



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

July 22, 2025, at 1:15 pm

1. Call to Order

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

2. Roll Call - **Present**

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte (arrived at 1:20pm)

Absent

Vice Chair Louisa Andersen

3. Approval of the agenda

There were no changes to the agenda

Chair Yeater approved the agenda as published

4. Approval of the June 24, 2025, Planning Commission Meeting Minutes

There were no changes to the minutes

Motion: Commissioner Modlin made the motion to approve the June 24, 2025 Planning Commission Meeting Minutes as published.

Second: Commissioner Carlson

Vote: Motion carried 5-0

Absent: Vice Chair Andersen and Commissioner Schulte

5. A public hearing to consider a request for a preliminary subdivision of approximately 149.6 acres of land into 472 lots, 3 tracts, 14 outlots, and dedication of rights-of-way. The subject property is generally located at the southwest corner of the intersection of 71st Avenue and Highway 34 Bypass and is within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts. Known as Cobblestone Preliminary Subdivision (SUB2024-0021)

Jeff Woeber (Planner III) began his presentation by introducing himself and the item as published. Staff finds that the plan complies with Greeley development code criteria and is requesting approval of the preliminary subdivision. Mr. Woeber stated the applicant is in attendance and has a presentation as well.

Chair Yeater asked the commission if they had questions for staff.

Commissioner Franzen asked for clarification on the problem with the easement. Mr. Woeber stated there were some issues regarding easements involving both Xcel Energy and a nearby ditch. Preliminary approval has been given, and the applicant is working to ensure compliance with those easements. David Harold (Engineer II) confirmed that the applicant is pursuing a crossing agreement for the ditch and is coordinating directly with Xcel regarding their easement. Mr. Harold added that no concerns from Xcel have been reported at this time.

Chair Yeater asked about CDOT requirements. Mr. Harold noted the design is still in progress, with potential improvements at 71st and 83rd Avenues along US 34, including deceleration and acceleration lanes, increased turn lane capacity, extended queueing, and possible signalization to improve traffic flow.

Commissioner Schulte asked whether compliance with CDOT requirements is mandatory. Mr. Harold confirmed that it is.

Commissioner Briscoe asked about the density of the cluster homes and the maximum allowed under RH zoning, noting the overall project density was just over 7 units per acre. Mr. Woeber responded that RH zoning allows for significantly higher densities—up to 45 units per acre for multifamily developments—though achieving that would depend on meeting requirements for open space, parking, and other factors. He added that such density would not apply to the current lot layout.

Commissioner Modlin inquired about planned road improvements, noting the current conditions are poor and anticipating a significant increase in traffic. Mr. Harold directed the question to the applicant for clarification.

Chair Yeater invited the applicant to speak to the question.

Max Moss (Applicant/Developer) stated that the roads, including 28th Street, are being completely rebuilt with major upgrades. Significant improvements are also planned at the failing intersection of US 34 and 82nd, including added lanes, signalization, and extended turn distances. Similar improvements are planned for 71st, with extended roadway length to support increased traffic.

Mr. Moss began his presentation and gave more explanation of the density mentioned earlier and their plan as published.

Chair Yeater opened the public portion of the meeting at 1:34pm

1. Mary Bingford (Resident) asked where the access points from the St. Michael's neighborhood into the new development would be.

Chair Yeater asked if anyone else in attendance wanted to speak. Seeing none, Chair Yeater invited the applicant back up to answer Ms. Bingford's question.

Abigail Milewski (Landscape Architect with BHA Design) answered by stating there are two main access points into the Cobblestone development. The primary entrance will be from the newly relocated and improved 28th Street, connecting to a new road (73rd) that leads south into the development. The secondary access will be from West 32nd Street Road, which will extend west into Cobblestone. Additional internal streets will serve the neighborhood.

Chair Yeater closed the public portion of the meeting at 1:37pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe:

Based on the application received and 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.

Second: Commissioner Franzen

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

Chair Yeater announced the next four items (6, 7, 8 & 9) are part of the same overall plan. He introduced them together for presentation purposes, noting that each item would be voted on separately. Discussion below included items 6, 7, 8 & 9.

6. A public hearing to consider a request for annexation of approximately 63.29 acres of land generally located south of AA Street, west of County Road 35, and north of O Street known as Willow Vista Annexation 1, (ANX2024-0001)

Commissioner Briscoe disclosed a business relationship with the applicant, stating it was unrelated to the current project and that he was unaware of the submission. He offered to recuse himself if the Commission believed it necessary. Chair Yeater indicated there was no issue, assuming no direct interest in the project. A request was made for clarification from Michael Axelrad (Senior Attorney) and Commissioner Briscoe explained he is in discussions to sell unrelated property to the applicant, with no family ties involved. It was determined that no conflict requiring recusal existed, and the Commission proceeded without a motion.

