

Planning Commission Agenda

Regular Meeting
Tuesday, July 14, 2026, at 1:15 PM

City Council Chambers – City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/88627874927>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Planning Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to: cd_admin_team@greeleygov.com

Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at greeleyco.portal.civicclerk.com

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at: cd_admin_team@greeleygov.com.



Planning Commission

July 14, 2026, at 1:15 PM
City Council Chambers – City Center South
1001 11th Avenue, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the May 26, 2026, Planning Commission Meeting Minutes
-

EXPEDITED AGENDA

The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or members of the public in attendance at the meeting.

5. A public hearing to consider an annexation of approximately 999.72 acres known as the Arroyos del Sol Annexation located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ANX2024-0004).
6. A public hearing to consider a request for establishment of zoning to C-D (Conservation District) for approximately 999.72 acres known as the Arroyos del Sol Annexation Establishment of Zoning located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ZON2025-0001).

END OF EXPEDITED AGENDA

7. Staff Report

8. Adjournment

Work Session

1. Development Code Updates

2. Landscape & Sign Code Updates



Planning Commission Meeting Minutes

May 26, 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

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Larry Modlin

Absent

Commissioner Erik Briscoe

Commissioner Brian Franzen (arrived at 1:23pm)

Commissioner Christian Schulte

3. Approval of the agenda

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

4. Approval of the April 28, 2026, Planning Commission Meeting Minutes

Motion by: Commissioner Andersen

She moved to approve the April 28, 2026, Planning Commission Meeting Minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 4-0

Commissioners Briscoe, Franzen & Schulte were absent for this vote.

5. A public hearing to consider a request for a series of 15 annexations of unincorporated territory located in Weld County, Colorado, known as “Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15,” located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼, into the City of Greeley comprising approximately 325 acres.

Michael Franke (Planner III) began his presentation by introducing himself and the items as published.

Commissioner Anderson referenced a prior serial annexation involving Seeley Lake where concerns were raised about a possible “flagpole annexation.” Although it was defended at the time because the city needed the right-of-way, she questioned how this situation is any different. Mr. Franke explained that when the land was originally established, a 10-foot strip along the southern portion near the river was intentionally left to give the property owner flexibility to choose whether to annex into the City

of Greeley, remain in the county, or join the Town of Windsor. He said the strip was historically intended to facilitate future serial annexations and preserve that option for the property owner. Chair Yeater asked Mr. Franke to reference this section on a map so everyone could better understand exactly what was being discussed. Mr. Franke displayed the map from his presentation and explained where that strip was located.

Commissioner Andersen asked whether the previous landowners had intentionally left that portion in place as a safeguard against the property inadvertently becoming an enclave or force annexed by either city. Mr. Franke confirmed that the intent was to prevent the property from becoming an enclave and to preserve the property owner's ability to choose their preferred jurisdiction based on services and other considerations.

Commissioner Andersen remarked that the arrangement was interesting and beneficial for the property owner but said it still seemed unusual that it would not be considered a flagpole annexation and was instead treated simply as an irregularly shaped parcel. Mr. Franke shared that the applicant could provide additional detail regarding the surveying work used to establish it.

Commissioner Andersen said that, in her view, the use of serial annexations and the one-sixth contiguity requirement appeared to follow the letter of the law, but not necessarily its spirit. She asked whether staff would have considered that in their compliance review. Mr. Franke noted that both city staff and the applicant's legal team have worked diligently on the case to ensure compliance with applicable legal statutes.

With no other questions for staff, Chair Yeater invited the applicant to speak about the items.

Marc Savela with Pro Real Estate representing GWIP LLC and Windsor Renewal 1 LLC, began his presentation by introducing himself and the presentation as published.

Commissioner Carlson noted that the Town of Windsor objected to the annexation, particularly citing concerns from the fire chief regarding increased response times and asked for comment on those concerns as a general public safety matter. Mr. Savela said there have been discussions with Windsor and Greeley as the process has unfolded, with more meetings expected soon. He noted the goal is to reach a collaborative solution, such as an outside service agreement, fire district service, revenue-sharing, or another intergovernmental agreement similar to existing IGAs between Greeley and Windsor, to ensure effective shared service delivery.

Commissioner Andersen asked how that arrangement relates to sewer services provided by the City of Greeley. Mr. Savela shared that they are considering multiple sewer service options, including expanding existing Greeley facilities to serve the area or partnering with the Windsor Treatment Plant. He noted that both options appear viable and that discussions are ongoing.

Commissioner Andersen asked whether that has been formally determined. Mr. Savela confirmed that it has not yet been finalized.

Commissioner Andersen asked how that would financially impact Greeley residents. Mr. Savela stated that most of the details should be addressed by the Water and Sewer Department but noted that

they would likely play a significant role in the development solution, along with West Greeley properties, if sewer service is extended to the area.

Commissioner Andersen noted a comment, possibly from the fire department, questioning whether there is any city-owned access to the property, and asked whether access would instead rely on Windsor-owned right-of-way. Mr. Savela explained that the primary access is currently via Eastman Park, which is a Town of Windsor right-of-way, and that additional coordination with Windsor will be required for access points.

Commissioner Andersen asked whether traffic concerns were discussed during any of the meetings. Mr. Savela shared that traffic impacts have been evaluated primarily based on existing conditions but noted that full analysis is difficult without knowing the specific future industrial uses. He added that more detailed traffic, water, and sewer studies will be required during the platting and site plan stages for each user.

Commissioner Andersen noted that if the property were annexed and zoned for heavy industrial use as proposed, it would likely generate significantly different traffic patterns than what the Town of Windsor may have originally anticipated. Mr. Savela stated that the surrounding park areas are already designated for heavy industrial use, and that such uses are consistent with planning by the county, Windsor, and Greeley. He added that the proposal does not represent a change from the anticipated use of the property.

With no other questions for the applicant, Chair Yeater opened the public portion of the meeting at 1:34pm. Seeing no one in person or online wishing to speak, Chair Yeater closed the public portion of the meeting at 1:34pm and turned it over to the Commission for action. Chair Yeater requested that each item be read into the record individually for a motion and vote.

Commissioner Andersen moved to discuss this item before a motion is made. Commissioner Franzen seconded her motion. Chair Yeater then opened the item for discussion.

Commissioner Andersen expressed concern about the process, noting that it felt unusual that the City Council referred the matter to the Planning Commission rather than the other way around. She added that, in her experience, it typically proceeds from the Commission to the Council, and she found the reversal of that sequence unexpected.

Commissioner Franzen asked whether staff could provide any insight into why the item went to Council before Planning Commission. Caleb Jackson (Interim Planning Manager) asked Edwin Chapin (Assistant City Attorney II) to address that process.

Mr. Chapin explained that state annexation law requires petitions to first be submitted to City Council, which must determine they are in substantial compliance with statutory requirements, such as proper signatures and complete documentation. Council must then set and hold a public hearing on annexation eligibility, after which it makes a formal determination and may take final action on the annexation.

Commissioner Andersen noted Windsor's letter in the packet and expressed concern that it appeared to suggest a potential legal issue involving mediation. She asked for clarification on that point. Mr.

Chapin explained that while state law requires notice to an affected municipality and allows a 30-day period for review, objection, and potential mediation, the City notified Windsor on September 30 and received its objection on October 14. He said Council has already found the petition in substantial compliance and eligible for annexation, and that Windsor's mediation request in April came outside the statutory window. Accordingly, the City Attorney's Office does not believe mediation is legally required.

Chair Yeater sought clarification that the Town of Windsor's position is that the City of Greeley failed to follow a procedural requirement. They are not claiming that the City lacks the authority to annex the property; they are simply asserting that the proper annexation procedure was not followed. Mr. Chapin confirmed that this was his understanding. He stated that Windsor alleges that Greeley did not follow the required procedure when agreeing to mediation. Windsor is not asserting that the annexation itself is inappropriate. Mr. Chapin shared that while Windsor may oppose the annexation, Greeley has made every effort to comply with all applicable legal requirements and procedures.

With no other discussion or questions, Chair Yeater closed the discussion and turned it over to the Commission for a motion on the items.

Annexation No. 1

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 1 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 2

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 2 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 3

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 3 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 4

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 4 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 5

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 5 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 6

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 6 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 7

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 7 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 8

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 8 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 9

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 9 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 10

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 10 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 11

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 11 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 12

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 12 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 13

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214. b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 13 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 14

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 14 to City Council.

Second: Commissioner Modlin

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

Annexation No. 15

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 15 to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

6. A public hearing to consider a request to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property known as “Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15,” located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼ comprising approximately 325 acres.

Mr. Jackson stated that the previous presentation included this item at the same time, so they offered to answer any questions related to the zoning item.

Chair Yeater stated that Commissioner Anderson raised concerns related to the storm sewer and sanitary sewer systems. He requested information regarding how Greeley would fund services currently provided by Windsor and what impact, if any, those costs would have on Greeley residents.

Dylan Belanger (Engineer III) stated that a funding mechanism has not yet been determined. Although a General Improvement District (GID) has been discussed and referenced in the Water and Sewer Department's will-serve letter, no final funding approach has been established, and no additional burden is currently anticipated for existing residents.

Chair Yeater asked if the property would be subject to a GID if it was put in place. Mr. Belanger stated yes, it would.

Commissioner Andersen sought clarification, asking how it could be concluded that there would be no additional costs to Greeley residents when the funding mechanism had not yet been determined. Mr. Jackson shared that the Director of Water and Sewer stated that Greeley's wastewater treatment plant currently has approximately 40% available capacity and that new industrial development would pay substantial tap fees and user rates. He indicated that the resulting revenue is expected to offset associated costs, minimizing impacts on existing ratepayers.

Commissioner Andersen expressed concern regarding the feasibility of transporting wastewater to Greeley, noting the topographical challenges and requesting clarification on the proposed plan for conveying sewage from the site to the City of Greeley. Mr. Belanger stated that the proposed plan involves the construction of a lift station to convey wastewater to Greeley.

Commissioner Andersen asked how that would be funded. Mr. Jackson explained that the funding would be provided through development impact fees paid at the time of construction, as well as ongoing water and sewer service rates paid by the new users.

