



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

August 26, 2025, at 1:15 pm

1. Call to Order

Don Threewitt (Deputy Director of Community Development) asked all online participants who wished to speak to raise their hand. A list of speakers would be compiled and used during the public portion of the hearing.

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

2. Roll Call - Present

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

3. Approval of the agenda

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

4. Approval of the July 22, 2025, and August 12, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Franzen:

To approve July 22, 2025, and August 12, 2025 Planning Commission Meeting minutes as published.

Second: Carlson

Vote: Motion carried 6-0

Absent: Commissioner Briscoe

5. Approval of a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm

Motion by Commissioner Franzen:

To hold a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm

Second: Vice Chair Andersen

Vote: Motion carried 6-0

Absent: Commissioner Briscoe

6. A public hearing to consider a request for annexation of approximately 219.221 acres of land generally located west of 131st Avenue, approximately one mile north of US Highway 34 known as Schmerge Annexation (ANX2025-0002)

Brian McBroom (Director of Community Development) began by noting that Items 6, 7, and 8 would be presented together, but each item would be voted on separately. He recommended that the items be introduced together.

Chair Yeater then introduced all three items together.

Mr. McBroom began his presentation by introducing himself, Katelyn Puga (Planner III), Thomas Gilbert (Engineer IV) and the items as published.

At 1:26pm the Clerks had to restart the sound system as the microphones were not working properly. Mr. McBroom was asked to pause his presentation until this was remedied. His presentation resumed at 1:27pm.

Commissioner Schulte requested clarification on the items being voted on, confirming that the first two involve annexations—deciding whether the parcels should be incorporated into the City of Greeley—and the third concerns approval of PUD zoning. No decisions on future development plans are being made at this time; those will follow later. Mr. McBroom affirmed that Commissioner Schulte's understanding was correct. Mr. McBroom reiterated a previous point from his presentation, emphasizing that all subsequent development plans must align with the approved PUD zoning criteria.

Commissioner Franzen asked if concerns such as traffic should be addressed at this stage. Mr. McBroom answered by saying, at this conceptual stage, the plan has the capability of meeting the City's infrastructure design criteria, with detailed evaluations to follow in later land use applications.

Vice Chair Andersen requested a definition of the city's role as a co-applicant and how it relates to the quasi-judicial body. Mr. McBroom answered by saying 100 of the 828 acres are city-owned. In April, the City Council joined Water Valley Company as co-applicant for the PUD and authorized Water Valley to prepare the application. When finalized, the City Council will review the project in its usual quasi-judicial zoning role, regardless of the city's ownership. Vice Chair Andersen then inquired whether there have been other PUDs, or if any are expected in the future, where the applicant and the approving body are the same. Mr. McBroom answered by saying the city has often required land use approvals for development on city-owned property, though it's unclear if any involves a planned unit development (PUD). This can be confirmed after the hearing. All developments, including those on city property, must comply with the City's Development Code.

Vice Chair Andersen noted that the existing salvage yard was specifically excluded and was not mentioned among the uses of the abutting land. She then asked why it was necessary to exclude it. Chair Yeater asked to keep questions directed to the items up for vote. Vice Chair Andersen then said her question pertained to the PUD portion specifically. She asked for an update on the timeline for a forced annexation of the salvage yard, given that it is an enclave. She noted that the code says if a property has been an enclave for more than three years, it should be subject to forced annexation. Mr. McBroom stated he was not aware of any actions that the city has taken to unilaterally annex that property.

Vice Chair Andersen referenced a slide noting the intent to incorporate design standards and ensure compatibility with existing uses, and asked how the small parcel, that the salvage yard sits on, in the middle of the entertainment district would be addressed in terms of design and sensitivity under the PUD. Mr. McBroom noted that the parcel is controlled by Water Valley Company, which is aware of the adjacent, potentially incompatible land use in Planning Area B, and suggested this might be better addressed by the applicant during their presentation.

Vice Chair Andersen asked about access to the salvage yard and how it connects to surrounding elements, including Highways 34 and 17, and how that access will function within the framework of the proposed PUD. Mr. McBroom stated that the PUD does not propose changes to the salvage yard's access. While a new interchange at County Road 17 and Highway 34 is being planned, design details are not yet available. Mr. Trombino (Managing Director) is in attendance and may provide further insight, but the PUD cannot alter access to adjacent properties.

