

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 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

ABSENT

Commissioner Brian Franzen

Commissioner Christian Schulte

Chair Yeater stated this meeting will also serve as the Air Quality and Natural Resources Commission at the conclusion of the Planning Commission meeting.

3. Approval of Agenda

Brian McBroom (Director of Community Development) had one minor change to the agenda. The Sunset Ridge Market Subdivision should have been listed as an Expedited Case. We would recommend that this case be handled as an Expedited Case, which would mean no staff presentations unless the Planning Commission or a member of the audience requests one.

4. Sunset Ridge Market Subdivision, First Filing, Preliminary Plat SUB2024-0013. The City of Greeley is considering an application for a preliminary subdivision plat to subdivide a property 6.73 acres in size into four tracts, and dedication of right-of-way. The subject property is located at the northwest corner of the intersection of 59th Avenue and 13th Street and is within the C-H (Commercial High Intensity) Zoning District.

Chair Yeater introduced the item as presented and asked the Commission if they wish to see a presentation. Commissioner Briscoe requested to see the staff presentation.

Jeff Woeber (Planner III) began his presentation by introducing himself and the case as published. He shared background information about the site as well as zoning and land use information for the lots surrounding the site. Mr. Woeber shared the proposed uses for the project and what the intent was for the project and its uses if approved. He shared that the packet included various plans for the subdivision and shared the overview of them.

He continued, stating the proposal complies with Section 24-203 B (1) of the Greeley municipal code. Proper notification has been made for the project. City staff received one phone call several weeks ago regarding general questions and are not aware of any opposition. Staff is recommending approval.

Conversation ensued between the commission, Mr. Woeber, and Thomas Gilbert (Civil Engineer IV) regarding 65th Avenue, other roadways connected to this project, and sanitary sewer flow. Vice Chair Andersen asked for clarification that the primary purpose of this project is to establish the right of way of the roads and Mr. Gilbert confirmed she is correct.

Chair Yeater asked if the applicant was present and wishing to make a presentation. Seeing none, Chair Yeater opened the public hearing portion at 1:22pm.

Hearing none, Chair Yeater closed the public hearing portion at 1:22 pm and asked the Commission to take action.

Vice Chair Anderson moved based on the application received in the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code section 24-203 B (1) and therefore approves the preliminary subdivision plat as presented.

Commissioner Modlin seconded the motion.

Motion carried 5-0 (Commissioners Franzen and Schulte are absent)

5. Mobility Development Plan

Chair Yeater introduced the item as presented.

Will Jones (Deputy Public Works Director) began his presentation by introducing himself and the plan as published. Mr. Jones handed the rest of the presentation over to Hannah Feldman (Transportation Planner with Public Works Department). Ms. Feldman provided background information, steps taken to create the plan and the objective of the proposal. They are recommending adoption of the Mobility Development Plan.

Discussion ensued regarding the meaning of micro transit between the commission and Ms. Feldman. Discussion continued regarding the financing for this service. Will Jones gave more information on the financing portion of the plan. The discussion then moved over to route schedules. Michelle Johnson (Mobility Manager) added more context as to how they came up with these ideas and what issues they found with public transit while preparing for this project.

Commissioner Carlson moved to recommend adoption of the Mobility Development Plan

Commissioner Briscoe seconded the motion.

Motion carried 5-0 (Commissioners Franzen and Schulte are absent)

6. Staff Report

Brian McBroom (Community Development Director) shared:

Denver Convention Center is hosting the American Planning Association National Conference at the end of this month. For those of you that signed up, I hope you're looking forward to that. Mr. Threewitt will be presenting at the National Conference at the end of this month. Don is also a

representative from our Communication and Engagement Department will be sitting on a panel talking about the housing needs assessment and the 10th Street area plan. The 10th Street plan won an award from the state chapter of the American Planning Association. The second update you heard reference in the prior presentation about the West Greeley project also referred to as Cascadia. It is still working through the negotiation of a development agreement between the city and the developer. The third community meeting is planned for this Saturday at 10:00 am at the funplex. So, commissioners or residents who have an interest in learning more about the Cascadia project are encouraged to attend that community meeting. I think it's scheduled from 10:00 am to 11:30 am this Saturday, the 15th at the Funplex.

7. Adjournment

Chair Yeater adjourned the meeting at 1:49 p.m.

Signed by:

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Brian McBroom, Community Development Director

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Justin Yeater, Chair