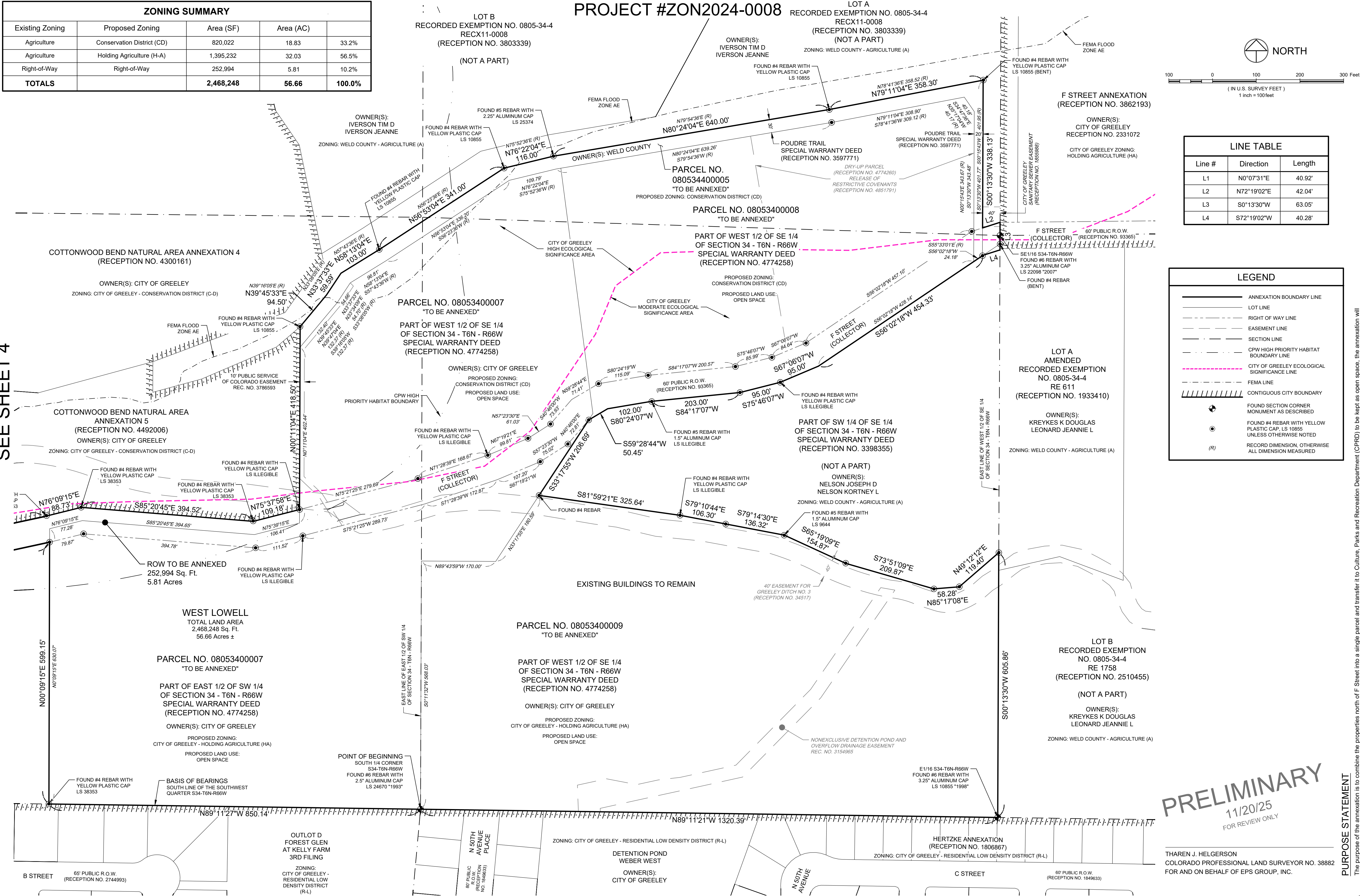


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THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

WEST LOWELL PROPERTY INITIAL ZONING
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
56.66 ACRES
PROJECT #ZON2024-0008

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LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
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	CITY OF GREELEY ECOLOGICAL SIGNIFICANCE LINE
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	CONTIGUOUS CITY BOUNDARY
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 10855 UNLESS OTHERWISE NOTED
	RECORD DIMENSION, OTHERWISE ALL DIMENSION MEASURED

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SECTION:	34
TOWNSHIP:	6 NORTH
RANGE:	66 WEST OF 6TH PW
DATE:	11/20/25
SCALE:	AS SHOWN
REVIEWED BY:	T. HELGERSON



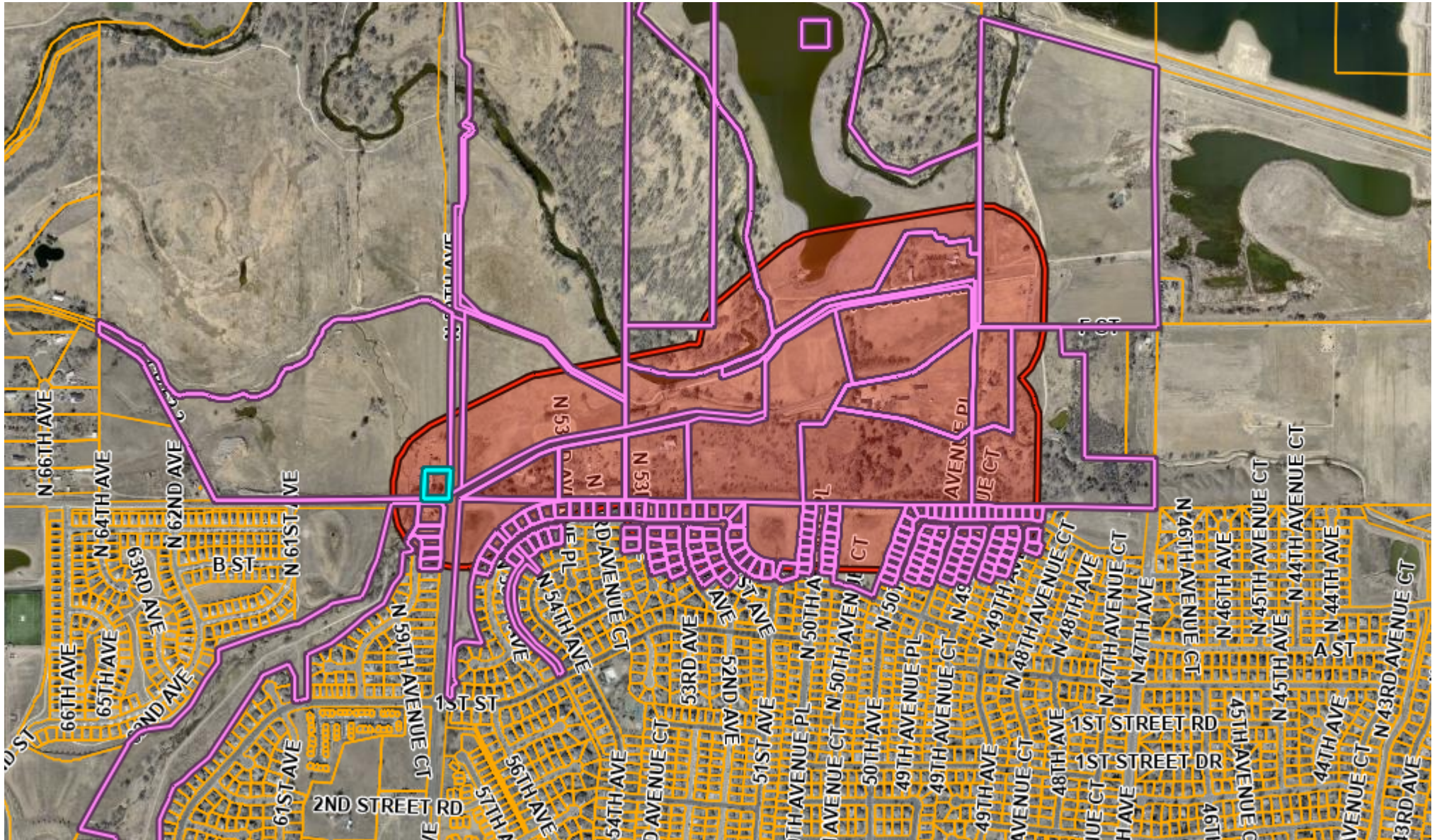
WEST LOWELL PROPERTY INITIAL ZONING
GREELEY, WELD COUNTY, COLORADO

PURPOSE STATEMENT
The purpose of the annexation is to combine the properties north of F Street into a single parcel and transfer it to Culture, Parks and Recreation Department (CPRD) to be kept as open space, the annexation will include the Poudre Trail property owned by Weld County. The properties south of F Street to be combined into a single parcel, which the Water and Sewer Department may dispose of after annexation.