Commissioner Carlson noted that the PUD includes some non-contiguous parcels and asked for clarification on the rationale behind that approach. He also inquired whether the excluded areas are intended to remain permanently outside the PUD. Mr. McBroom stated that while the exact answer isn't known at this time, Planning Areas H and I lie farther east than the main PUD area. The developer intends to apply consistent land use, site design, and open space standards across all 828 acres. The city expects the PUD to set the tone for future development of the land between the included parcels.

Commissioner Schulte noted that annexation and zoning wouldn't immediately impact road layout or utilities, but asked what consideration has been given to long-term needs such as law enforcement. Mr. McBroom explained that police and fire departments are already discussing how to serve the area, including early plans for a new fire station, potentially with a police substation. The fire department is seen as the most urgent need due to response time concerns, as police already patrol citywide. A new station west of Highway 257 is being explored, pending funding and site selection. In the meantime, mutual aid agreements with nearby fire districts will help maintain service levels during early development phases.

Commissioner Franzen had a follow-up question regarding funding for those new stations. Mr. McBroom noted that police and fire facilities are funded through a dedicated tax and public safety impact fees collected at the time of building permits. If those sources fall short, the city's general fund would likely cover the remaining costs.

Chair Yeater inquired whether the City has a policy on forced annexation and if there are any current annexation requests for the lot containing the salvage yard. Mr. McBroom stated that he is not aware of any policy on forced annexation, nor of any annexation request made for that property.

Chair Yeater asked if there were any more questions for staff. Seeing none, Chair Yeater invited the applicant to make their presentation.

Martin Lind (Developer) introduced himself. Mitch Black (Norris Design) introduced himself and the presentation as published.

Mr. Black answered Vice Chair Andersen's previous question about the salvage yard. He explained that the PUD includes buffering criteria for all land uses, especially in mixed-use areas like Planning Areas A and B adjacent to the salvage yard. These standards ensure appropriate

buffering between compatible and less compatible uses, aligning closely with existing city requirements.

Chair Yeater asked whether the applicant was also representing the city to respond to questions. Mr. Black responded by saying general questions about the PUD can be addressed, but city representatives are present to respond to any specific questions related to the city as a co-applicant.

Vice Chair Andersen asked about the salvage yard, noting that since the property owner has not requested annexation and no forced annexation is required, what the plan was for incorporating that area into the Cascadia development. Mr. Lind stated that they are working in good faith with the salvage yard owners to identify potential relocation sites and seek an amicable resolution. However, if relocation isn't possible, certain actions related to State Highway 34—unrelated to the current hearing and managed by Public Works—will need to proceed. While there is significant activity in the area, Mr. Lind emphasized that they are not the property owners nor representing the salvage yard at this time.

Commissioner Schulte asked if part of the vision is to have an arena suitable for an affiliate or farm team hockey. Mr. Lind confirmed that it will serve as the development team for the Colorado Avalanche. The Colorado Eagles have committed to this site, and as their representatives, he can confirm this with full authority.

Chair Yeater inquired about a gap that appeared to be excluded from the PUD. During this discussion, the microphones malfunctioned. Chair Yeater summarized their conversation when they came back online as the following: “my question was, what was the break between the two parcels? And as you indicated, it's merely a graphical representation defining planning areas A, B, C, and so on. It's the line between those two planning areas. It's simply a graphical representation of what's going on, there is no gap.”

Commissioner Franzen asked whether the salvage yard would be included in the future plan for the area, either following an amicable resolution or if potential annexation takes place. Mr. Lind said the intent, if a solution can be reached, would be to return and pursue annexation of the property, incorporating it into the same Planned Unit Development (PUD).

Chair Yeater invited the city representative, as a co-applicant, to speak.

Paul Trombino (Managing Director) introduced himself. The commission had no questions.

Chair Yeater opened the public portion of the meeting at 2:16 p.m.

Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 6 (ANX2025-0002) at 2:16 p.m.

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 24-214. b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.

Second: Vice Chair Andersen

Vote: Motion carried 6-0

Absent: Commissioner Briscoe

7. **A public hearing to consider a request for annexation of approximately 73.319 acres of land located within unincorporated Weld County, generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as Kinnison Annexation (ANX2025-0003)**

Chair Yeater opened the public portion of the meeting at 2:16pm

Seeing nobody from the public that wished to speak, Chair Yeater closed the public portion of item 7 (ANX2025-0003) at 2:17pm

Motion by Vice Chair Andersen:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation **meets** approval criteria found in Section 24-214. b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, **meets** State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.

