



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

April 14, 2026, at 1:15pm

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

Absent

Vice Chair Louisa Andersen (She arrived at 1:21pm)

3. Approval of the agenda

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

4. Approval of the March 10, 2026, Planning Commission Meeting Minutes

Motion by: Commissioner Franzen

He moved to approve the March 10, 2026, Planning Commission Meeting Minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 6-0

Absent: Vice Chair Louisa Andersen

5. Expedited Item: A public meeting to consider a request for right-of-way dedication along 83rd Avenue south of the US Highway 34 Bypass.

Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater turned it over to the Commission for action.

Motion by: Commissioner Briscoe

He moved that based on the application received in the preceding analysis, the Planning Commission finds that the proposed right-of-way dedication is in compliance with Greeley Development Code Section 24-213.b and therefore recommends City Council approval.

Second: Commissioner Franzen

Vote: Motion passed 6-0

Absent: Vice Chair Louisa Andersen

6. Expedited Item: A public hearing to consider a request to rezone approximately 290.56 acres from an H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M

(Industrial Medium Intensity) Zoning Districts, on property located southeast of the intersection of US Highway 34 and County Road 17.

Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater asked if staff were available for questions.

Jeff Woeber (Planner III) stated he was available for questions. Commissioner Schulte pointed out that the map does not clarify or remind him how the PUD designates the areas adjacent to the industrial sections, the Delantero PUD, specifically how those neighboring uses are defined. Mr. Woeber acknowledged that he was not familiar with those specific planning areas and would need to look into them further. He added that other staff members might be better positioned to answer, as he was not involved in the Delantero PUD.

Commissioner Schulte expressed concern that if estate housing or a similar residential use is located directly adjacent to the industrial areas, it would represent a sharp transition. He noted that if the neighboring area is designated for a different type of use, the issue may be less significant. Mr. Woeber noted that if the adjacent uses differ significantly, the code requires substantial screening, buffering, and landscaping to mitigate the transition between them. Caleb Jackson (Interim Planning Manager) stated that Planning Area 1, located just east of the subject property in the approved Delantero PUD, is designated for commercial and commercial-industrial uses.

With no other questions for staff, Chair Yeater invited the applicant to speak. Seeing none, Chair Yeater opened the public portion of the meeting at 1:21pm. Seeing none and before closing the public portion of the meeting, Chair Yeater invited the late-arriving Commissioner Andersen to share any comments on the item.

Commissioner Andersen noted that they had questions regarding the ingress and egress that could impact County Road 17. Mr. Woeber invited Tina Close (Interim Civil Engineer IV) to answer the question. Mrs. Close explained that roundabouts are proposed, but these will be further evaluated through a future Traffic Impact Study, as well as during the subdivision and site plan review processes.

Commissioner Andersen asked whether the city expects the roads to be upgraded to accommodate additional traffic and inquired about the timeline for those improvements. She referenced ongoing and long-standing congestion and safety issues on 83rd Avenue north of 10th Street, noting that conditions have worsened due to recent detours but have been problematic for years. She also raised concerns about County Road 17 and Highway 34, describing them as currently dangerous, and questioned how the city would address public safety concerns and frequent serious accidents if additional traffic is approved through rezoning. Mrs. Close explained that the development is located within the West Greeley GID boundary, and regional infrastructure maybe constructed as part of that district. If the timing of those improvements does not align with the project's development, the applicant would need to provide interim improvements to serve the development.

Thomas Gilbert (Interim EDR Manager) stated that, based on his prior work on the Uptown zoning and Delantero project, a conceptual traffic study was submitted showing the property could be adequately served with interim improvements. These improvements would allow the project to proceed without requiring the full intersection upgrades planned under the West Greeley GID. He

noted that while additional land use approvals are still required, the study demonstrated the project could meet criteria using interim solutions rather than the full-scale infrastructure improvements associated with Delantero, Cascadia, and related developments.

Commissioner Andersen acknowledged that a plan exists but noted that it is only an interim plan and does not appear to reflect long-term thinking. Mr. Gilbert explained that land use applicants are required to address short-term traffic impacts, while long-term improvements are typically the municipality's responsibility. He stated that the applicant has demonstrated the ability to meet current zoning and interim-condition criteria, and that engineering staff, CDOT, and the City of Greeley transportation team agreed the project can move forward. They also noted that, because this is a zoning matter, the proposal remains conceptual, and the applicant will ultimately be responsible for showing that any future development meets city criteria.

Commissioner Andersen expressed concern that, while each individual interim plan may meet the criteria on its own, the cumulative impact of multiple interim plans may not. Mr. Gilbert explained that the Delantero PUD assumed projected growth, including nearby development, and evaluated intersection performance based on existing zoning. The conceptual study considers site traffic, background conditions, and future development, concluding the proposal can meet required criteria. It also accounts for various buildout scenarios of surrounding properties and determined the site can proceed while addressing its share of traffic impacts.

Commissioner Franzen asked for contextual clarification and requested an example of what an interim improvement might be. Mr. Gilbert explained that an interim improvement could include relatively simple measures such as signal timing adjustments, adding turn lanes, or other changes based on traffic needs at the time of development. The Delantero PUD followed a similar approach, identifying what could be supported initially and outlining future improvement commitments as development expands. These improvements are expected to be funded through the West Greeley GID, with the Public Works team responsible for carrying out the work.