PRELIMINARY
11/20/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38862
FOR AND ON BEHALF OF EPS GROUP, INC.

Neighborhood Notification Boundary Map



Scale: 1:12235

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.

NOTES

WEST LOWELL ANNEXATION

SUB 2025-0020

2-26-26

DEAR MR. FRANK,

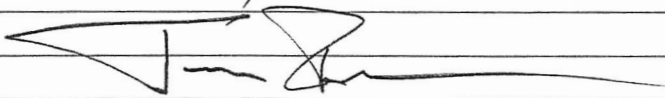
THANK YOU FOR PROVIDING THE COPIES OF THE LOWELL ANNEX PLANS.

THE GREELEY TRIB 2-20-26 PUBLIC NOTICE SECTION REFERS TO EXHIBIT A (ORDINANCE NO. 3, 2026). DOES THIS REFER TO THE LOWELL ANNEX OR THE AREA AROUND IT?

THE MAP, A NUB (PORTION OF LAND) ON F STREET IS ON OUR PROPERTY ALONG WITH A PORTION OF THE POUDRE TRAIL. DO YOU (GREELEY) OR/AND THE POUDRE TRAIL HAVE SIGNED EASEMENTS TO INCLUDE THIS 'NUB'?

THE ANNEX PLANS FROM THE FURTHEST N.E. POINT TO N.W. POINT BORDER OUR LAND. WE REQUEST SECURITY FENCING SIMILAR TO THAT AT ROVER RUN DOG PARK TO PREVENT TRASPASS AND OTHER SERIOUS INFRACTIONS, EX-BREAKING AND ENTERING. 400' SHOULD ALSO INCLUDE PRIVACY SLATS FOR OBVIOUS REASONS. THANK YOU FOR YOUR CONCERN.

RESPECTFULLY,

A handwritten signature in black ink, appearing to be a stylized 'J' followed by a long horizontal line.



West Lowell Annexation & Zoning Establishment ANX2024-0005 & ZON2024-0008

Michael Franke, AICP, Planner III

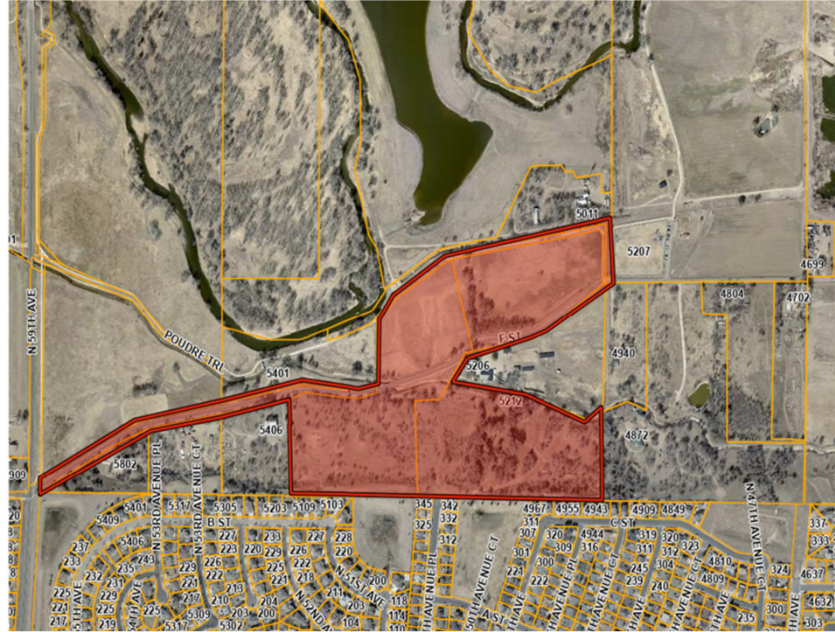
Michael.franke@greeleygov.com (970) 350-9782

Planning Commission – March 10, 2026



Community Vitality

Agenda

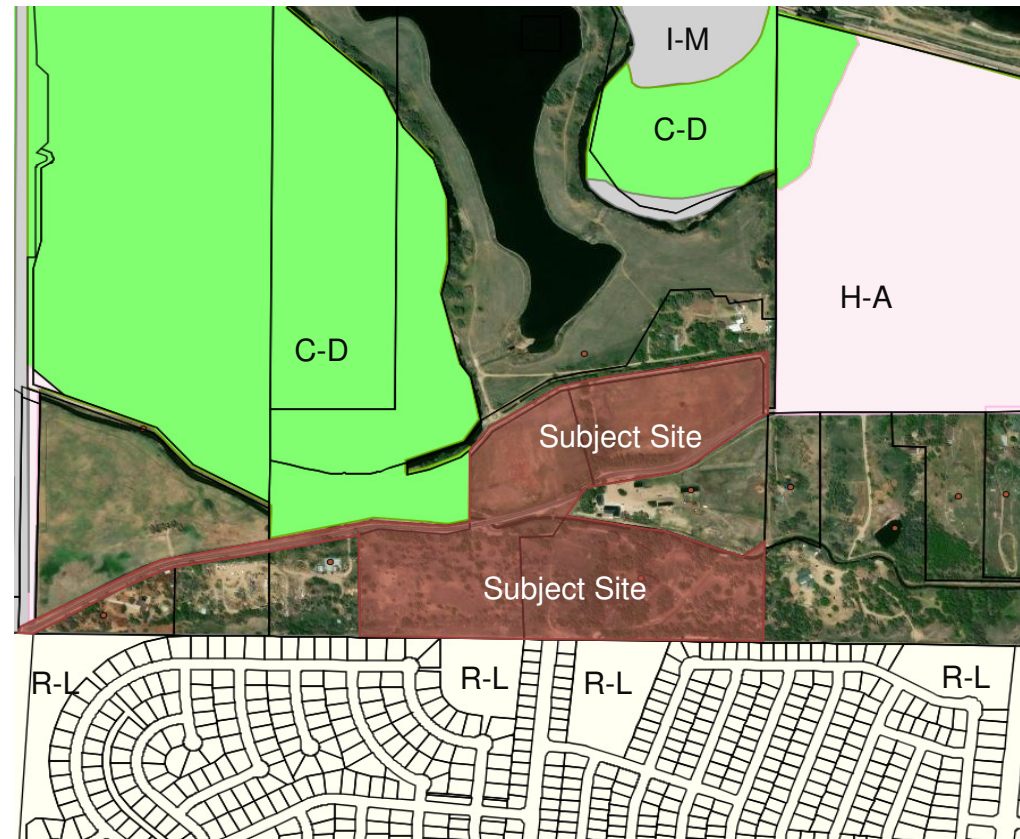


- **Request:**
 - Request to annex a total of 56.66 acres of land – ANX2024-0005
 - Request to establish zoning as H-A (Holding Agriculture) and C-D (Conservation District) – ZON2024-0008
- **Background:**
 - Parcel is currently undeveloped & zoned in unincorporated Weld County as AG (Agriculture).
- **Planning Commission Recommendation**