Commissioner Andersen asked whether the property itself or a General Improvement District (GID) would be responsible for the lift station in this area. Don Threewitt (Interim Director of Community Development) stated that a GID would fund regional improvements, while a lift station serving only the property would be the owner's responsibility. He noted that multiple funding options remain under consideration, including the GID framework, enterprise fund, and system expansion plans, and that the specific mechanism has not yet been determined. He also indicated that service arrangements with the Town of Windsor remain possible and confirmed that the property can be served with water and sewer.

Chair Yeater referenced an existing intergovernmental agreement (IGA) and asked for clarification on its expiration timeline and term. Mr. Threewitt stated that the Windsor IGA does not have an expiration date and noted that the details of the agreement were not within the scope of the discussion.

Chair Yeater raised a question regarding traffic and requested clarification on the existing zoning and how it compares to the proposed zoning change. Mr. Franke explained that the current zoning, established by Weld County, is industrial in nature and that the proposed City of Greeley zoning is also industrial heavy. He stated that the change is essentially like-for-like, intended to maintain existing uses without creating nonconformities while allowing flexibility for future industrial development. He noted that the difference between the two is largely in designation rather than use.

Chair Yeater asked whether the property would meet the traffic requirements of the zoning at full build-out or will each applicant have to address that in their application and then any changes would ultimately be addressed. Mr. Belanger confirmed that each new application would require a separate traffic study to evaluate differences or similarities in impacts. He noted that any required improvements identified through the study would need to be incorporated into the applicant's site plan or subsequent land use applications following the zoning approval.

Chair Yeater asked whether the application would also address impacts to the surrounding area, specifically referencing the interchange at Highways 17 and 34. Mr. Belanger explained that referrals will be sent to Windsor, CDOT, and city traffic engineering and Public Works staff. Prior to future land use submittals, applicants will participate in a scoping meeting where the city identifies required traffic study intersections, in coordination with CDOT and Windsor requirements.

Chair Yeater noted that once the zoning is approved, future permits would proceed through administrative review. He raised concerns regarding setback and landscaping requirements and asked whether the property would be required to comply with updated standards or could continue

operating under its existing use. Mr. Franke stated that any site improvements would be required to comply with current code and should be considered as part of the project's required upgrades.

With no other questions for staff, Chair Yeater invited the applicant to speak to the item.

Mr. Savela also stated that the previous presentation included this item at the same time, and he offered to answer any questions related to the zoning item.

Chair Yeater referenced efforts to attract buyers and asked for clarification on the current level of occupancy in the area, as well as the anticipated number of additional tenants to complete development. Mr. Savela stated that the most likely area for new development is the approximately 100-acre northern portion of the site adjacent to Eastman Park. He noted that the southern portion contains existing buildings, a rail loop track used for material transport, and two oil and gas production facilities, which may be redeveloped in the future but are not near-term priorities. He added that the northern area could accommodate one to five users depending on facility size, with a previously discussed beverage supplier potentially occupying a majority of the site.

Chair Yeater expressed concern about approving the most intensive possible use without knowing the eventual end users or their operations. He asked whether any changes to traffic patterns or road infrastructure would be required to accommodate new facilities. Mr. Savela stated that traffic impacts would likely require acceleration and deceleration lanes on Eastman Park, as well as improvements to Highway 257 and other access points off Highway 34. He noted that such improvements have been previously discussed with Windsor and CDOT and indicated that most future users would trigger additional on-site and off-site traffic upgrades as part of development.

Chair Yeater asked whether discussions had taken place with the City of Greeley to determine what those requirements would entail. Mr. Savela stated that coordination with Greeley has not yet occurred for portions of the site within Windsor and noted the potential expansion of Crossroads Boulevard, in coordination with Windsor, Weld County, and Greeley, to provide additional access. He added that multiple infrastructure options remain under consideration and that Greeley zoning would support marketing the property and identifying future infrastructure needs based on future uses.

Chair Yeater asked whether Greeley's water services were a factor in selecting annexation into the City of Greeley and requested examples of potential users being targeted for the site, beyond a previously mentioned bottling plant. Dean Brown (Head of the Industrial Development Team for the Applicant) explained that past interest from large companies had been limited by insufficient water capacity. He cited examples including Smucker's and PepsiCo, noting that both considered locating in the area but chose other sites due to water constraints. He added that future targets include large Fortune 500 companies that would bring jobs to the community.

With no other questions for the applicant, Chair Yeater opened the public portion of the meeting at 2:05pm. Seeing no one in person or online wishing to speak, Chair Yeater closed the public portion of the meeting at 2:05pm and turned it over to the Commission for action.

Motion by: Commissioner Carlson

Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Second: Commissioner Franzen

Vote: Motion passed 4-1 (Yea – Carlson, Yeater, Franzen, Modlin | Nay – Andersen)

Commissioners Briscoe and Schulte were absent for this vote.

7. Staff Report:

Mr. Jackson shared that there will be no Planning Commission Meeting on June 9, 2026. He also stated that work on the Westside and Eastside Area Plans continues to progress. The Eastside Area Plan is currently focused on stakeholder engagement and preparing for an additional round of community outreach to gather feedback on future concepts. For the Westside Area Plan, an updated draft from consultants is expected soon, incorporating input from the Planning Commission, City Council, the public, and other stakeholders. The project remains on track for consideration and potential adoption later this summer.

8. Adjournment:

Chair Yeater adjourned the meeting at 2:07pm.

Justin Yeater – Chair

Don Threewitt – Interim Comm. Development Director



Planning Commission Agenda Summary

July 14, 2026

Key Staff Contact: Douglas May, Planner III

Title:

Arroyos del Sol Annexation

Summary:

A public meeting to request approval to annex two parcels known collectively as the Arroyos del Sol Annexation. The annexation includes approximately 999.72 acres of land, as well as the right-of-way for State Highway 257. The annexation specifically excludes the parcel containing the Missile Silo Park, in accordance with discussions with Weld County.

Recommended Action:

Approval

Attachments:

1. Annexation Staff Report
2. Arroyos del Sol Annexation Petition
3. Vicinity Map 1
4. Vicinity Map 2
5. Arroyos del Sol Plat
6. Project Narrative
7. Staff Presentation

PLANNING COMMISSION SUMMARY

ITEM: Arroyos del Sol Annexation

PROJECT: Arroyos del Sol Annexation

CASE NO: ANX2024-0004

LOCATION: Located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River

APPLICANT: City of Greeley

CASE PLANNER: Doug May AICP, Principal Planner

PLANNING COMMISSION HEARING DATE: July 14, 2026

PLANNING COMMISSION FUNCTION: To review the proposed annexation for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

A. REQUEST

The City of Greeley is requesting approval to annex two parcels known collectively as the Arroyos del Sol Annexation. The annexation includes approximately 999.72 acres of land, as well as the right-of-way for State Highway 257. The annexation specifically excludes the parcel containing the Missile Silo Park, in accordance with discussions with Weld County.

The property was purchased with a conservation easement in place, with the intent that it be preserved as open space for the community. The Town of Windsor contributed \$250,000 financially to the Trust for Public Land (TPL), which served as the sole fee owner and bridge financier for the transaction. The property has since become Greeley's newest Natural Area, named **Arroyos del Sol**, and is planned for long-term stewardship as a public natural area.

The proposed zoning designation for the annexation is CD (Conservation District).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Current Zoning: A (Agriculture – Weld County)

Proposed Zoning: CD (Conservation District)

Abutting Zoning: North: I-1 (Industrial, Weld County), H-I (Heavy Industrial, Town of Windsor)

South: H-A (Holding Agriculture, City of Greeley), A (Agriculture, Weld County)

East: PUD (Planned Unit Development, City of Greeley)

West: A (Agriculture, Weld County)

Site Conditions:

The site is largely undeveloped and contains natural open space features consistent with conservation and natural area uses. The property includes the newest Natural Area in Greeley, Arroyos del Sol.

Lot Size: 999.72 acres

Contiguity: 19.29%

Abutting Land Uses:

North: Industrial, floodplain for the Cache la Poudre River

South: Agriculture

East: Undeveloped, agriculture

West: Undeveloped, agriculture, oil and gas

D. BACKGROUND

The City of Greeley has petitioned to annex approximately 999.72 acres of unincorporated land located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River. The annexation includes two parcels and adjacent rights-of-way, excluding the parcel containing the Missile Silo Park, per discussions with Weld County.

The property was acquired with a conservation easement intended to preserve the land as open space. It has since become Greeley's newest Natural Area, known as Arroyos del Sol, reflecting the City's commitment to conservation and community recreational opportunities.

The proposed annexation area is currently zoned A (Agriculture) by Weld County, and the City proposes zoning it as C-D (Conservation District) to ensure the property's continued use as protected open space.

The annexation area lies within the City’s Long-Range Expected Growth Area and is designated primarily for conservation and open space uses in the Imagine Greeley Comprehensive Plan. The proposed annexation complies with Colorado Revised Statutes §31-12-104 and §31-12-105, which outline the statutory requirements for annexation, including contiguity, community interest, urbanization potential, and integration with City services.

The City Attorney’s Office has determined that the proposal meets statutory requirements to be considered for annexation. The City Council is scheduled to consider introduction of the annexation ordinance on August 4, 2026, with final reading anticipated on August 18, 2026.

E. APPROVAL CRITERIA

The Planning Commission shall consider the following criteria per Section 24-214 of the Greeley Development Code:

1. **Conformance with the Comprehensive Plan**
The annexation supports preservation of open space and natural areas and aligns with the Long-Range Expected Growth Area. This request complies with this criterion.
2. **Promotes Geographical Balance**
The annexation balances City boundaries and land use by preserving open space near the edge of the municipal boundary. This request complies with this criterion.
3. **Adequate Services**
No urban development is proposed. Emergency services will be provided by the City. This request complies with this criterion.
4. **Rational Boundary**
Provides 19.29% contiguity and a logical expansion of the City boundary. This request complies with this criterion.
5. **Needed for Future Land Use Requirements**
Supports community goals of conservation and open space access. This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. **SUBDIVISION HISTORY**
The parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County.
2. **HAZARDS**
According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains several plugged and abandoned wells. The property also contains some steep slopes along the northern edges of the property and along the drainages and arroyos.