The Clerk interjected, reminding all members to ensure their microphones are turned on before speaking and to remain close to them while talking. This was in response to feedback from online participants who reported difficulty hearing portions of the meeting.

Katelyn Puga began her presentation by introducing herself and the items as published. Staff find the plans comply with Greeley development code criteria and are requesting approval of all four requests.

Chair Yeater requested an explanation for the audience and a reminder to the Commission regarding the process—specifically, why the property is being designated as holding agriculture and the anticipated steps the applicant will take moving forward.

Mrs. Puga answered by stating Holding Agriculture is a zoning designation that preserves land primarily for agricultural use until more coordinated planning occurs. It limits permitted uses, allowing existing residential and farming activities, while any new development would still require additional permitting. Ultimately, significant development would necessitate a future rezoning.

Commissioner Briscoe asked about the northwest corner of the property, which comes to a sharp point where it meets another parcel zoned Holding Agriculture, which is currently within the City of Greeley. The commissioner asked how the current annexation will impact that adjacent parcel.

Mrs. Puga stated there doesn't appear to be an immediate impact, as the two are separate properties. While the annexation crosses the right-of-way to the north and includes a portion connected to this parcel, it does not affect the previously annexed property.

Commissioner Franzen asked whether the code requires a waiting period before submitting a rezoning request after annexation with a Holding Agriculture designation.

Mrs. Puga noted that there is likely no required waiting period. The key point is that the applicant has 90 days to establish zoning within the annexation timeline. Once that zoning is established, it remains in place indefinitely.

Commissioner Carlson asked a question regarding the mention of the Urban Reserve designation and its requirement for additional planning. He asked for clarification on the timeline for that planning process and what it typically involves.

Mrs. Puga explained that coordinated planning efforts primarily involve ensuring adequate utility services and infrastructure to support future development. In this case, the applicant would need to work closely with the city on utilities, as well as elements like parks and open space. It's essentially a master planning process for the area, requiring collaboration between the applicant and various city departments.

Chair Yeater invited the applicant to come to the podium.

Melissa Wheeler from Baessler Homes began her presentation by introducing herself and their plan as published.

Chair Yeater stated as part of the annexation review, feasibility of facilities is a key consideration. The packet references two water lines, and he asked whether any detailed analysis had been done regarding how those lines would support future development.

Ms. Wheeler stated they had held several meetings with water and sewer and have confirmed an extension from the east side of O Street—currently under construction—can serve the first phase. A major extension north on 35th Street is planned to service the remainder of the community, with ongoing coordination with the city.

Chair Yeater opened the public portion of the meeting at 1:40pm

1. Patricia Conlon and Suzanne Lilly both spoke in opposition of this annexation.
2. Dean Vandergon spoke in opposition of this annexation.
3. Theresa Suleiman spoke in opposition to this annexation.
4. Becker 8448 spoke in opposition to this annexation.

Chair Yeater asked if anyone else would like to speak. Seeing none, he asked if they could get some guidance or help regarding the items that were spoken about.

Mrs. Puga gave some clarifying comments regarding Fire and Police saying Greeley Fire & Greeley Police would serve this area. She also stated there are cooperative agreements between both the city and the County for these areas. Mrs. Puga stated that this area is going to remain within the Eaton School district. The other questions relating to future developments would be considered once there were specific plans or proposals submitted.

Don Threewitt (Deputy Director of Community Development) spoke to annexation concerns. He stated that annexations happen as a voluntary action by the property owner, noting that there would be no changes to neighboring property owner's taxes or existing services. The city would not pursue annexing any neighboring properties, nor does City Code or State statute allow involuntary annexation, with the exception of enclaves that have been fully surrounded for 3 years.

Tina Close (Civil Engineer III) spoke about traffic concerns. She stated any future proposal—whether a PUD, rezoning, or site plan—will require the applicant to submit a traffic study. This study must demonstrate that the project meets all applicable traffic codes and criteria at the time of submission.

Chair Yeater asked if the applicant would be required to improve their access if it was deemed to be dangerous.

Mrs. Close answered, saying that yes, any required traffic study would need to analyze existing roadway conditions and ensure compliance with current codes and criteria based on roadway classifications. Entrance points into the development would also need to meet city standards. The goal is to ensure safe access and circulation without negatively impacting adjacent properties.