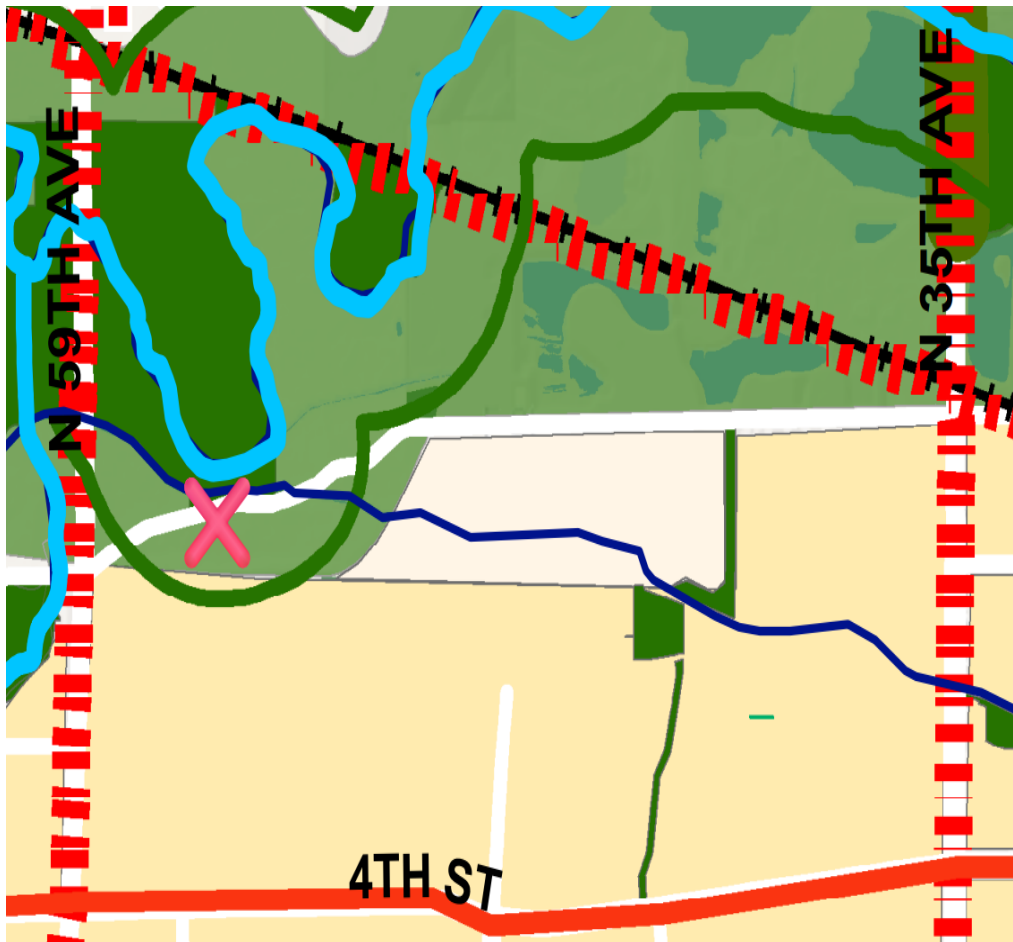
Annexation Location



- Along F Street east of N. 59th Avenue
- Surrounding Zoning:
 - North: C-D (Conservation District – City); AG (Agriculture - County).
 - South: AG (Agriculture – County) and R-L (Residential Low Density - City)
 - East: AG (Agriculture - County) and H-A (Holding Agriculture – City)
 - West: AG (Agriculture - County) and I-M (Industrial Medium Intensity – City)



Annexation Considerations



Greeley Comprehensive Plan

- Riparian Land
- City Owned Natural Areas
- Rural

- Identifies the land shall be used for natural area/open space, however, does not prohibit City related initiatives and activity to advance health, safety, and welfare.
- Existing conditions to remain for foreseeable future once annexed.

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 147 notice letters sent to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended (Approval)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Motions

Alternative (Denial)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends denial of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

Thank you



Review Criteria



Annexation Review Criteria

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

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

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

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern.

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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District.

Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. 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.

This request complies with this criterion.

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

There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. 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.

Review Criteria



Zoning Review Criteria

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

The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riparian Land and Rural Neighborhood.

The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

The request complies with this criterion.

2.	The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.
----	--

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

5. **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

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.**

The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

- | | |
|----|---|
| 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. |
| | <p>As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.</p> <p><i>The request complies with this criterion.</i></p> |
| 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. |
| | <p>There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.</p> <p><i>The request complies with this criterion.</i></p> |
| 9. | The recommendations of professional staff or advisory review bodies.
City staff recommends approval of this establishment of zoning request. |

PLANNING COMMISSION SUMMARY

ITEM: Public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area

FILE NUMBER: CU2026-0002

PROJECT: Code Amendment: West Greeley GID Inclusion Area

APPLICANT: City of Greeley, Community Development Department

CASE PLANNER: Caleb Jackson, AICP | Interim Planning Manager

PLANNING COMMISSION HEARING DATE: March 10, 2026

PLANNING COMMISSION FUNCTION:

Review the proposed code amendment for compliance with Section 24-211.b of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley is considering a code amendment to revise the inclusion area for the West Greeley GID which is intended to provide infrastructure supporting development in western Greeley. The code amendment is intended to add property into the inclusion area that may annex into Greeley and remove property that is not currently intended to benefit directly from GID improvements.

A. REQUEST

The City of Greeley is considering a code amendment to revise the West Greeley GID inclusion area.

B. STAFF RECOMMENDATION

Approval

C. BACKGROUND

In 2025 the City of Greeley created the West Greeley General Improvement Districts (GID) to support the provision of infrastructure in western Greeley. The adopted ordinance (ORD 33, 2025) established an inclusion area where properties seeking development entitlements would be required to join the GID. As progress has been made to identify specific GID-provided infrastructure, the inclusion area needs adjustment to remove properties that are not likely to directly benefit from said infrastructure and add properties that may benefit and are now included within the Three-Mile Plan.

D. REVIEW CRITERIA

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

1. The amendment furthers the purposes of these regulations in Section 24-101.c.

- Staff Comment: The proposed code amendment is intended to:
- Implement objectives of the Comprehensive Plan
 - Promote the well-being of residents and businesses, the long-term value and viability of public investments, and individual property values
 - Invest public funds effectively and efficiently, and in a manner that creates lasting value for the community
 - Secure proper arrangement and design of streets to shape efficient development patterns, coordinate with existing and planned streets, create multi-modal networks, and improve access and circulation
 - Secure adequate provisions for transportation, water, drainage, sanitary sewer facilities, utilities, and other public improvements in coordination with development
 - Ensure fair consideration of development applications through clear and consistent procedures
 - Provide for coordinated development of Greeley consistent with established policies of the city

The request complies with this criterion.

2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.

- Staff Comment: The following objectives from the Comprehensive Plan are applicable to the proposed code amendment.

Objective GC-1.3 Adequate Public Facilities | Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Objective IN-1.1 Adequate Public Facility Standards | Maintain standards for the provision of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewers, water, storm water, and transportation.

Objective IN-1.11 Costs of Infrastructure Expansion | Ensure the extension of infrastructure, services, and public facilities in a manner that does not create fiscal burdens for the City or existing residents.

The request complies with this criterion.

3. The amendment promotes the public safety, health and general welfare of the citizens of Greeley.

Staff Comment: Implementing an appropriate GID inclusion area promotes public safety, health, and welfare of Greeley's citizens.

The request complies with this criterion.

4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.

Staff Comment: The proposed amendment improves the effectiveness of the Development Code by creating a clear and straightforward inclusion area for the West Greeley GID.

The request complies with this criterion.

E. PUBLIC NOTICE AND COMMENT

Notice was published on the City of Greeley's website pursuant to the City's notification requirements for code amendments to the Development Code. No objection or support has been received by staff.

F. PLANNING COMMISSION MOTIONS

Recommended (Approval)

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.

Alternative 1 (Approval with conditions)

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 with the following conditions:

[list proposed changes and conditions]

Alternative 2 (Denial)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is not consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council denies the code amendments to the Greeley Municipal Code as submitted.

CITY OF GREELEY, COLORADO

ORDINANCE NO. __, 2026

**AN ORDINANCE AMENDING SECTION 24-1408 OF CHAPTER 14 OF TITLE 24 OF
THE GREELEY MUNICIPAL CODE REGARDING A MODIFICATION TO THE
WEST GREELEY GID INCLUSION AREA**

WHEREAS, on August 19, 2025, the City Council of the City (the “City Council”) adopted Ordinance No. 22, 2025, which established the City of Greeley, Residential West Greeley General Improvement District (the “RWGGID”) in accordance with Part 6, Article 25, Title 31 of the Colorado Revised Statutes (the “GID Act”); and

WHEREAS, on August 19, 2025, the City Council adopted Ordinance No. 23, 2025, which established the City of Greeley, Commercial West Greeley General Improvement District (the “CWGGID” and together with the RWGGID, the “GIDs”) in accordance with the GID Act; and

WHEREAS, the City Council recognized that infrastructure necessary for development within the GIDs also provides regional benefits that support residential and commercial growth in western Greeley; and

WHEREAS, on October 21, 2025, the City Council adopted Ordinance No. 33, 2025, enacting Chapter 14 of the Greeley Municipal Code (the “City Code”) that, among other provisions, seeks to equitably share the cost of development impacts among property owners within the growth area identified in City Code Section 24-1408 as the GID Inclusion Area; and

WHEREAS, the City continues to refine the development impacts including identification of regional infrastructure projects intended for development within the GID Inclusion Area and the affected properties; and

WHEREAS, the City seeks to modify the current boundaries of the GID Inclusion Area to exclude certain properties without a direct relationship to development impacts within the GID Inclusion Area and to include other properties in the GID Inclusion Area that would require access to and benefit from regional infrastructure projects.