3. **WILDLIFE:**

According to the City of Greeley's Areas of Ecological Significance map, the annexation area is located within both high and moderate areas of significance. The areas along the Poudre River are considered to be of high significance, which are areas that contain significant natural features which could be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. **FLOODPLAIN:**

The majority of the site does not contain floodplain. However, the areas along the northern edge of the property along the Cache la Poudre River contain 100-year floodplain and floodway.

5. **DRAINAGE AND EROSION**

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes as the natural area fully develops.

6. **TRANSPORTATION**

The site is adjacent to Hwy 257 Spur and the portion of State Highway 257 that bisects the site is included with the annexation.

G. SERVICES

1. **Water:** No development is proposed at this time, but if anything is proposed that will require water services, it will have to meet City Code and Criteria, and all regulatory requirements including floodplain permits as appropriate.
 2. **Sanitation:** No development is proposed at this time, but if anything is proposed that will require sanitation services, it will have to meet City Code and Criteria, and all regulatory requirements including floodplain permits as appropriate.
 3. **Emergency Services:** Served by Greeley Fire and Police; Fire Station #6 is ~2 miles away
 4. **Parks/Open Space:** Arroyos del Sol itself is a Natural Area.
 5. **Schools:** Windsor School District RE-4 serves the property.
-

H. NEIGHBORHOOD IMPACTS

1. **Visual:** Minimal impact; open space aligns with surrounding character
 2. **Noise:** No significant impact expected due to non-development status
-

I. NOTIFICATION

Mailed notice is not required, per the Development Code effective as of October 1, 2021. However, as a courtesy, a mailed notice was sent on June 24, 2026 to surrounding property owners within 1,000 feet of the subject property. The applicant also posted signs on the property on June 30, 2026.

As of June 30 2026, one written comment has been received requesting clarification of the location.

No formal neighborhood meeting was required due to the nature of the request and the lack of proposed development.

J. PLANNING COMMISSION RECOMMENDED MOTION

A motion that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets the approval criteria found in Section 24-214.b.2.(a–e) of the Greeley Development Code. And, that the proposed Arroyos del Sol Annexation, File Number ANX2024-0004, meets the applicable State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

K. PLANNING COMMISSION ALTERNATIVE MOTION (DENIAL):

A motion that, based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2.(a–e) of the Greeley Development Code. And, that the proposed Arroyos del Sol Annexation, File Number ANX2024-0004, does not meet the applicable State statutory requirements. And, therefore, recommend denial of the annexation to the City Council.

PETITION FOR ANNEXATION

Arroyos del Sol Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Arroyos del Sol Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

Annexation

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth ($1/6$) contiguity to the City of Greeley.

F. **Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley** and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of
Signing

Ben K / Mrs. Bogan

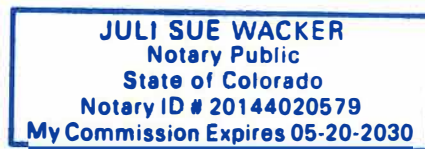
City of Greeley City Manager's Office 1200 11th Ave, Greeley, CO 80631 _____

Subscribed and sworn to before me this 27 day of April, 2026, by
Juli Sue Wacker

Witness my hand and official seal.

My commission expires: 5/20/30

[Signature]
Notary Public



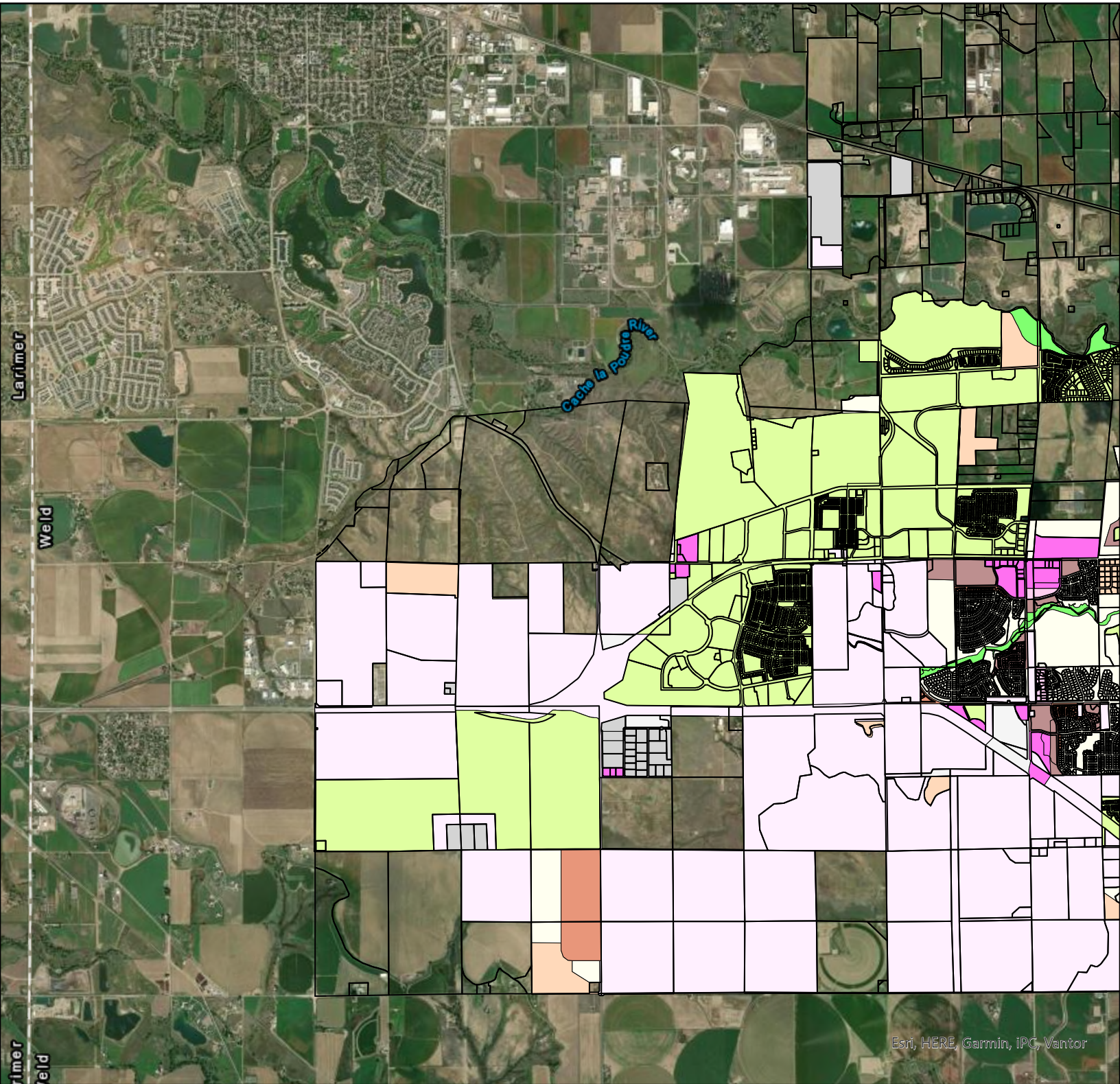
Land Owned

Parcels: 095703300004, 095703100003, 095702000004

If necessary, attach separate sheet.

Annexation

Vicinity Map - ANX2024-0004 & ZON2025-0001 Arroyos del Sol
Annexation and Establishment of Zoning
Planning Commission - 7/14/2026
City Council - 8/18/2026

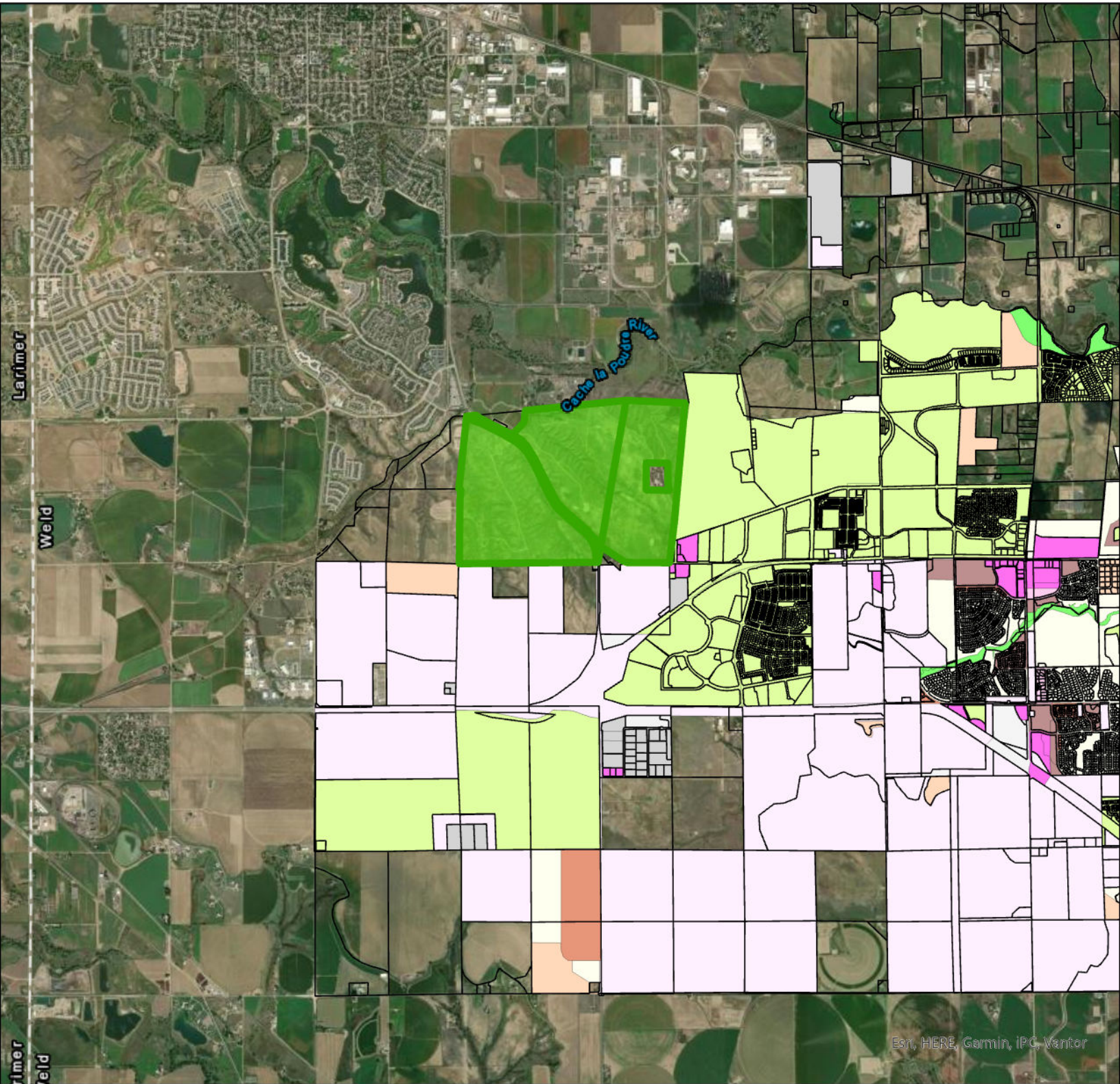


Legend

- | | | |
|---------------------------|-----------------------------|----------------------------|
| Arroyos del Sol | Holding Agriculture | Residential Estate |
| Greeley Parcels | Industrial Low Intensity | Residential Low Density |
| Conservation District** | Industrial Medium Intensity | Residential Medium Density |
| Commercial Low Intensity | Industrial High Intensity | Residential High Density |
| Commercial High Intensity | Planned Unit Development | Residential Mobile Home |