Commissioner Briscoe raised a question about what triggers the expansion of city services, such as fire and police. When does the city determine it's necessary to extend services closer to developments like this one, or to areas near the existing city boundary north of O Street.

Mrs. Puga stated the city coordinates with emergency services to determine the level of service needed for a development, primarily based on population density location.

Chair Yeater invited the applicant to answer questions raised by the public.

Mrs. Wheeler stated that these are valid concerns and are thoroughly addressed throughout the planning process. All concerns raised will be carefully considered, noting their coordinator with city staff and the expectation that these concerns will continue to be reviewed by staff before any approvals are granted for the site.

Chair Yeater asked if there were any more questions for the applicant. Seeing none, Chair Yeater closed the public portion of the meeting at 2:15pm and turned it over to the Commission for action.

Motion by Commissioner Carlson:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 1, File number ANX2024-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Franzen

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

7. A public hearing to consider a request for annexation of approximately 74.71 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 2, (ANX2024-0002)

Commissioner Franzen made the motion:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 2, File number ANX2024-0002, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Modlin

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

8. A public hearing to consider a request for annexation of approximately 84.40 acres of land

generally located just north of O Street, east of County Road 35, and south of AA Street known as Willow Vista Annexation 3, (ANX2024-0003)

Motion by Commissioner Franzen:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 3, File number ANX2024-0003, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Carlson

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

9. A public hearing to consider an establishment of zoning request for approximately 222.40 acres of land generally located south of AA Street, heading south along County Road 35 to O Street at the southern boundary known as Willow Vista Establishment of Zoning (ZON2024-0006).

Motion by Commissioner Franzen:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number ZON2024-0006 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.

Second: Commissioner Schulte

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

10. Staff Report

Brian McBroom (Director of Community Development) shared that both of the City's subarea plans are progressing well. An update on the East Subarea Plan will be presented shortly by City Planner Doug May. The West Subarea Plan consulting team is expected to return in September and is currently refining concept plans based on collected input.

Mr. McBroom also shared that the Poudre River Restoration Initiative is ongoing, with a community meeting scheduled for the evening of August 14th.

Additionally, Mr. McBroom stated staff has completed its initial review of the Cascadia PUD, a major 820-acre project that includes 100 acres of City-owned land known as the Catalyst Project. The remaining 720 acres are being proposed by the Water Valley Company, which is the lead applicant, with the city as co-applicant on its portion. A first round of comments was returned to the applicant, and work continues to align the proposal with the City's development standards. A public hearing before the Planning Commission is scheduled for August 26th, with further public meetings anticipated before then.

Commissioner Modlin asked if there will be a presentation of the financial agreements related to the project.

Mr. McBroom answered by saying detailed financial information is not planned to be included in the PUD zoning packet for the August 26th meeting, as financial agreements are not part of the formal PUD approval criteria. However, public information is being prepared and distributed to help clarify widespread community questions and confusion about the project's financing. The city will be sharing materials soon, and the developer has also launched a website to provide additional information. This approach aims to keep the decision-making record for the Planning Commission focused solely on zoning-related criteria.

11. Adjournment

Chair Yeater adjourned the meeting at 2:26pm and moved into the workshop portion of the meeting.

Workshop

12. East Greeley Subarea Plan, Doug May

Doug May (Planner III) began his presentation by introducing himself, Brett Palmberg and Grace Dice (Consultants from Rick Engineering) and the plan as published.

Mr. May asked the Commission for any additional suggestions or if there are other areas or groups that should be considered for outreach, they would greatly value any input and expertise.

Commissioner Modlin asked if the city can offer incentives for residential development in the area, noting that initiatives like Richmark Housing for Humanity serve as kick starters to stimulate growth. He emphasized that housing drives industry and suggested exploring options like matching funds or grants, especially to encourage development eastward, where incentives may be more needed than to the west.

Mr. May answered by saying that the planning department may not have those tools directly but is collaborating closely with the Housing Services department, which is part of the steering committee. By involving them throughout the planning process, they hope to incorporate incentives to help kickstart a variety of housing types in the area.

Commissioner Briscoe emphasized the importance of preserving farmland, especially given the community's appreciation for Greeley's rural character—particularly on the East Side, where residents value proximity to city services while maintaining a country feel. Commissioner Briscoe acknowledged the challenge of balancing property rights with preservation but noted it will be a key messaging consideration in the planning process.

With no other questions or feedback Chair Yeater ended the workshop at 2:53 pm

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Justin Yeater

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Justin Yeater – Chair

Signed by:

Brian L McBroom

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Brian McBroom – Community Development Director