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

Section 1. That Section 24-1408 of Chapter 14, West Greeley General Improvement Districts of Title 24, Development Code, of the Greeley Municipal Code shall be amended to read in full as follows:

Sec. 24-1408. - GID inclusion area.

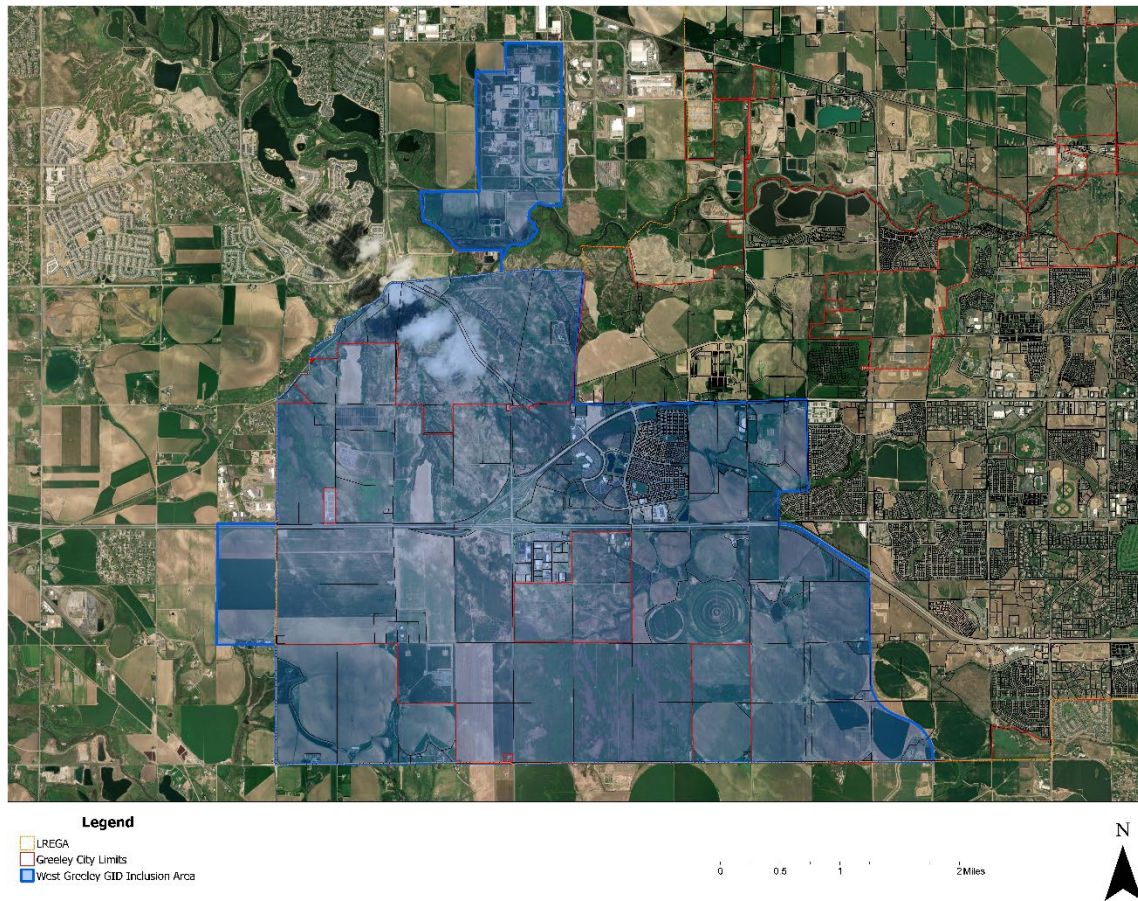


Figure 24-1408-1: West Greeley GID Inclusion Area Map

Section 2. This Ordinance shall become effective in accordance with Greeley City Charter Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2026.

ATTEST:

CITY CLERK

THE CITY OF GREELEY, COLORADO

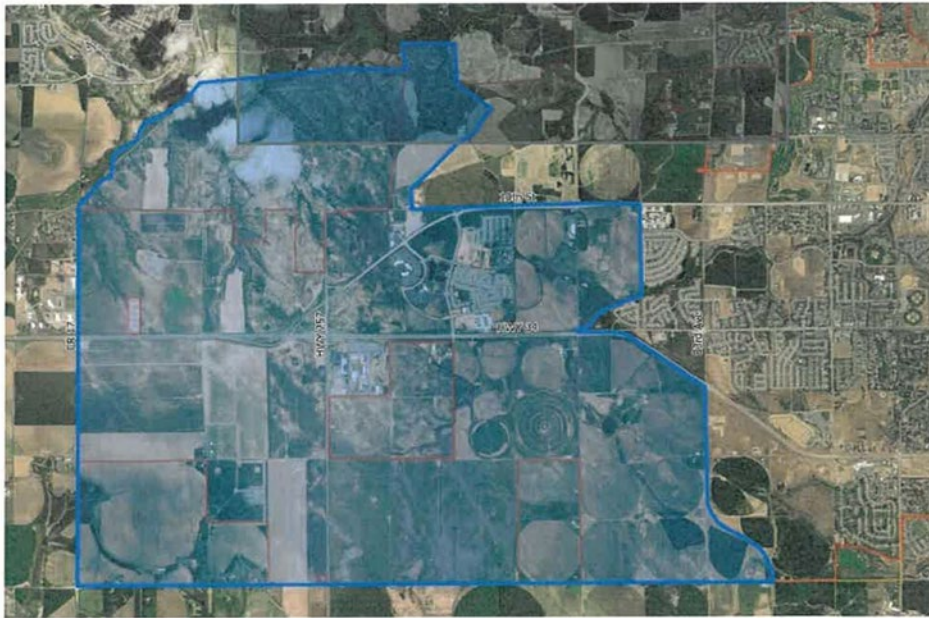
By: _____
City Clerk

By: _____
Mayor

APPENDIX A

EXISTING SECTION 24-1408 OF TITLE 24 OF THE GREELEY MUNICIPAL CODE

Sec. 24-1408. - GID inclusion area.