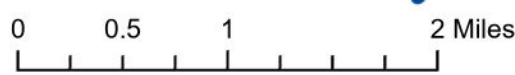


Vicinity Map - ANX2024-0004 & ZON2025-0001 Arroyos del Sol
Annexation and Establishment of Zoning
Planning Commission - 7/14/2026
City Council - 8/18/2026



Legend

- | | | |
|---------------------------------|-----------------------------------|-------------------------------------|
| Arroyos del Sol | Holding Agriculture (H-A) | Residential Estate (R-E) |
| Greeley Parcels | Industrial Low Intensity (I-L) | Residential Low Density (R-L) |
| Conservation District (C-D) | Industrial Medium Intensity (I-M) | Residential Medium Density (R-M) 24 |
| Commercial Low Intensity (C-L) | Industrial High Intensity (I-H) | Residential High Density (R-H) |
| Commercial High Intensity (C-H) | Planned Unit Development (PUD) | Residential Mobile Home (RMH) |



ANNEXATION MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
ANX2024-0004

ANNEXATION DESCRIPTION:

A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION TWO (2) AND SECTION THREE (3), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), WELD COUNTY, COLORADO,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.

THENCE SOUTH 89° 20' 56" WEST, A DISTANCE OF 2559.55 FEET;

THENCE SOUTH 89° 21' 00" WEST, TO THE SOUTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2528.33 FEET;

THENCE NORTH 00° 04' 41" WEST, A DISTANCE OF 1824.00 FEET;

THENCE NORTH 01° 05' 35" EAST, A DISTANCE OF 378.74 FEET;

THENCE NORTH 06° 57' 12" EAST, A DISTANCE OF 155.54 FEET;

THENCE NORTH 07° 49' 34" EAST, A DISTANCE OF 40.88 FEET;

THENCE NORTH 03° 27' 58" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 00° 54' 02" WEST, A DISTANCE OF 19.92 FEET;

THENCE NORTH 05° 37' 38" WEST, A DISTANCE OF 41.13 FEET;

THENCE NORTH 01° 45' 57" EAST, A DISTANCE OF 42.15 FEET;

THENCE NORTH 20° 13' 27" EAST, A DISTANCE OF 20.57 FEET;

THENCE NORTH 25° 54' 42" EAST, A DISTANCE OF 20.20 FEET;

THENCE NORTH 69° 19' 27" WEST, A DISTANCE OF 82.82 FEET;

THENCE NORTH 00° 04' 41" WEST, TO THE WEST QUARTER CORNER OF SAID SECTION 3, A DISTANCE OF 5.93 FEET;

THENCE NORTH 06° 05' 33" EAST, TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2831.94 FEET;

THENCE NORTH 84° 19' 27" EAST, A DISTANCE OF 374.03 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 96.87 FEET, SAID CURVE HAS A RADIUS OF 1357.50 FEET, A DELTA OF 04° 05' 19" AND IS SUBTENDED BY A CHORD BEARING SOUTH 50° 55' 19" EAST, A DISTANCE OF 96.85 FEET;

THENCE SOUTH 61° 44' 20" EAST, A DISTANCE OF 542.32 FEET;

THENCE SOUTH 63° 30' 51" EAST, A DISTANCE OF 843.40 FEET;

THENCE NORTH 44° 41' 29" EAST, A DISTANCE OF 522.41 FEET;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, A DISTANCE OF 171.91 FEET, SAID CURVE HAS A RADIUS OF 254.36 FEET, A DELTA OF 38° 43' 25.2" AND IS SUBTENDED BY A CHORD BEARING NORTH 25° 19' 48" EAST, A DISTANCE OF 168.66 FEET;

THENCE NORTH 05° 58' 07" EAST, A DISTANCE OF 349.31 FEET;

THENCE NORTH 84° 19' 27" EAST, TO THE NORTH QUARTER CORNER OF SAID SECTION 3, A DISTANCE OF 787.57 FEET;

THENCE NORTH 84° 15' 55" EAST, TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2924.00 FEET;

THENCE SOUTH 87° 18' 15" EAST, A DISTANCE OF 1164.63 FEET;

THENCE SOUTH 87° 19' 15" EAST, TO THE NORTH QUARTER CORNER OF SECTION 2, A DISTANCE OF 1164.78 FEET;

THENCE SOUTH 07° 42' 42" WEST, TO THE CENTER QUARTER CORNER OF SECTION 2, A DISTANCE OF 2948.49 FEET;

THENCE SOUTH 06° 22' 37" WEST, A DISTANCE OF 2906.16 FEET;

THENCE NORTH 89° 29' 42" WEST, A DISTANCE OF 1305.13 FEET;

THENCE NORTH 00° 30' 18" EAST, A DISTANCE OF 10.00 FEET;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, A DISTANCE OF 458.82 FEET, SAID CURVE HAS A RADIUS OF 805.00 FEET, A DELTA OF 32° 39' 22.4" AND IS SUBTENDED BY A CHORD BEARING NORTH 73° 09' 53" WEST, A DISTANCE OF 452.63 FEET;

THENCE NORTH 56° 50' 12" WEST, A DISTANCE OF 932.09 FEET;

THENCE SOUTH 09° 49' 15" WEST, A DISTANCE OF 425.63 FEET;

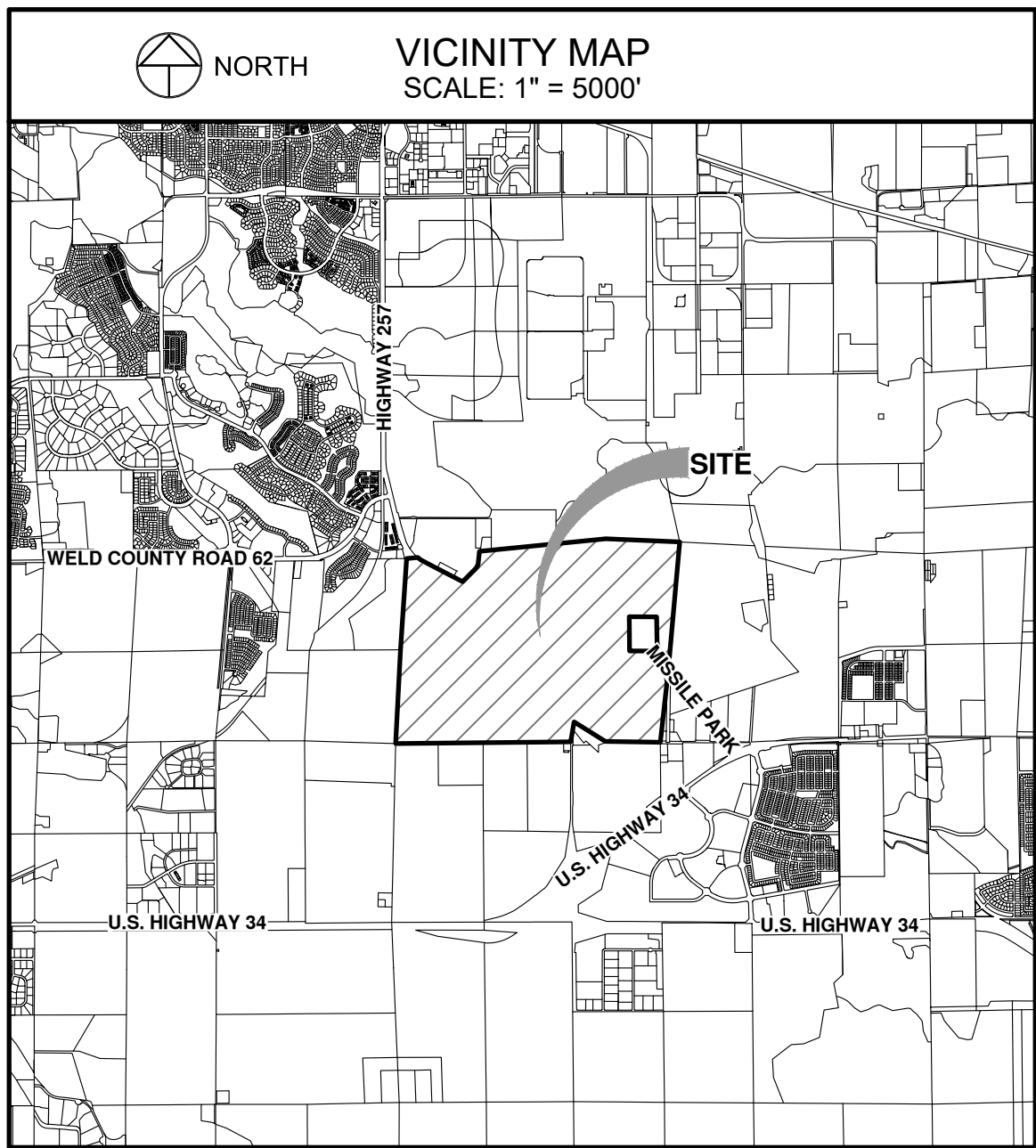
THENCE SOUTH 03° 18' 47" EAST, A DISTANCE OF 260.81 FEET;

THENCE NORTH 89° 29' 42" WEST, A DISTANCE OF 60.06 FEET, TO THE POINT OF BEGINNING.