Second: Commissioner Franzen

Vote: Motion carried 6-0

Absent: Commissioner Briscoe

8. **A public hearing to consider a request for establishment of zoning for approximately 220.56 acres and rezone for approximately 613.218 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)**

Chair Yeater opened the public portion of the meeting at: 2:17pm

Morgan Kidder representing Ravina Investments LLC spoke in favor of the project, stating the zoning for this property lays the groundwork for this developer to create an economic boom for the City of Greeley that will far surpass what Scheels and Centerra do for the town of Johnstown and the City of Loveland.

Chair Yeater asked if anyone else from the public wished to speak. Seeing none, Chair Yeater closed the public portion of item 8 (PUD2025-0003) at 2:19pm and invited the applicant to rebuttal any testimony or speak further on the item. Seeing none, Chair Yeater asked that they read each motion individually and proceed appropriately.

Motion by Vice Chair Andersen:

Based on the project summary and analysis, the Planning Commission finds that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003**, **does not meet** approval criteria found in Section 24-204. (b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.

Second: Commissioner Franzen

Discussion: Vice Chair Andersen expressed concern over the city acting as both applicant and approving body for this PUD, citing the vague, sensitive nature of the proposal and the quasi-judicial process. Additionally, concerns were raised about compatibility with adjacent land uses—particularly the neighboring salvage yard, which complicates the plan. With no current annexation plans for that property, future annexation could create conflicts with proposed amenities like

parks. Due to these unresolved issues and built-in conflicts, Vice Chair Andersen does not recommend approval of the PUD (Planned Unit Development).

Chair Yeater said he believes the applicant can manage the use and notes that the landowner has not expressed concerns, which suggests the issue may not be significant. While acknowledging some concerns about the PUD's (Planned Unit Developments) use, they view this as an appropriate and unique application of the PUD (Planned Unit Development). Chair Yeater also recognized the potential conflict of the city acting as both applicant and regulator but pointed out that similar situations with single parcels have been reviewed before. Chair Yeater intends to vote against the current motion, hoping for a subsequent motion to approve the item.

Commissioner Schulte stated that he does not believe it is improper for the city to consider its own application, noting that it is common for a government to subject itself to the same laws and processes as private landowners. While it may seem unusual for the city to be both applicant and approvers, the city council is politically accountable to the public, ensuring transparency. The alternative—exempting the city from these processes—would limit its ability to own and develop land. The speaker supports evaluating the application on its merits regardless of ownership and intends to oppose the current motion.

Commissioner Modlin noted that, in many cases, properties with differing adjacent uses have not prompted discussions about their future compatibility. However, he emphasized that this PUD specifically requires addressing that issue. As a result, Commissioner Modlin stated he would not support approval of this motion.

Vice Chair Yeater asked if anyone else would like to speak to the motion. Seeing none, Chair Yeater asked for a vote, clarifying the motion is in opposition to the item.

Vote: 1-5, motion failed (Commissioners Schulte, Carlson, Yeater, Franzen & Modlin voted “no”)
Absent: Commissioner Briscoe

Chair Yeater turned it back to the commission to see if there was another motion.

Motion by Commissioner Schulte:

A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, **meets** approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council **with the following condition:**

- The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Second: Commissioner Franzen

Vice Chair Andersen thanked Commissioner Schulte for his clarification regarding the city, subjecting itself to its own criteria.

Vote: Motion carried 5-1 (Commissioner Anderson voted “no”)

Absent: Commissioner Briscoe

9. Motion by Commissioner Franzen:

A motion to cancel the special planning meeting for Wednesday August 27, 2025, at 1:30 pm

Second: Commissioner Schulte

Vote: Motion carried 6-0

Absent: Commissioner Briscoe

10. Staff Report:

Brian McBroom (Director of Community Development) provided several updates: The three cases discussed in this meeting are scheduled for first reading by City Council on September 2nd, with public hearings tentatively set for September 16th. Community surveys for the East and West Subarea Plans have received 135 and 157 responses, respectively, which are considered strong given current engagement challenges. Additionally, the City Council plans to adopt a proclamation at their October 7th meeting declaring October as Community Planning Month in Greeley, with an invitation extended to the commissioners to attend and participate in the related photo opportunity.

Chair Yeater expressed gratitude to City Staff and the Commission for their efforts throughout the day, noting it was encouraging to see everyone come together.

11. Adjournment:

Chair Yeater adjourned the meeting at 2:31 pm.

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Justin Yeater

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Justin Yeater – Chair

Signed by:

Brian K McBroom

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Brian McBroom – Community Development Director