Development Code Text Amendment for the West Greeley GID Inclusion Area

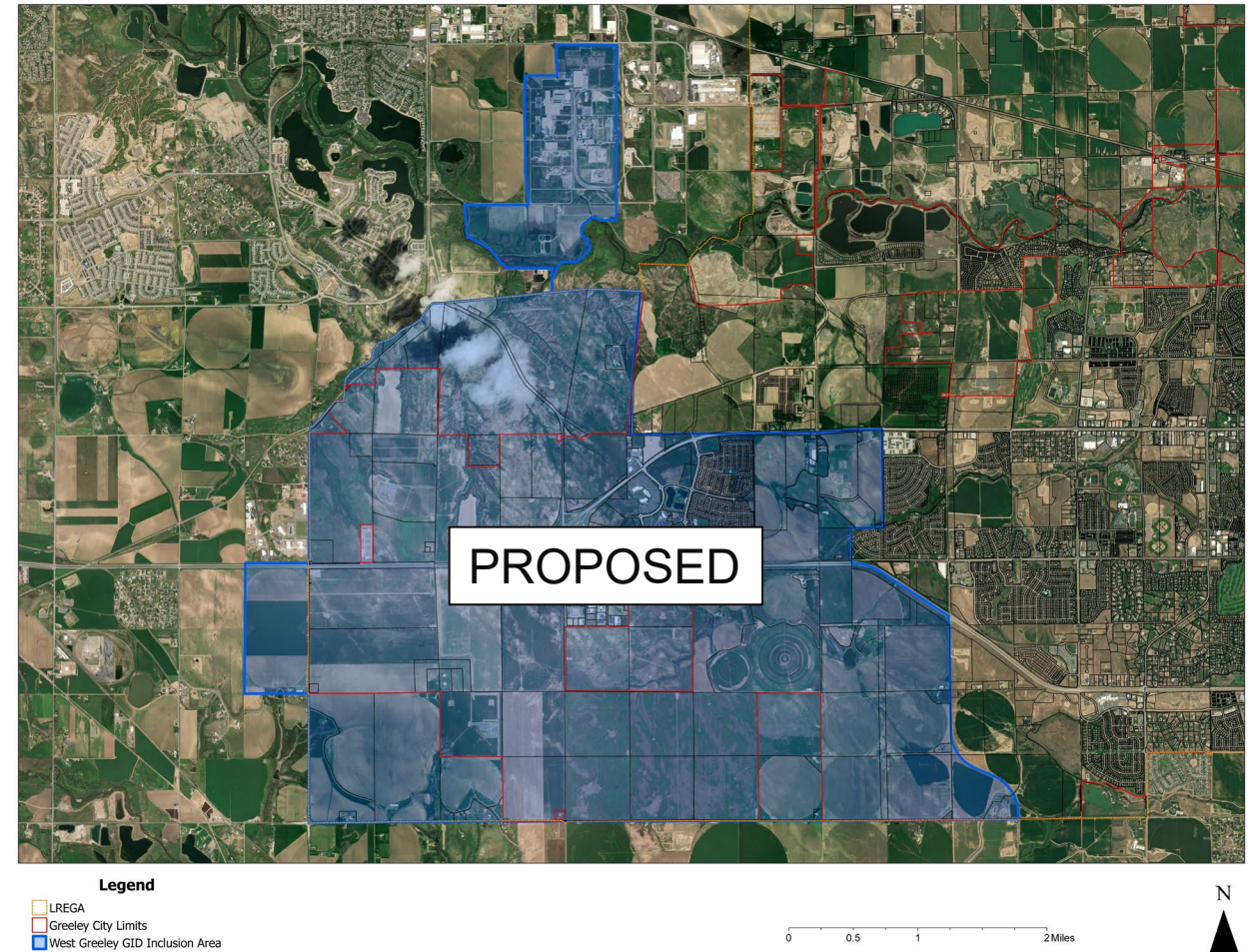


Community
Vitality

Caleb Jackson, AICP | Interim Planning Manager
caleb.jackson@greeleygov.com

Planning Commission Meeting – March 10, 2026

Proposal



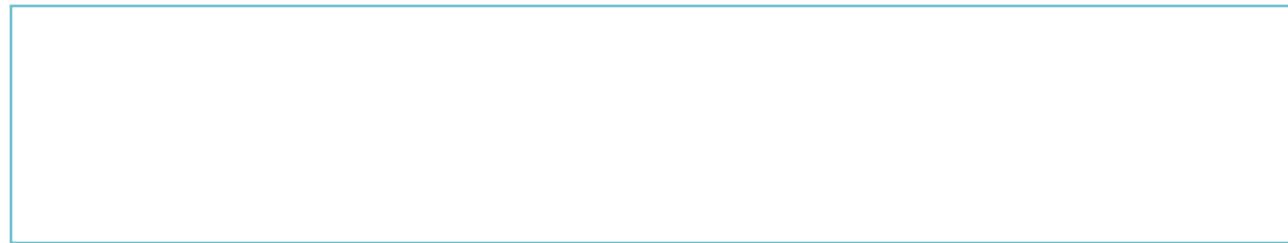
Motions

Recommended (Approval)

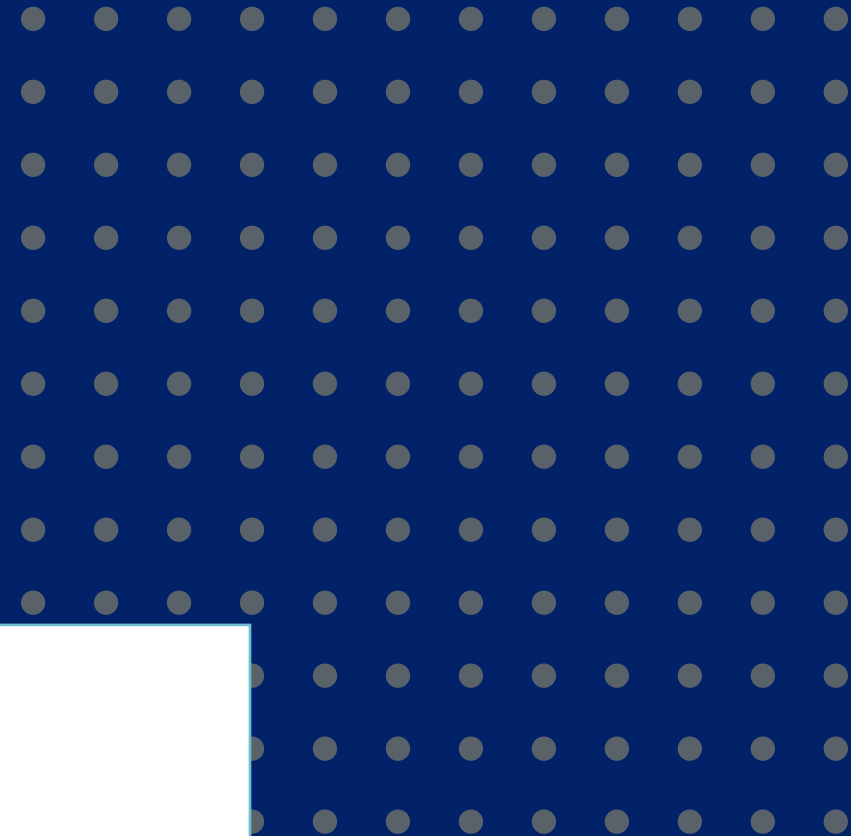
- Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley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

Alternative (Denial)

- Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is not consistent with the Development Code criteria of Section 24-211.b (items 1 through 4) and therefore recommends that the City Council denies the code amendments to the Greeley Municipal Code as submitted.



Thank you





Housing Affordability: Financing & Incentives

Deb Callies, Director of Housing

Deb.callies@greeleygov.com

Planning Commission Meeting - March 10, 2026

Informational Presentation



Agenda



- Introduction to housing affordability financing & incentives
- Who needs affordable housing?
- Housing incentives & local fund generation
- Home values vs. Affordable housing
- Housing solutions goals: 2026
- *Purpose for being in front of council: informational*

City of Greeley Housing Documents



[Housing for All Strategic Plan 2025-2030](#)



[Housing Needs Assessment 2023: At Home in Greeley](#)

Housing Solutions vs. Planning & Building Services



Business And Society

The Market Alone Can't Fix the U.S. Housing Crisis

by Brian Callaci and Sandeep Vaheesan

September 12, 2024



“The country’s housing crisis will not be solved through simple deregulation of zoning laws and building codes- it requires ambitious public action. Federal, state, and local governments must pursue stronger public governance of housing markets, undertake systemic planning, and build homes themselves.”

Area Median Income- “AMI”

Fundamental Assumptions

Housing is “affordable” when it is no more than 30% of your household income.

2025 HUD Area Median Income- AMI’s calculated annually, released in spring

	2025 Income Limits							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	95,520	109,080	122,760	136,320	147,240	158,160	169,080	180,000
110%	87,560	99,990	112,530	124,960	134,970	144,980	154,990	165,000
100%	79,600	90,900	102,300	113,600	122,700	131,800	140,900	150,000
90%	71,640	81,810	92,070	102,240	110,430	118,620	126,810	135,000
80%	63,680	72,720	81,840	90,880	98,160	105,440	112,720	120,000
70%	55,720	63,630	71,610	79,520	85,890	92,260	98,630	105,000
60%	47,760	54,540	61,380	68,160	73,620	79,080	84,540	90,000
55%	43,780	49,995	56,265	62,480	67,485	72,490	77,495	82,500
50%	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
45%	35,820	40,905	46,035	51,120	55,215	59,310	63,405	67,500
40%	31,840	36,360	40,920	45,440	49,080	52,720	56,360	60,000
30%	23,880	27,270	30,690	34,080	36,810	39,540	42,270	45,000
20%	15,920	18,180	20,460	22,720	24,540	26,360	28,180	30,000

Mixed Income Housing: Affordability Categories

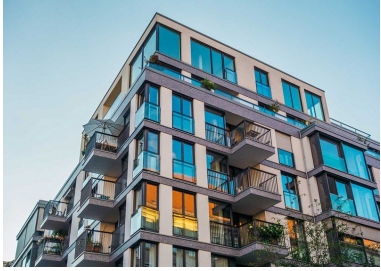


Affordable	Attainable	Market	High End Market	Executive
• <80% AMI • \$90,880 Annual income • Max Prices • Attached:\$229,232 • Detached:\$291,036 • Elementary teacher, police officer, fire fighter, electrician, registered nurse	• 81%-100% AMI • \$90,881-\$113,600 annual income • Max Prices • Attached:\$288,874 • Detached:\$366,758 • K-8 Principal, water resource operations manager, nurse practitioner, physician assistant, POST certified police officer	• 101%-180% AMI • \$113,600-\$204,480 annual income range • Max Prices • Attached:\$431,000 • Detached:\$725,000 • Middle School Principal, Registered Nurse (max salary), COG Deputy Director, Master Fire Fighter, Deputy Chief Engineer	• 181%-280% AMI • \$204,481-\$318,080 annual income range • Max Prices • Attached:\$921,159 • Detached:\$1,135,837 • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer	• 281% + AMI • \$318,081 and up, annual income • Prices • Any price above High-End Market category max price • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer



Income needed to afford median priced home in Greeley: 120% AMI
Median price: \$431,732

Mixed Income Housing: Affordable Housing Demographic



Affordable “Starter Home”

- <80% AMI
- \$90,880 Annual income
- Max Prices
 - Attached:\$229,232
 - Detached:\$291,036



The Miller Family- 2 adults, 2 minors

Two income household:

Accountant w/ District 6: \$53,040

Restaurant Crew Member: \$24,960

Total Annually: \$78,000 (70% AMI)

Affordable Monthly Rent Amount: \$1,950

Affordable Home Price: \$215,000



The Vasquez Family- 3 adults, 1 minors

Three income household:

Apprentice Tech Car Dealership: \$37,440

Retail Crew Member: \$24,960

Social Security Recipient: \$26,448

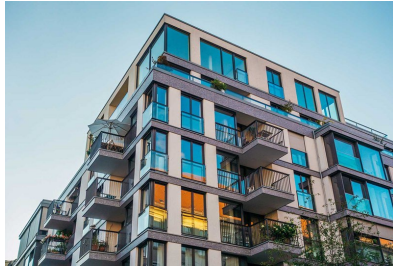
Total Annually: \$88,848 (80% AMI)

Affordable Monthly Rent Amount: \$2,221.20

Affordable Home Price: \$291,036

Example households are for illustrative purposes only.

Mixed Income Housing: Affordability Categories- continued



Attainable “Workforce Housing”

- 81%-100% AMI
- \$90,881-\$113,600 annual income
- Max Prices
 - Attached:\$288,874
 - Detached:\$366,758



The Ramirez Family- 2 adults, 2 minors

Two income household:

Facilities Service Worker PW: \$41,600

Weld County Case Worker: \$58,240

Total Annually: \$99,840 (90% AMI)

Affordable Monthly Rent Amount: \$2,496

Affordable Home Price: \$328,897



The Anderson Family- 2 adults, 2 minors (under 5 years old)

One income household:

Police Officer (POST Cert): \$110,729

Total Annually: \$110,729 (100% AMI)

Affordable Monthly Rent Amount: \$2,768

Affordable Home Price: \$366,758

Example households are for illustrative purposes only.

Affordability Categories: Affordable, Attainable, and Market Rate

Affordable

= 61% - 80% AMI
Max Annual Income: \$90,880
Max Attached Price: \$229,232
Max Detached Price: \$291,036
Cost Per Door: **\$140,696- \$202,500**

Annual Need: 152
Cost: \$21,350,618*
Fee waivers & offsets;
water, land, DPA,
density, cash

Attainable

= 81% - 100% AMI
Max Annual Income: \$113,600
Max Attached Price: \$288,874
Max Detached Price: \$366,758
Cost Per Door: **\$64,974- \$142,858**

Annual Need: 136
Cost: \$8,823,469*
Fee waivers & offsets;
water, land, DPA, density,
cash

Market

= 101% - 180% AMI**
Annual Income: \$113,601- 204,480
Max Attached Price: \$588,799
Max Detached Price: \$726,019
Cost Per Door: **N/A**

Annual Need: 175
No Incentives

Affordability Categories: High End Market & Executive

High End Market

= 181% - 280% AMI**
Annual Income: \$204,481-318,080
Max Attached Price: \$921,159
Max Detached Price: \$1,135,837
Cost Per Door: **Revolving Loan Fund**

Annual Need: 64
Deferred loans,
property tax, and
development fees**

Executive

= 281% +**
Annual Income: \$318,081+
Max Attached Price: \$921,160+
Max Detached Price: \$1,135,838+
Cost Per Door: **Revolving Loan Fund**

Annual Need: 28
Deferred loans,
property tax, and
development fees**

Housing incentives are eligible for designated mixed income developments and units specified within a mixed income housing agreement.

*annual subsidized cost associated with lowest cost per door, per category

**Not eligible for federal or state funding sources

What about our home values if affordable housing moves in next door?

- Overall studies found affordable housing does NOT have a negative effect on home values nearby
 - Most indicate a positive impact (albeit slight) on surrounding property values
 - Improvement to blighted areas, positive impact on crime rates, new affordable housing construction is designed beautifully, and price spillover
- Some studies show no impact whatsoever on surrounding properties
- Some studies show a mixed impact of either slightly positive or no impact on surrounding home values.

Local Fund Generation



What we already do:

- Increased use of multifamily private activity bonds to draw down 4% Low Income Housing Tax Credits (LIHTC)- approved January 6th, 2025
- HUD HOME & CDBG programs (Entitlement Jurisdiction)
- Prop 123 Programs- for sale & rental development; down payment assistance, rehab assistance

What we still need:

Local Housing Trust Fund- sales tax initiative, commercial development fee, impact fee, specialized commercial tax, fee-in-lieu, etc

Eligible uses defined by the City to leverage the type of housing leadership wants to leverage

Structured flexibly by City leadership- grants vs. loans, application process and evaluations

Development Timeline



Local examples:

Hope Springs (Habitat for sale homes)- 2019-2025 (6 years)

StarRise (PSH- multifamily rental)- 2018-2025 (7 years)

Non-Development Incentive Tools

Down Payment Assistance Programs

- Current State resources
- Previous Federal resources- now under threat to discontinue
- Greeley- GHOPPE

Homeowner Rehab and Repair Programs

- Preserve affordable housing in the community and independent living for seniors or disabled.
- Effective to eliminate blight or to revitalize neighborhoods that may have fallen into disrepair



What can we do in 2026?

Housing Solutions Department:

- Housing Incentive Policy- Feb 2026
- Direct to Household Programs- down payment assistance & homeowner rehab
- Monitor and advocate for Federal & State fund retention
- Continue various project timelines currently in the predevelopment stages
- Complete analysis on City investment per unit

City Leadership:

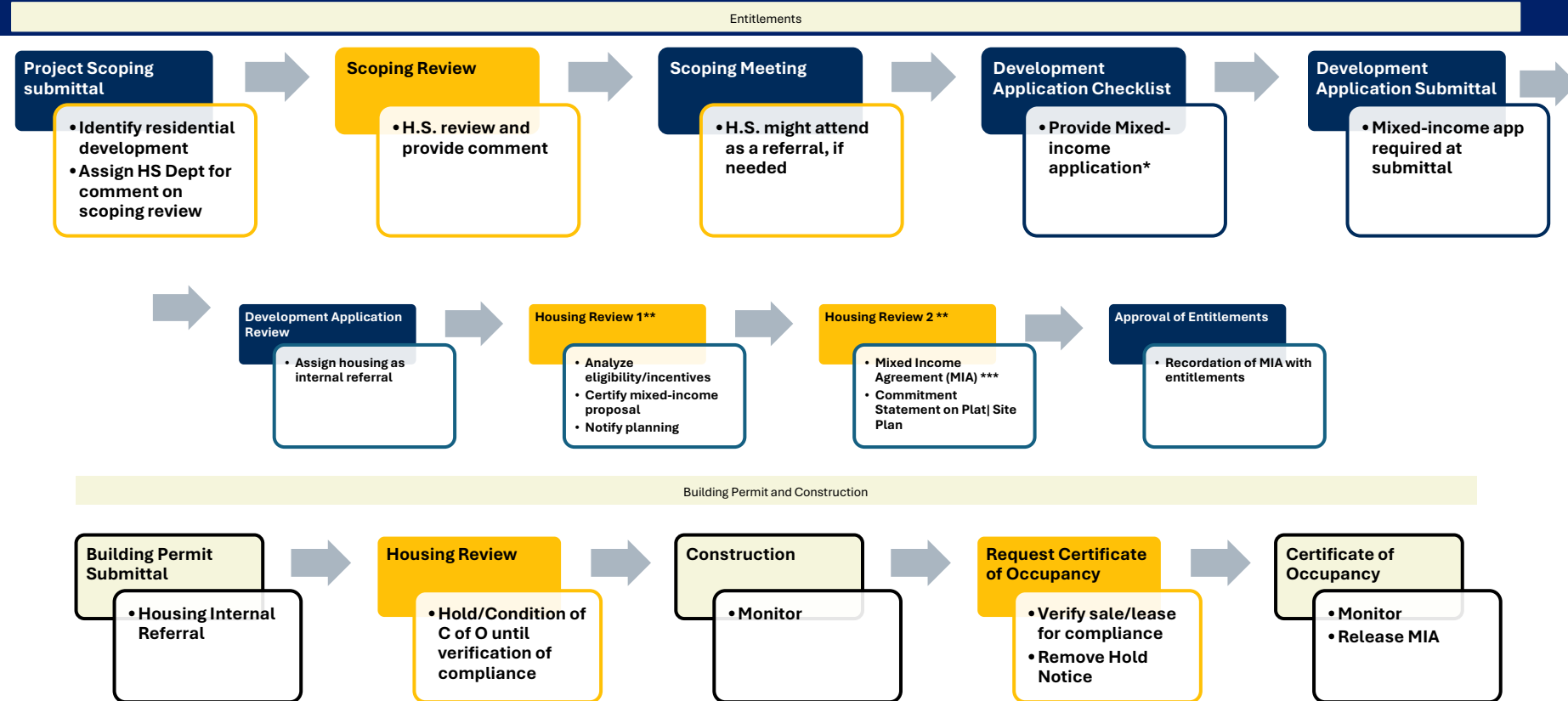
- Weight & measure the Housing for All City priority
- Consider funding options
 - 2026 ballot measure
 - General fund