EXCEPT TRACT 100 DECREE ON DECLARATION OF TAKING BOOK. 1550, PAGE. 320, 02-05-1960, RECEPTION NO. 1322395

CONTAINING 1002.26 ACRES MORE OR LESS.

(FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0025608-030-ME1-2SN, EFFECTIVE DATE OF JANUARY 9, 2022)



ANNEXATION

TOTAL PERIMETER..... 42643.96 FEET

CONTIGUOUS BOUNDARY..... 8412.97 FEET

MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 7107.32 FEET

TOTAL LAND AREA OF ANNEXATION..... 1,014.25 ACRES ±

DENOTES CONTIGUOUS TOWN BOUNDARY

SURVEYOR'S NOTES:

- THE LINEAL UNIT OF MEASURE FOR THIS SURVEY IS U.S. SURVEY FEET.
- THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, AS BEARING NORTH 06° 05' 33" EAST (ASSUMED BEARING), WITH THE WEST QUARTER CORNER OF SAID SECTION 3, MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED LS 22098 AND THE NORTHWEST CORNER OF SAID SECTION 3, MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 22098.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY & TITLE OF RECORD, EPS GROUP RELIED UPON ORDER NO. N0025608-030-ME1-2SN, EFFECTIVE DATE OF JANUARY 9, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EPS GROUP TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- EXISTING ZONING: WELD COUNTY - AGRICULTURE (A)
PROPOSED ZONING: CITY OF GREELEY - CONSERVATION DISTRICT (C-D)
- ADJACENT PROPERTY OWNER INFORMATION PER THE WELD COUNTY PROPERTY PORTAL.
- THE PROFESSIONAL OPINION OF THE SURVEYOR IS NOT A DETERMINATION OF LAW, NOR A MATTER OF FACT.
- THE WORD "STATE", "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. DORA BYLAWS AND RULES (4 CCR 730-1).
- EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION & INITIAL ZONING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A MONUMENTED LAND SURVEY AS DEFINED BY THE STATE OF COLORADO.

CITY COUNCIL APPROVAL:

Approved by the Greeley City Council on this _____ day of _____, 20_____.

CITY OF GREELEY MAYOR:

City of Greeley Mayor _____ Date _____

COMMUNITY DEVELOPMENT DIRECTOR:

Director of Community Development _____ Date _____

DEVELOPMENT REVIEW MANAGER:

Development Review Manager _____ Date _____

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS ANNEXATION DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PRELIMINARY
6/27/2025
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
2 AND 3
TOWNSHIP:
5 NORTH
RANGE:
67 WEST OF 6TH PM

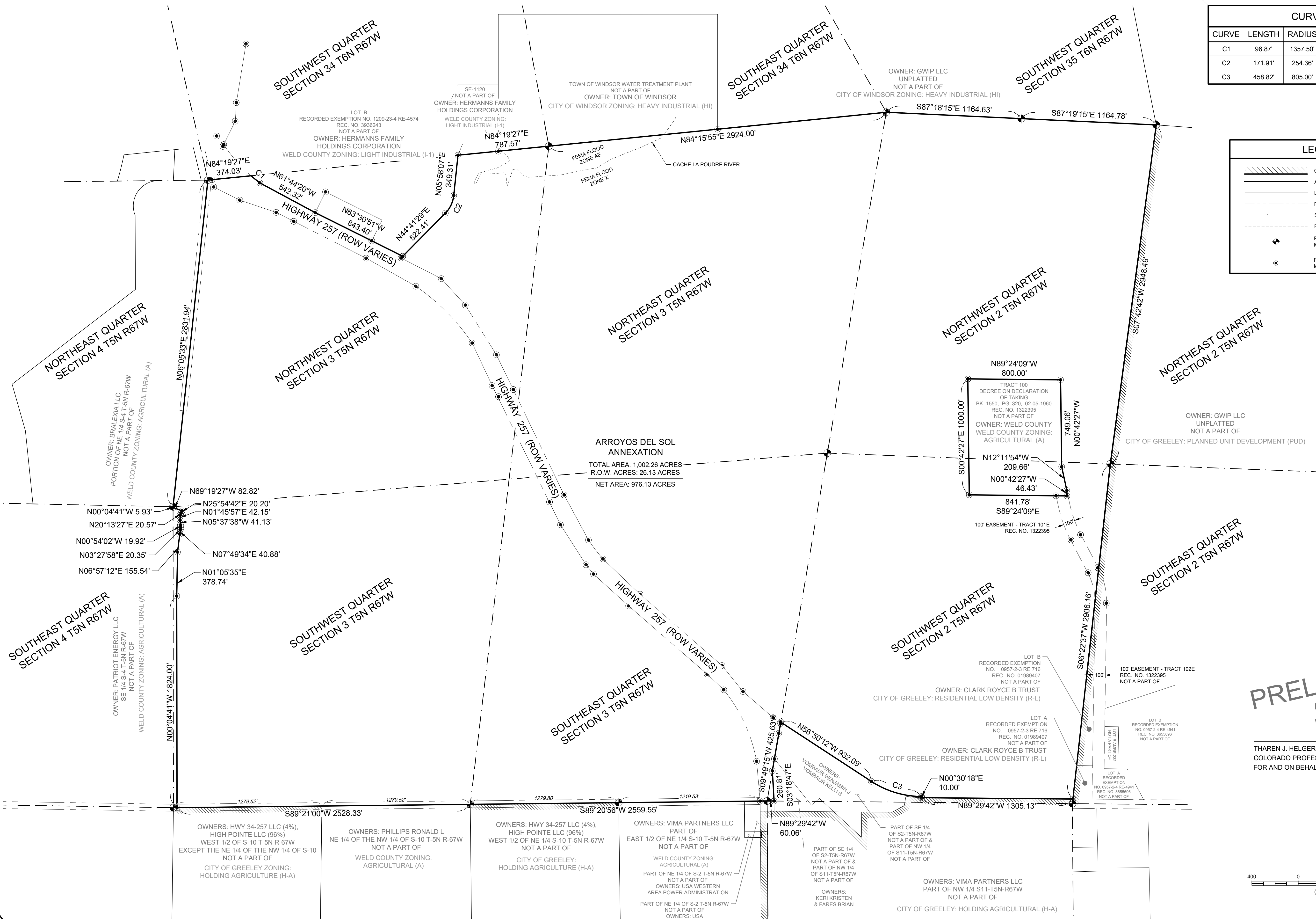
DATE:
6/27/2025
SCALE:
AS SHOWN
REVIEWED BY:
HELGERSON
PROJECT:
24-0572
CLIENT:
CITY OF GREELEY
DRAWN BY:
J. BUNNIER

EPS GROUP
970.221.4168
eps@epsinc.com
ARIZONA | COLORADO

ANNEXATION MAP OF
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet
1
Of 6 Sheets

ANNEXATION MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
ANX2024-0004



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	96.87'	1357.50'	4°05'19"	S50°55'19"E	96.85'
C2	171.91'	254.36'	38°43'25"	N25°19'48"E	168.66'
C3	458.82'	805.00'	32°39'22"	N73°09'53"W	452.63'

