

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

February 11, 2025

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Larry Modlin

Commissioner Brian Franzen

ABSENT

Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

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

Commissioner Franzen moved to continue this case to the next meeting.

Commissioner Carlson seconded.

Motion carried 6-0 (Commissioner Schulte absent)

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

Chair Yeater introduced the item as published.

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

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

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

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

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

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

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

Chair Yeater asked the Commission to take action.

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

Commissioner Briscoe seconded the motion.

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

Motion carried 6-0 (Commissioner Schulte absent)

6. Staff Report

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

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

7. Adjournment

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

8. Workshop - Amendments to Landscape Code: Artificial Turf

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

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

The workshop ended at 2:47pm.

Signed by:

Brian K McBroom

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Brian McBroom, Community Development Director

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Justin Yeater

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Justin Yeater, Chair