Questions?

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11. Rebecca Diamond, et al., "Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low-Income Property Development," Journal of Political Economy, Volume 27, Number 3, June 2019, <https://www.journals.uchicago.edu/doi/10.1086/701354>
12. Ayoung Woo, et al., "Unpacking the Impacts of Low-Income Housing Tax Credit Program on Nearby Property Values," Urban Studies, Volume 53, Issue 12, August 2016, https://www.researchgate.net/publication/281368126_Unpacking_the_impacts_of_the_Low-Income_Housing_Tax_Credit_program_on_nearby_property_values
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Appendix: Interdepartmental Process: Mixed- Income Housing



*Application will be provided to planning department to include in the existing ART application checklist.

**Housing review to be completed by Housing Incentives Manager or Housing Development Manager

***MIA is not a deed restriction but a way to secure the incentives during construction, language in the MIA would require entitlements to be completed again, if terms of the commitment are not completed by C of O. Recordation of MIA will be a coordinated effort between Planning and Housing. Execution of MIA will be handled by H.S.

Owner:

Community
Development

Housing
Solutions

Developer/
Builder

Appendix: Monthly Cost- Mortgage Payment Calculation

Assumptions

3-bedroom home

Current median price home in Greeley- \$431,732

For Sale Housing Affordability- Per AMI (Greeley, September 2025)									
Area Median Income (AMI)	Housing Type	1 bedroom		2 bedroom		3 bedroom		4 bedroom	
		1-2 person household		2-3 person household		3-4 person household		4-5 person household	
		Min	Max	Min	Max	Min	Max	Min	Max
60%	Attached	\$116,040	\$133,838	\$133,838	\$151,793	\$151,793	\$169,591	\$169,591	\$183,924
60%	Detached	\$147,325	\$169,922	\$169,922	\$192,718	\$192,718	\$215,315	\$215,315	\$233,512
80%	Attached	\$133,839	\$181,561	\$151,794	\$205,502	\$169,592	\$229,232	\$183,925	\$248,343
80%	Detached	\$169,923	\$230,512	\$192,719	\$260,908	\$215,316	\$291,036	\$233,513	\$315,299
100%	Attached	\$181,562	\$229,285	\$205,503	\$259,211	\$229,233	\$288,874	\$248,344	\$312,762
100%	Detached	\$230,513	\$291,103	\$260,909	\$329,097	\$291,037	\$366,758	\$315,300	\$397,086
110%	Attached	\$229,286	\$253,147	\$259,212	\$286,065	\$288,875	\$318,695	\$312,763	\$344,971
110%	Detached	\$291,104	\$321,398	\$329,098	\$363,192	\$366,759	\$404,618	\$397,087	\$437,980
120%	Attached	\$253,148	\$277,009	\$286,066	\$312,919	\$318,696	\$348,515	\$344,972	\$377,181
120%	Detached	\$321,399	\$351,693	\$363,193	\$397,286	\$404,619	\$442,479	\$437,981	\$478,873

Median Attached Sales Price	\$ 339,358	Affordable	Attainable	Market	Median Price Range	Over Median Price Range
Median Detached Sales Price	\$ 431,732	21% discount of attached compared to detached				

Median priced home affordable for 120% AMI and above



Housing Incentive Policy

Kaileen Whaley, Housing Incentives Manager

Kaileen.Whaley@greeleygov.com

Planning Commission- March 10, 2026



Agenda

- Purpose & Scope
- Development Eligibility
- Incentives Available
- Application & Approval Process
- Housing Incentive Agreement



Purpose & Scope

Establish	Establishes a structured, formal process for requesting housing incentives, addressing a process that does not currently exist.
Encourage	Encourages mixed-income residential development citywide.
Provide	Provides City support for qualifying residential projects where market conditions limit housing attainability.
Align	Aligns with the Housing for All Strategic plan and the Greeley 2037 Community Vision

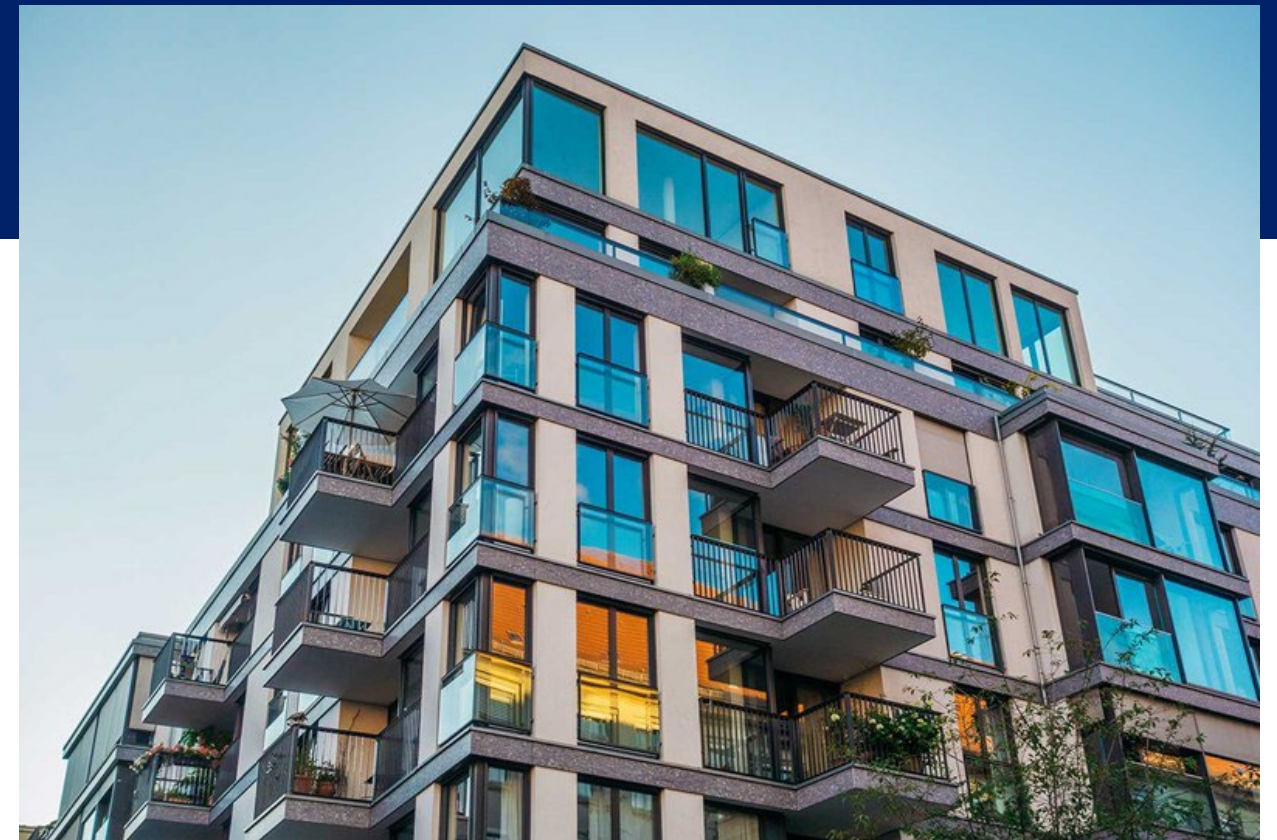
Eligibility

1. Development contains 2 of the housing for all housing categories, excluding market rate.
2. Any percentage or combination of units across any eligible housing categories, in accordance with this policy, may be approved by the Director of Housing, provided that the unit mix aligns and supports the goals of the Housing Strategic Plan.