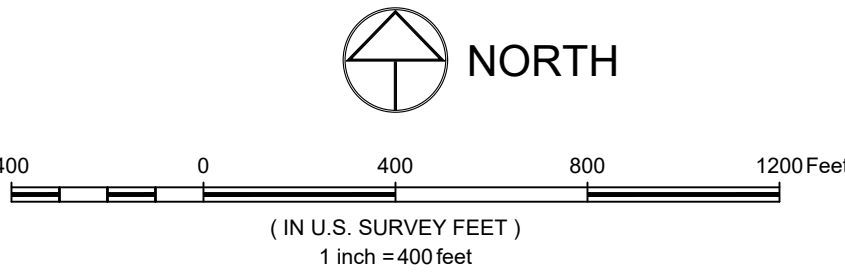
LEGEND

CONTIGUOUS TOWN BOUNDARY

ANNEXATION BOUNDARY LINE

PRELIMINARY
6/27/2025
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

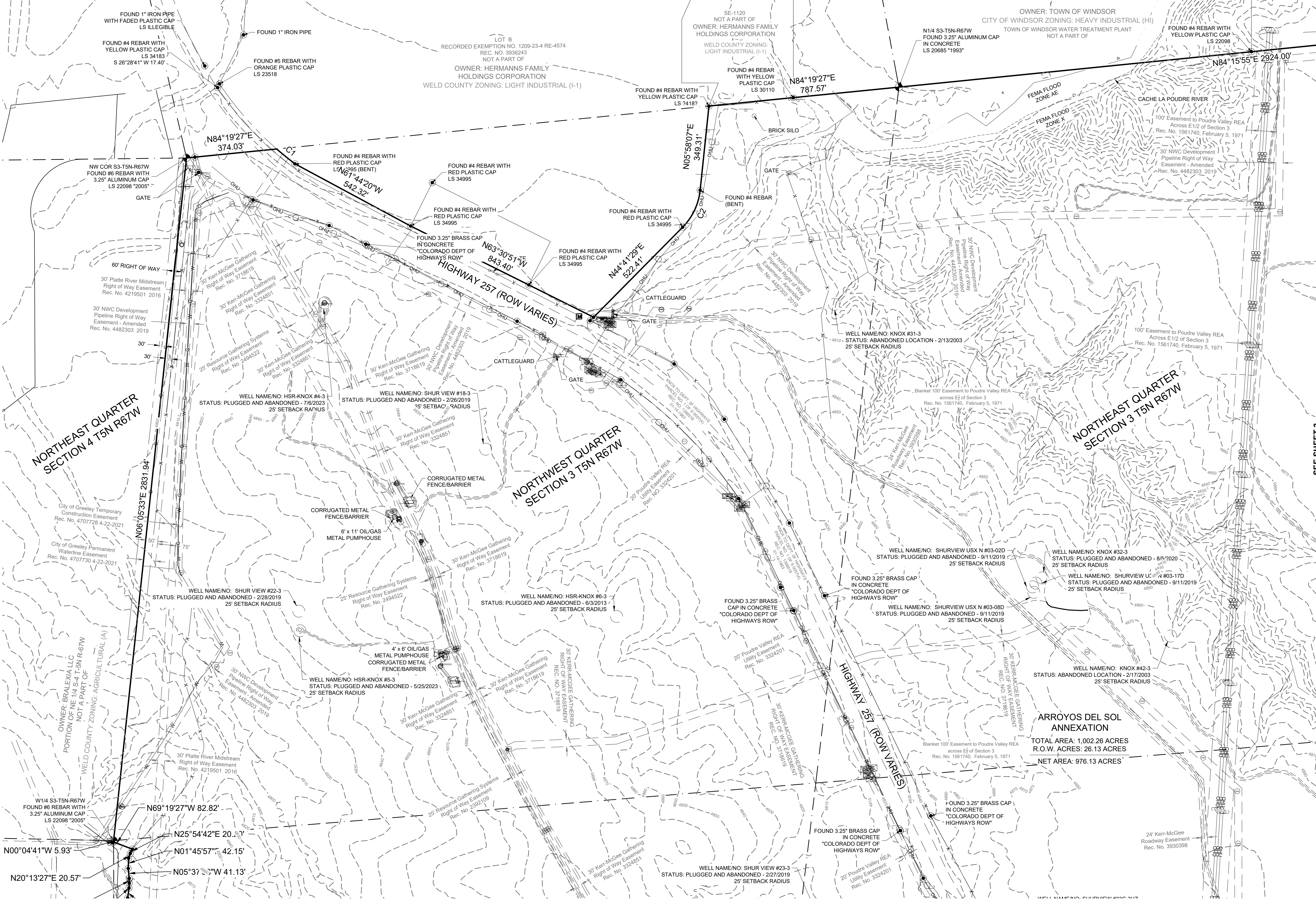


NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 2 AND 3	TOWNSHIP: 5 NORTH	RANGE: 67 WEST OF 6TH PM
DATE: 6/27/2025	SCALE: AS SHOWN	REVIEWED BY: HELGERSON
PROJECT: 24-0572	CLIENT: CITY OF GREELEY	DRAWN BY: J. BUNNER



SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
ANX2024-0004



NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
6/27/2025
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



200 0 200 400 600 Feet
(IN U.S. SURVEY FEET)
1 inch = 200 feet

LEGEND	
	SECTION LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	RIGHT OF WAY
	EXISTING FENCE LINE
	BURIED COMMUNICATION LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	PAVEMENT STRIPING
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
	CENTERLINE OF DITCH
	FLOOD PLAIN
	SECTION CORNER
	FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED
	BOLLARD
	ELECTRIC BOX
	ELECTRIC BREAKER
	FENCE GATE
	FLAG POLE
	FIBER OPTIC VAULT
	GAS RISER
	GAS PUMP
	GAS VALVE
	GUY WIRE
	FLARED END SECTION
	MAIL BOX
	ELECTRIC METER
	WATER METER
	MONITORING WELL
	ELECTRIC MARKER
	FIBER OPTIC MARKER
	GAS MARKER
	WATER MARKER
	TELEPHONE MARKER
	OIL GAS BURNER
	OIL GAS SEPARATOR
	OIL GAS TANK
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	SIGN
	TANK
	UTILITY POLE
	WELL HEAD

NOTICE:
According to Colorado law you must commence any legal
action based upon any defect in this survey within three years
after you discover such defect. In no event may any action
based upon any defect in this survey be commenced more
than ten years after the date of the certificate shown hereon.

SECTION:
2 AND 3
TOWNSHIP:
5 NORTH
RANGE:
67 WEST OF 6TH PM

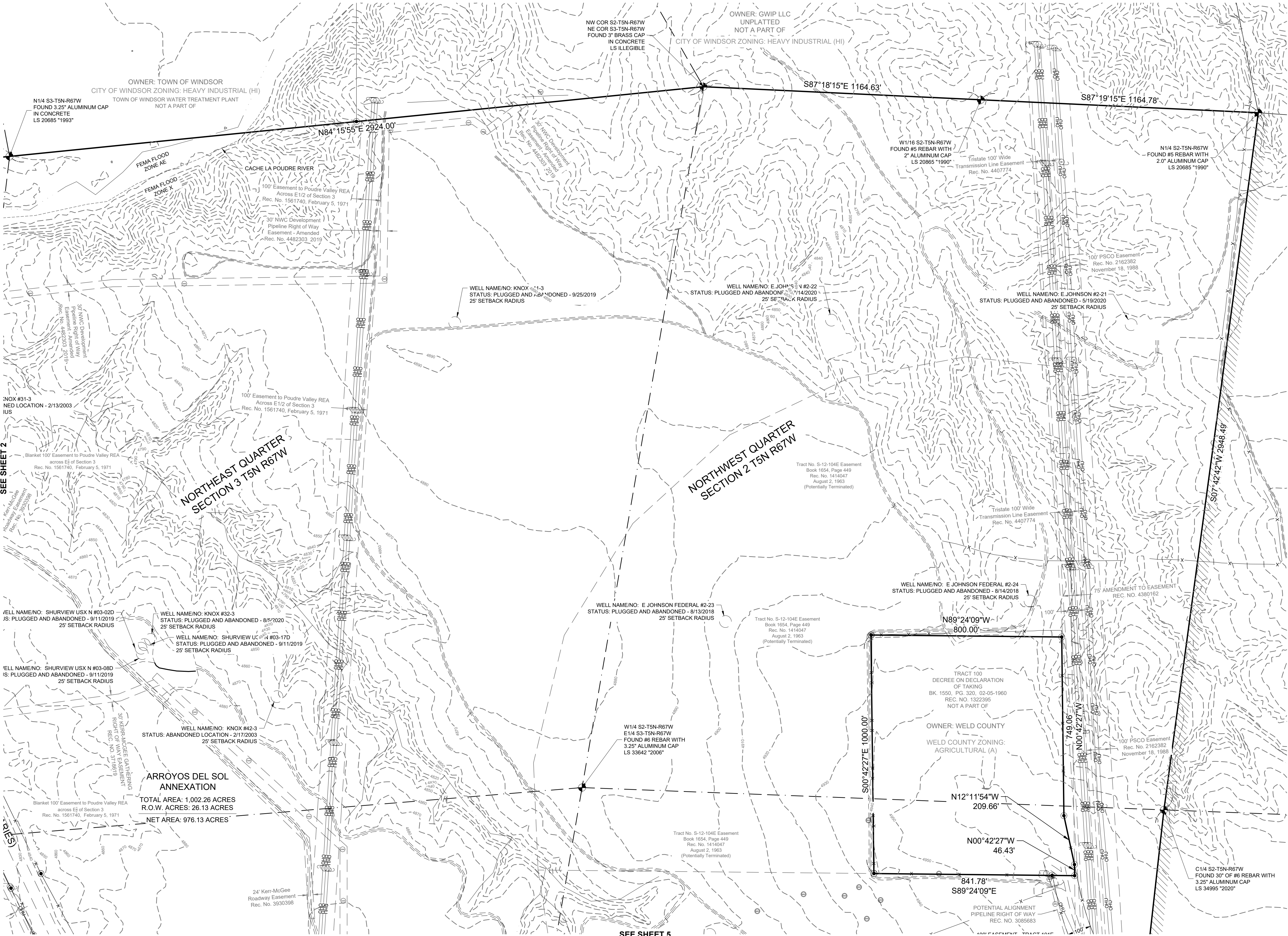
DATE:
6/27/2025
SCALE:
1" = 200'
REVIEWED BY:
HELGERSON

PROJECT:
24-0572
CLIENT:
CITY OF
GREELEY
DRAWN BY:
J. BUNNER

EPS GROUP
ARIZONA | COLORADO
970.221.4158
eps@epsinc.com

SITE ANALYSIS MAP OF
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO
Sheet
3
Of 6 Sheets

SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
ANX2024-0004

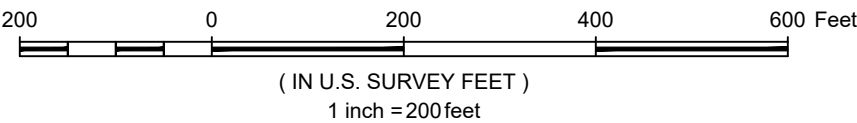


NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
6/27/2025
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



LEGEND

- | | |
|-------|---|
| --- | SECTION LINE |
| - - - | EXISTING LOT LINE |
| - - - | EXISTING EASEMENT LINE |
| - - - | RIGHT OF WAY |
| - X - | EXISTING FENCE LINE |
| COMM | BURIED COMMUNICATION LINE |
| E | BURIED ELECTRIC LINE |
| G | BURIED GAS LINE |
| W | PAVEMENT STRIPING |
| OHU | OVERHEAD UTILITY |
| E | UNDERGROUND ELECTRIC LINE |
| - - - | EDGE OF GRAVEL |
| - - - | EDGE OF ASPHALT |
| - - - | CENTERLINE OF DITCH |
| - - - | FLOOD PLAIN |
| + | SECTION CORNER |
| + | FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED |
| + | BOLLARD |
| + | ELECTRIC BOX |
| + | ELECTRIC BREAKER |
| + | FENCE GATE |
| + | FLAG POLE |
| + | FIBER OPTIC VAULT |
| + | GAS RISER |
| + | GAS PUMP |
| + | GAS VALVE |
| + | GUY WIRE |
| + | FLARED END SECTION |
| + | MAIL BOX |
| + | ELECTRIC METER |
| + | WATER METER |
| + | MONITORING WELL |
| + | ELECTRIC MARKER |
| + | FIBER OPTIC MARKER |
| + | GAS MARKER |
| + | WATER MARKER |
| + | TELEPHONE MARKER |
| + | OIL GAS BURNER |
| + | OIL GAS SEPARATOR |
| + | OIL GAS TANK |
| + | CABLE PEDESTAL |
| + | TELEPHONE PEDESTAL |
| + | SIGN |
| + | TANK |
| + | UTILITY POLE |
| + | WELL HEAD |

