

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 25, 2025

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM. Mr. Yeater started the meeting by referring to two important pieces of paper on the table by the door. The first one is a copy of the agenda for the meeting. The second one is the sign-up sheet for anyone who would like to speak during the public portions of the meeting today.

2. Roll Call

The hearing clerk called the roll.

PRESENT

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

ABSENT

None

3. Approval of Agenda

There were no changes to the agenda. Chair Yeater reminded staff to add meeting minutes to the next meeting. Brian McBroom (Director of Community Development) stated he would have an update for that in his staff report at the end of the meeting.

4. A public hearing to consider a request for approval of a preliminary subdivision SUB2023-0020 of 34.63 acres of land into 10 single-family lots, 2 Outlots, and dedication of rights-of-way. The subject property is located north of O Street, east of N. 47th Avenue, and south of AA Street.

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater suspended the presentation and turned it over to the commission for action. Commissioner Briscoe asked staff a question regarding sanitary sewer for this project. Logan Glewen (Civil Engineer I – Engineering Development Review Department) answered. Commissioner Franzen asked if the applicant of the project was planning to build homes on all lots. Eric Wernsman from Wernsman Engineering and Land Development representing Travis Tucker, answered yes, he believes Mr. Tucker intends to build houses on every lot.

Commissioner Schulte moved based on the application received in the preceding analysis. The Planning Commission finds that the proposed preliminary subdivision plant is in compliance with development code section 24- 203 B (1) and therefore approves the preliminary subdivision plant as presented.

Commissioner Carlson seconded the motion.

Motion carried 7-0

- 5. A public hearing to consider a request from Sandbox Solar ZON2024-0005, to rezone approximately 14.41 acres of a 132.17-acre parcel located north of County Road 56 and east of 95th Avenue from H-A (Holding Agriculture) to R-E (Residential Estate).**

Chair Yeater introduced the item as published.

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater asked the commission if there were any questions for staff. Seeing none, Chair Yeater asked if the applicant was in attendance and wished to make a presentation. Troy Spraker of Lamp Rynearson, representing the developer, was in attendance and did not provide a presentation, but stated he was available to answer questions. Chair Yeater asked the commission if they had any questions for the applicant. Seeing none he turned it over to the commission for action.

Vice Chair Anderson moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from holding agriculture to residential estate is in compliance with Section 24-204 B. of the Development Code and therefore recommends approval to the City Council.

Commissioner Schulte seconded but asked if we needed to see if there were any public comments on these expedited cases presented today. Chair Yeater affirmed and asked if anyone in attendance wished to speak on this agenda item at 1:21pm. Seeing none, Chair Yeater called for a vote.

Motion carried 7-0

- 6. A public hearing to consider a request from Avant Civil Group, on behalf of Crow Creek Construction LLC SUB2024-0025, to consider a request for approval of a preliminary subdivision of 7.43 acres of land (Tract 2 of the Mountain Vista Filing 3 Subdivision) into 26 residential lots and 2 outlots to serve future residential development as well as open space and rights-of-way. The property is generally located in the Mountain Vista Subdivision, at the northwest corner of 82nd Avenue and 19th Street.**

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. There was one person wishing to see a presentation.

Katelyn Puga (Planner III) began her presentation by introducing himself and the case as published. She shared background information about the site as well as zoning and land use information for the lots surrounding the site. Ms. Puga shared the proposed uses for the project and what the intent was for the project and its uses if approved. She shared that the packet included various plans for the Subdivision and shared the overview of them. The proposal meets all the requirements for our neighborhood features as well as landscaping perimeter treatment plan requirements. It was also

reviewed under Section 6 for water conservation and met that requirement as well.

Discussion ensued between the commission and Ms. Puga regarding concerns about the setback on the east side that is going to be a retention pond. Thomas Gilbert (Civil Engineer IV) gave further explanation that yes there will be a detention pond on the east side of this property that will attenuate any stormwater flows and release into the existing Mountain Vista detention pond that exists already on the west of this site.

Chair Yeater asked the commission if there were any other questions for staff. Seeing none, Chair Yeater asked if the applicant was in attendance and wished to make a presentation. Joel Hemesath 7251 W 20th Street introduced himself and stated he does not have a presentation, but he is present to answer any questions. Chair Yeater asked the commission if they had any questions for the applicant.

Seeing none, Chair Yeater opened the public meeting portion of the meeting at 1:31pm. He asked if anyone in attendance or online wished to speak. Seeing none, Chair Yeater closed the public meeting at 1:31pm. And turned it over to the commission for action.

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

Commissioner Schulte seconded.

Motion carried 7-0

7. Staff Report

Brian McBroom (Community Development Director) began by introducing Paloma Duran (Planner I) and will be focusing on Housing Development.

Next a reminder The National Conference of the American Planning Association begins this Friday and the Denver Convention Center. A number of staff will be present. Don Threewitt (Deputy Director of Community Development) and Nelvis Alvarez, a representative of Communications and Engagement, will be speaking at the conference in Monday's session. We are very proud of them.

Thirdly, at tonight's City Council work session, there are a couple of important topics. There will be an update on a downtown civic campus concept. Richmark Development Company will give a presentation, part will be made by Adam Frazier, and part will be City staff. Next is an overview of the financial model for the Cascadia Project.

Finally, the question was raised about Planning Commission Minutes. Sara Aragon (Office Manager) has not been with us for the last few weeks. She has the responsibility of preparing those minutes. She is unexpectedly out for medical reasons, and it has been turned into a bit of an extended leave. This task takes a bit of skill and would take some time to train another staff member to do that. So with your patience we will catch up on those minutes when Sara returns, she is expected back next week. Conversation ensued between the commission and Mr. McBroom regarding what we are using for Council in lieu of the minutes at this time.

Commissioner Franzen asked where we are with Astroturf. Mr. McBroom stated they are very preparing a quite detailed proposal amendment to the development code that would permit artificial turf. We are waiting also for the State Legislature to finalize their proposal. Don Threewitt (Deputy Director of Community Development) gave specifics on the State Legislature restrictions we know right now.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:40 p.m.

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