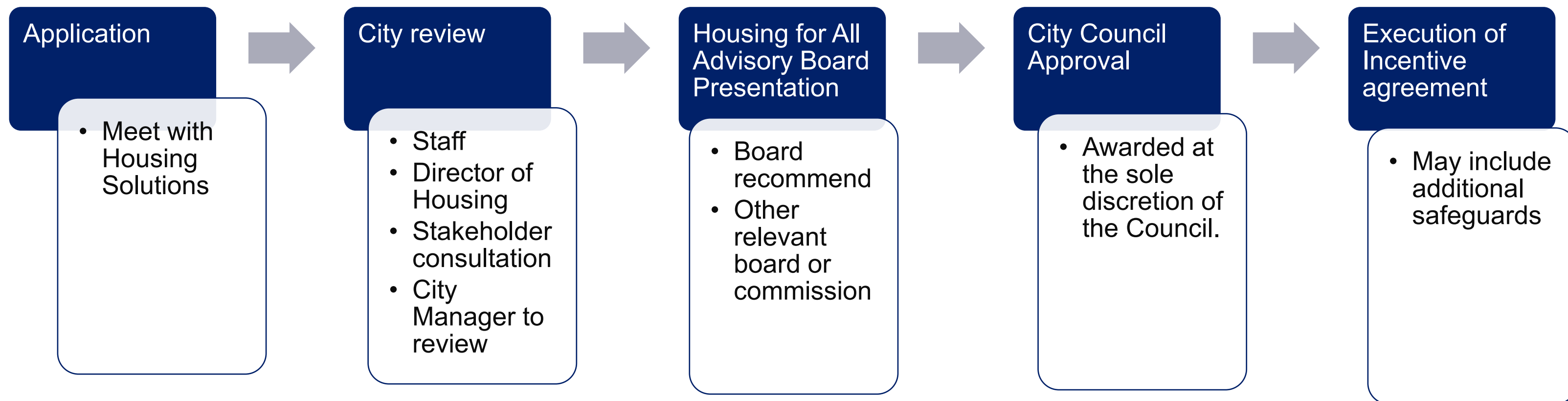
Affordable	Attainable	High End Market	Executive
• <80% AMI • \$90,880 Annual income • Max Prices • Attached:\$229,232 • Detached:\$291,036 • Elementary teacher, police officer, fire fighter, electrician, registered nurse	• 81%-100% AMI • \$90,881-\$113,600 annual income • Max Prices • Attached:\$288,874 • Detached:\$366,758 • K-8 Principal, water resource operations manager, nurse practitioner, physician assistant, POST certified police officer	• 181%-280% AMI • \$204,481-\$318,080 annual income range • Max Prices • Attached:\$921,159 • Detached:\$1,135,837 • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer	• 281% + AMI • \$318,081 and up, annual income • Prices • Any price above High-End Market category max price • City Manager, Chief Executive Officer, Physician, City Attorney, Chief Financial Officer

Incentives Available

- Incentive packages are intended to be tailored based on project-specific financial gaps
- All incentives must align with:
 - City policy
 - Legal requirements
 - Available resources
 - Incentives are reviewed and coordinated across city departments
- Possible incentives include but are not limited to:
 - Fee waivers, offsets, deferrals
 - Gap financing
 - Expedited review (if not already allowed by GMC 24-404.K)



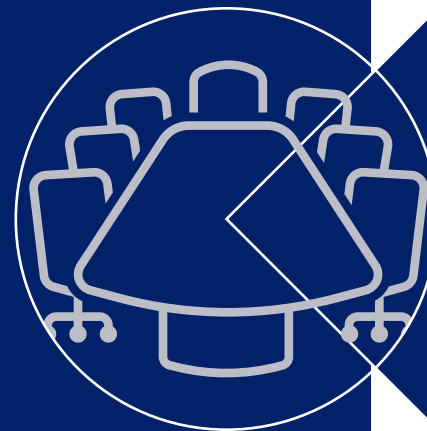
Application & Approval Process



Roles



City Review: Certify eligibility under this policy, certify compliance with City statutes, coordinate & notify with relevant city departments; draft presentation materials and agreements.



HAAB: Provide a recommendation based on its expertise, evaluating whether the proposed incentives are likely to meaningful support delivery of the intended housing type and align with City goals.



City Council: Review the full application packet, presentation, staff and advisory board recommendation, and proposed agreement terms, and determine whether to award the requested incentives.



Housing Incentive Agreement

Key elements of the housing incentive agreement under development:

- Definition of housing category provided
- Specification of the incentives being offered
- Penalties and consequences
- Verification process at Certificate of Occupancy
- Compliance period: agreement remains in effect until all requirements are met; long term restrictions may extend beyond this period as needed
- Long-term compliance provisions, if necessary
- Additional restrictions as needed, such as deed restrictions, deeds of trust, or promissory notes, to secure City's interest.

Consensus & Next Steps

- Request consensus from City Council for one of the following
 - to move forward with a Resolution to adopt the Housing Incentive Policy as presented
 - Or, to move forward with a Resolution to adopt the Housing Incentive Policy with amendments
- Code Amendments to Fee Waiver Section and HAAB Bi-laws underway with legal
- City Council Policy Adoption: **April 21st**



Thank You



Planning Commission Roles & Workflows



Community
Vitality

Caleb Jackson, AICP | Interim Planning Manager

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Planning Commission Meeting – March 10, 2026

Roles

Decision

Items where Planning Commission is the decisionmaker – **approve or deny.**

Recommendation

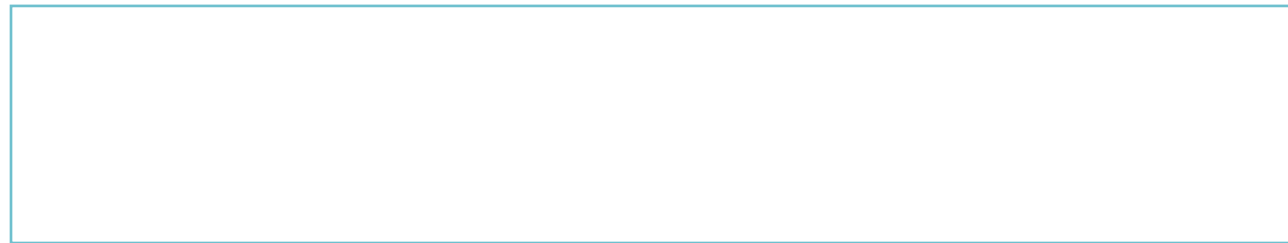
Items where Planning Commission is making a formal recommendation – **favorable or unfavorable.**

Input

Items where Planning Commission makes input or provides **guidance.**

Inform

Items of Planning Commission interest that requires **no action.**



Roles & Workflows

- Preliminary Subdivision
- Appeal of Administrative Decision
- Major Variance
- Use by Special Review

Decision

Items where Planning Commission is the decisionmaker – **approve or deny.**

Staff
Recommendation

PC Decision

CC Decision
(If Appealed)

Roles & Workflows

- Annexation
- Rezoning
- Establishment of Zoning
- Planned Unit Developments
- Development Code Text Amendment
- Right-of-Way Dedication or Vacation
- Comprehensive Plan

Recommendation

Items where Planning Commission is making a formal recommendation – **favorable or unfavorable.**

Staff
Recommendation

PC Decision

CC Decision

Roles & Workflows

- Workshops
 - Comprehensive Plan
 - Three-Mile Plan
 - Area Plans
 - Neighborhood Plans
 - Development Code Text Amendment

Input

Items where Planning Commission makes input or provides **guidance**.

Staff Draft

Stakeholder
Guidance

Staff
Proposal

Roles & Workflows

- Workshops
 - Plans, studies, and policies that are not part of the comprehensive plan

Inform

Items of Planning Commission interest that requires **no action**.

Staff
Presentation

Inform PC

Thank you