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

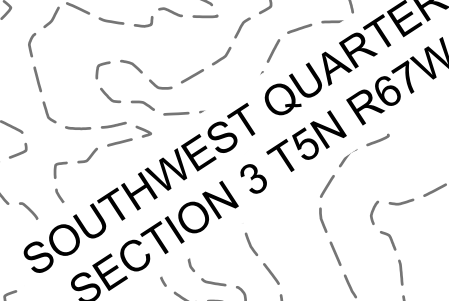
SECTION: 2 AND 3	TOWNSHIP: 5 NORTH	RANGE: 67 WEST OF 6TH PM
---------------------	----------------------	-----------------------------

PROJECT: 24-0572	DATE: 6/27/2025	SCALE: 1" = 200'
CLIENT: CITY OF GREELEY	REVIEWED BY: J. BUNNER	DRAWN BY: HELGERSON



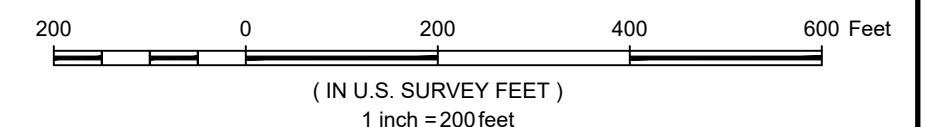
SITE ANALYSIS MAP OF
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

SITE ANALYSIS MAP OF ARROYOS DEL SOL



BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



LEGEND

EPS GROUP
970.221.4158 epsgrouppnc.com
ARIZONA | COLORADO

CITY OF GREELEY, WELD COUNTY, COLORADO

S:\Survey Jobs\24-0572\DWG\Annexation\24-0572 Annexation.dwg

ARROYOS DEL SOL ANNEXATION

PROJECT NARRATIVE

The subject properties are located in the west half of Section 2 and in Section 3, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado. More particularly, the properties are north of US Highway 34-Business Loop, the parcel in Section 3 is bisected by State Highway 257, and the parcel in Section 2 surrounds Missile Site Park, are located between the City of Greeley and Town of Windsor, and are a combined 975.94 acres.

The existing zoning is Agriculture (A) in Weld County. The proposed zoning is Conservation District (C-D).

According to the City's Land Use Guidance Map, the majority of the property is in the Natural Uses area (parklands and open space) within the Long Range Expected Growth Area (LREGA) called "Bluffs". The project conforms to the City's Comprehensive Plan with the strategic preservation of the land by keeping the property natural open space. The annexation will not create any additional traffic. Associated recreational facilities will be constructed in the future, at which time a Traffic Study would be required.

According to the Weld County Assessor's Property Portal, the properties are in the Northern Colorado Water Conservancy District.

There are existing overhead transmission lines from a power substation on the west side of Highway 257 that traverse north and east-northeast on the properties, and a power distribution line along the west side of Highway 257.

There are twenty-seven (27) oil/gas wells on the property that are plugged and abandoned (PA), two abandoned location (AL), one shut-in (SI), and one producing (PR) well with associated facilities, which is on the east side of Highway 257.

The properties do not have any adjacent or nearby water lines, sanitary sewer or storm drain collection systems.

Approximately 6 acres along the north property line of the Section 3 property, east of Highway 257, is within the designated Cache la Poudre River floodway and floodplain.

There are no inhabitable structures on the site.

This annexation will not generate any additional traffic. There may be programming in the future on the site; however, that programming would be reviewed under a separate land use process and application.



Arroyos del Sol Annexation & Zoning Establishment **ANX2024-0004 & ZON2025-0001**

Doug May, AICP, Principal Planner

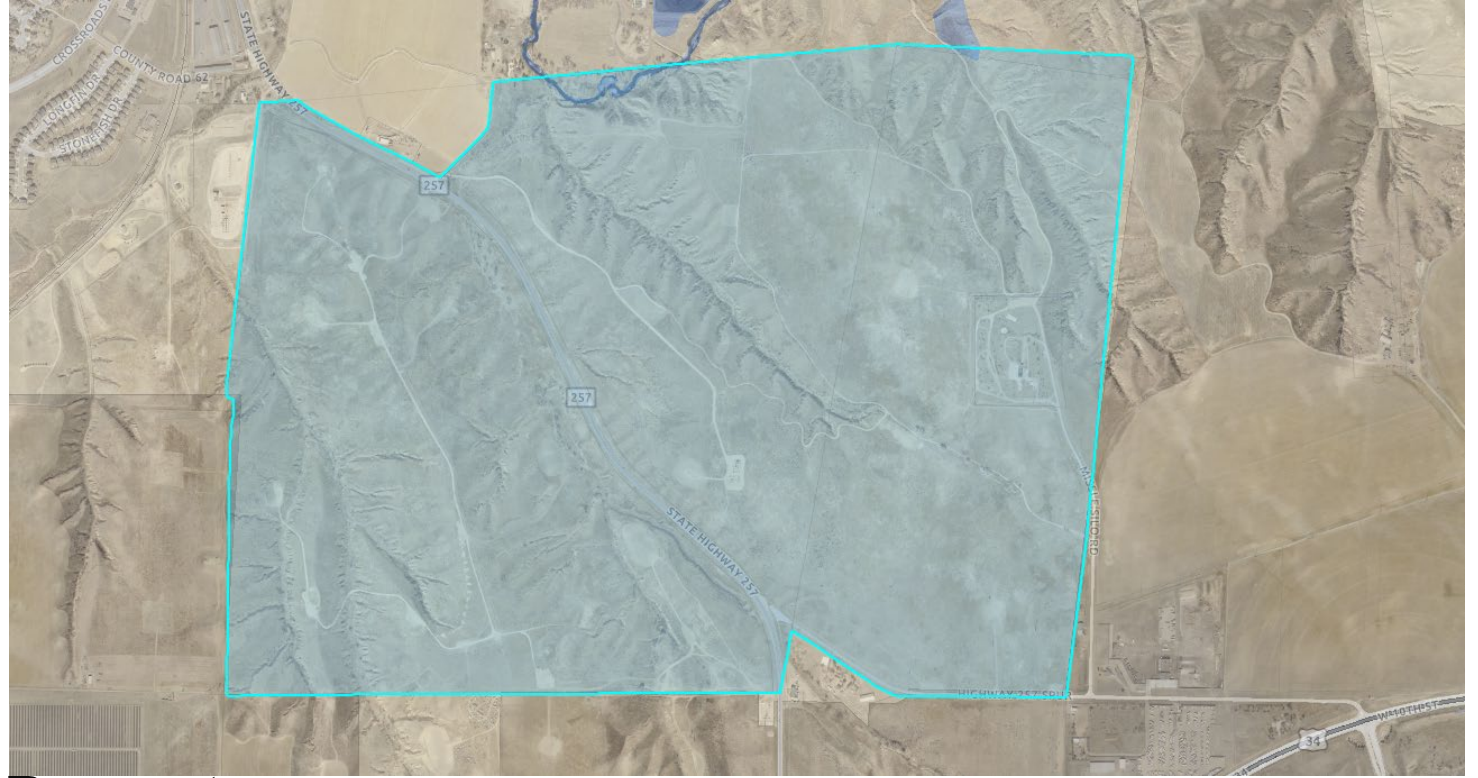
Doug.may@greeleygov.com (970) 350-9784

Planning Commission – July 14, 2026



Community Vitality

Agenda

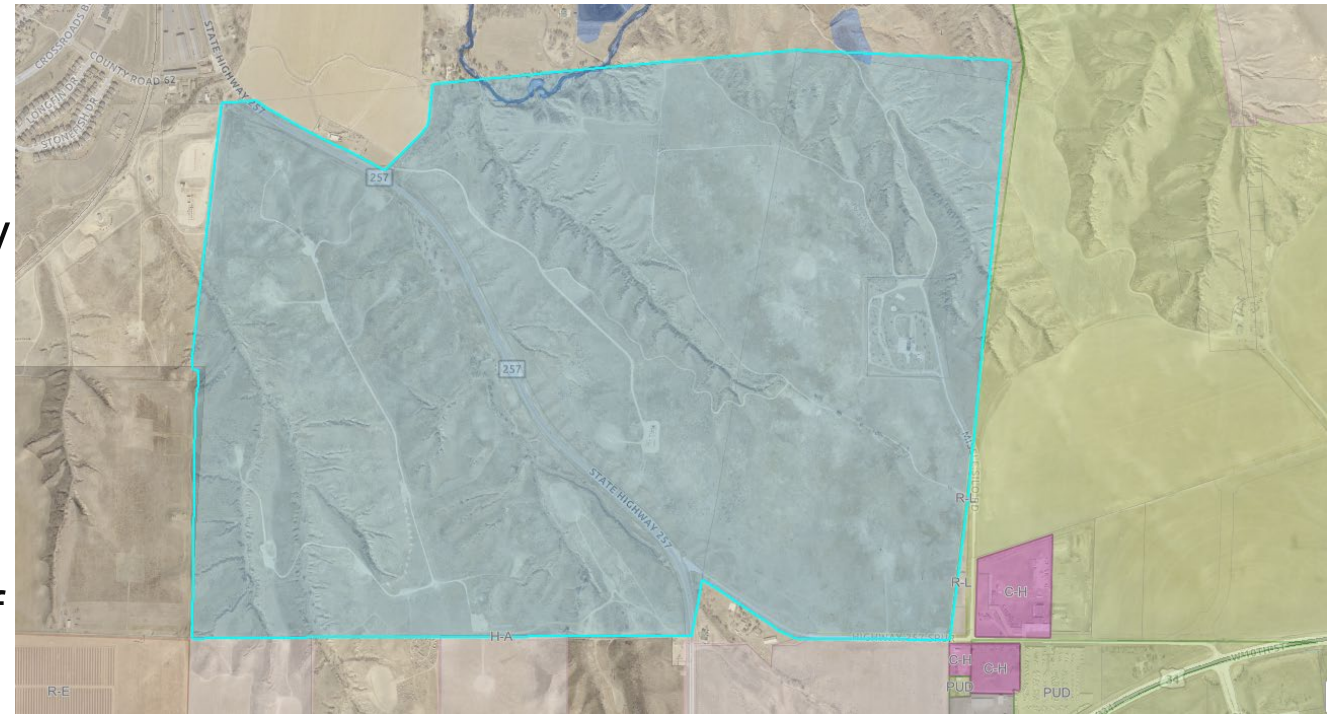


- **Request:**
 - Request to annex a total of 999.72 acres of land – ANX2024-0004 Request to establish zoning as C-D (Conservation District) – ZON2025-0001
- **Background:**
 - Property is currently owned by the City as Arroyos del Sol Natural Area & zoned in unincorporated Weld County as AG (Agriculture).
- **Planning Commission Recommendation**

Annexation Location



- Located north of 257 Spur, south of Poudre River
- Surrounding Zoning:
 - North: I-1 (Industrial, Weld County), H-I (Heavy Industrial, Town of Windsor)
 - South: H-A (Holding Agriculture, City of Greeley), A (Agriculture, Weld County)
 - East: PUD (Planned Unit Development, City of Greeley)
 - West: A (Agriculture, Weld County)



Annexation Considerations



Greeley Comprehensive Plan

OPEN LANDS & NATURAL AREAS

- Bluffs
- Community Separator
- Entryway Character Corridor
- Riparian Land
- City Owned Natural Areas

- Identifies the land shall be used for natural area/open space,
- Existing conditions to remain for foreseeable future once annexed.