Chair Yeater sought to clarify that the developer would contribute their share of funding to the GID, which would then be responsible for constructing and delivering the interchange. Don Threewitt (Interim Community Development Director) stated that the current plan for the West Greeley GID includes this interchange as part of its infrastructure program, where it is considered a high priority and is already under design. In the meantime, city staff have worked closely with applicants to implement interim solutions while final design and funding are completed.

Chair Yeater asked whether, for this site, the focus should be on interim improvements rather than the full GID-funded improvements. Mr. Threewitt explained that the GID improvement represents the ultimate buildout, but a timeline for when the project will be completed is not yet available.

Commissioner Andersen asked for clarification on how the GID is funded, specifically where it obtains the money to pay for its projects. Mr. Threewitt explained that the GID is generally funded through assessments on all properties within the district, while noting that specific details are not yet available but would involve property tax-based financing.

Commissioner Franzen asked whether cash-in-lieu payments could be considered an interim improvement in this case, instead of physical construction, with funds directed to the GID. Mr.

Gilbert clarified that traffic improvements tied to development would not be addressed through cash-in-lieu or interim payments. If included in the GID, the city would construct the improvements and recover costs through the taxable district.

Commissioner Modlin asked how much of a primary developer's allocation is typically set aside for intersection improvements, and how planners anticipate future right-of-way needs as development occurs. Using 83rd Avenue as an example, he noted it currently lacks space for a double turn lane and questioned how long-term intersection expansion needs are projected during buildout. Mr. Gilbert explained that because final improvements may not be finished when nearby development occurs, interim improvements would be required. The intersection layout, right-of-way needs, and spacing will have already been reviewed by multiple agencies before completion. Developers would be responsible for implementing any necessary interim measures if they build before the full project is complete.

Commissioner Carlson requested clarification on how interim improvements and GID improvements interact, specifically asking whether the two are mutually exclusive. They noted that there appears to be significant overlap and potential for conflict between the two sets of improvements. Mr. Gilbert explained that interim improvements are typically minor, operational changes such as signal timing adjustments or added lanes, rather than full construction projects. These measures are intended to manage traffic until the final intersection improvements are made. Once construction of the permanent improvements begins, traffic management plans would be required to maintain access and circulation during construction. These plans are submitted through the permitting process and reviewed by Public Works traffic engineers to ensure safe and functional traffic flow throughout both interim and construction phases.

With no other questions for staff, Chair Yeater invited the applicant to speak. AJ Roche, representing the Uptown Developer, noted that, in addition to traffic concerns, essential utility services are not yet in place at the site, meaning any development is still years away. He explained that they and others have been in extensive discussions with Public Works and city staff for the past 3–4 years regarding transportation and roadway design. Mr. Roche continued by saying the project remains in a conceptual stage with no site plans or subdivision proposals ready for submission, though multiple options and plans are being considered. He also emphasized long-term awareness of the property's safety issues, particularly a dangerous intersection, and stated that improvements to that area should be addressed before any development occurs to ensure safety for local residents and commuters.

Chair Yeater asked if there were any questions for the applicant. Seeing none, Chair Yeater turned it over to the Commission for action.

Motion by: Commissioner Schulte

He moved that based on the application received and the preceding analysis, The Planning Commission finds that the proposed rezone from holding agriculture to commercial high intensity and industrial medium intensity is in compliance with Section 24-204.b of the Greeley Development Code and therefore recommends City Council approval.

Second: Commissioner Franzen

Vote: Motion passed 7-0

7. Staff Report:

Mr. Jackson shared that at the next meeting, staff will present public hearing items and hold a work session featuring a consultant for the Eastside Area Plan, including new concepts for feedback and discussion. He also noted increased coordination with the Urban Renewal Authority and Economic Development staff to advance planning efforts tied to redevelopment. This includes moving forward with the 10th Street Small Area Plan, aligned with the 10th Street TIF (Tax Increment Financing) District, and similar efforts related to the Eastside Area Plan, which overlaps with the East 8th Street and Western Sugar TIF districts. These funding sources are intended to support public improvements that could encourage reinvestment and redevelopment in these areas.

Chair Yeater requested an update on the Cascadia project if possible, noting that commission members are frequently asked about its status. Mr. Threewitt noted that project activity is shifting, with construction and earthwork slowing as certain components are paused or adjusted, while remaining work continues in a reduced capacity. At the same time, the Citizens Oversight Committee process is increasing, including member recruitment and appointments. Staff are consolidating project information for review, with a focus on transparency and helping the committee understand the project's history to inform future direction as construction activity winds down.

Commissioner Franzen stated at the last meeting, there was brief discussion regarding potential Supreme Court rulings, and an update was requested on any recent developments. Mr. Threewitt shared there were no updates at this time. The discussion referred to the Telluride case, and to Mr. Threewitt's knowledge, there have been no recent developments as of today.

8. Adjournment:

Chair Yeater adjourned the meeting at 1:41pm.

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Justin Yeater
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Justin Yeater – Chair

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Don Threewitt
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Don Threewitt – Interim Community Development Director