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

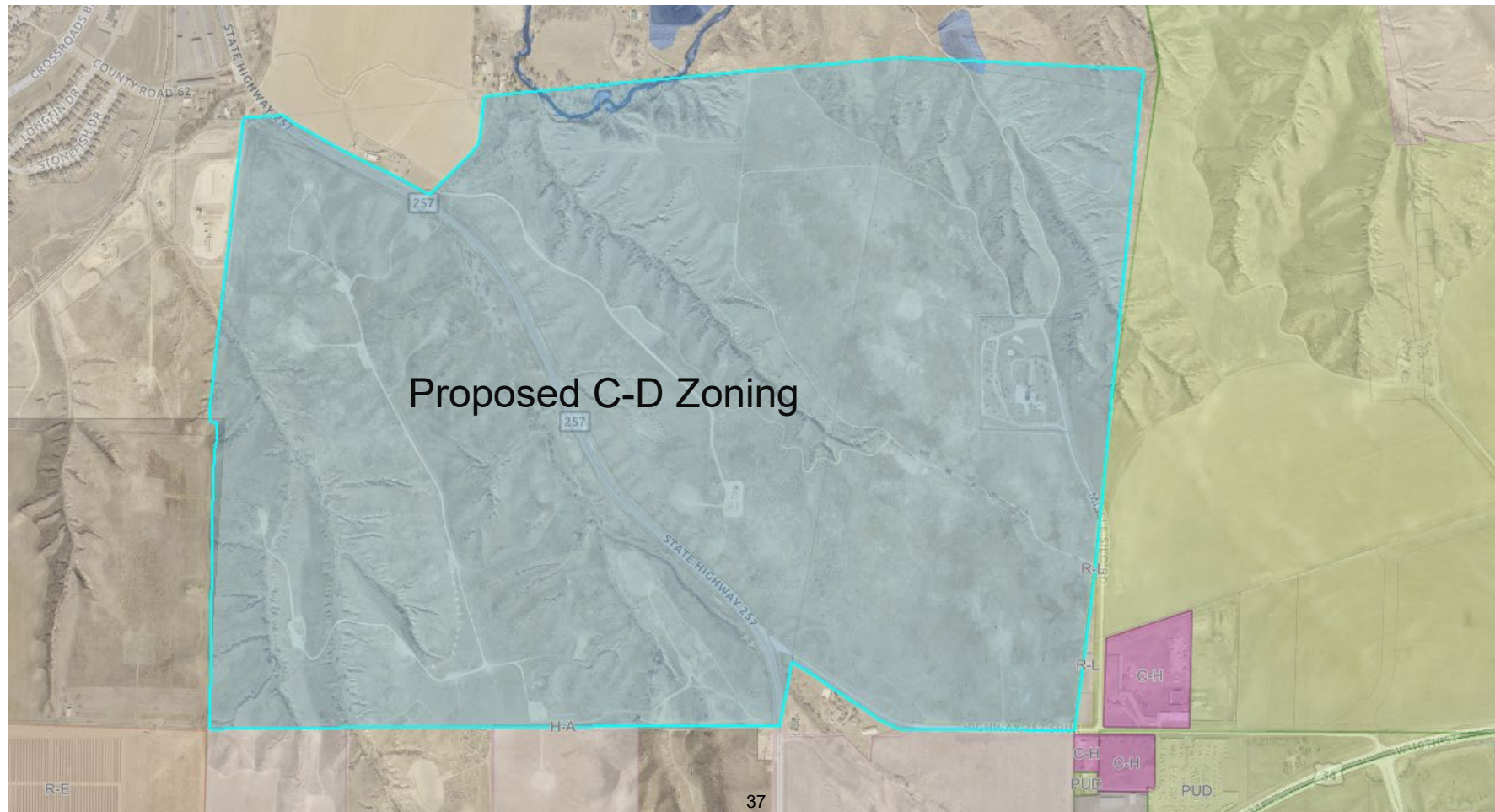
Notification

- 114 notice letters to properties within 1000'
- Public hearing signs posted on the property
- One email received asking for clarification of the location

Recommendation

- Community Development recommends approval

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 114 notice letters sent to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended (Approval)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Motions

Alternative (Denial)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends denial of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

Thank you



Review Criteria



Annexation Review Criteria

1. The proposed annexation is in conformance with the Comprehensive Plan.

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

Adequate services are or will be available to support the development expected to result from the proposed annexation.

The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.

The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern.

This request complies with this criterion.

3. **Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District.

Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

4.

The proposed annexation provides for a continual and rational boundary.

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area.

This request complies with this criterion.

5.

The proposed annexation is needed to accommodate future land use requirements.

There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

This request complies with this criterion.

Review Criteria



Zoning Review Criteria

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riparian Land and Rural Neighborhood.

The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

The request complies with this criterion.

- 2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

3. **Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. **Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

5. **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

The request complies with this criterion.

6. **The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

7. **The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

The request complies with this criterion.

8. **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The request complies with this criterion.

9. **The recommendations of professional staff or advisory review bodies.**
City staff recommends approval of this establishment of zoning request.



Planning Commission Agenda Summary

July 14, 2026

Key Staff Contact: Douglas May, Planner III

Title:

Arroyos del Sol Establishment of Zoning - ZON2025-0001

Summary:

A public hearing to consider a request for establishment of zoning to C-D (Conservation District) for approximately 1,014.25 acres known as the Arroyos del Sol Establishment of Zoning located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ZON2025-0001)

Recommended Action:

Approval

Attachments:

1. Zoning Staff Report
2. Vicinity Map 1
3. Vicinity Map 2
4. Arroyos del Sol Plat
5. Project Narrative
6. Staff Presentation

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request for establishment of zoning to C-D (Conservation District) for approximately 999.72 acres known as the Arroyos del Sol Establishment of Zoning located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ZON2025-0001)

PROJECT: Arroyos del Sol Establishment of Zoning

FILE NO: ZON2025-0001

LOCATION: Located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River

APPLICANT: City of Greeley

CASE PLANNER: Doug May, ACIP, Principal Planner

PLANNING COMMISSION HEARING DATE: July 14, 2026

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning for compliance with Section 24-204.b (1-9) of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley petitions to establish C-D (Conservation District) zoning on approximately 999.72 acres of land known as the Arroyos del Sol Establishment of Zoning. The property is located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River. The property was acquired with a conservation easement and is intended to remain protected as public open space and natural area land.

A. REQUEST

The City of Greeley ("the City") is requesting approval to establish C-D (Conservation District) zoning on approximately 999.72 acres known as the Arroyos del Sol Establishment of Zoning.

The property consists of two parcels and includes the State Highway 257 right-of-way. The parcel containing Missile Silo Park is excluded from the request in accordance with discussions with Weld County.

The property was acquired through a partnership involving the Trust for Public Land (TPL), which served as the sole fee owner and bridge financier for the transaction. The Town of Windsor contributed \$250,000 toward acquisition of the property. The land is encumbered by a conservation easement intended to preserve the property as open space for the community.

The property has since become Greeley's newest Natural Area, known as Arroyos del Sol, and is intended to remain under long-term public ownership and stewardship. The applicant requests establishment of Conservation District (C-D) zoning to preserve the site's natural, ecological, recreational, and educational value.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River

Current Zoning: AG (Agricultural – County)

Proposed Zoning: C-D (Conservation District)

Abutting Zoning: North: I-1 (Industrial – Weld County), H-I (Heavy Industrial – Town of Windsor)

South: H-A (Holding Agriculture – City of Greeley), A (Agriculture – Weld County)

East: PUD (Planned Unit Development – City of Greeley)

West: A (Agriculture – Weld County))

Site Conditions: The site is largely undeveloped and consists of native grasslands, riparian areas, wildlife habitat, agricultural lands, and natural open space associated with the Cache la Poudre River corridor. The property contains the City's

newest Natural Area, Arroyos del Sol, and is protected by a conservation easement. Portions of the property contain significant ecological resources, wildlife habitat, and floodplain areas.

Abutting Land Uses: North: Industrial, floodplain for the Cache la Poudre River
South: Agriculture
East: Undeveloped, agriculture
West: Undeveloped, agriculture, oil and gas

D. BACKGROUND

The City of Greeley has petitioned to establish Conservation District (C-D) zoning on approximately 999.72 acres of land located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River.

The property was acquired with a conservation easement intended to preserve the land as open space and protect natural resources. The site has since been designated as the City's newest Natural Area, known as Arroyos del Sol.

The property is currently located within unincorporated Weld County and zoned Agriculture (A). The applicant requests establishment of Conservation District (C-D) zoning in accordance with Sections 24-204 and 24-214 of the Greeley Development Code.

The subject property is located within the Long-Range Expected Growth Area and is designated primarily for conservation and open space purposes within the Imagine Greeley Comprehensive Plan. The proposed zoning designation is consistent with the property's intended long-term use as protected open space and natural area land.

The City has determined the proposal meets all applicable requirements for establishment of zoning. Introduction of the zoning ordinance is anticipated on August 4, 2026, with final reading anticipated on August 18, 2026.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-204.b (1-9) of the Greeley Development Code) in taking action to recommend approval, denial, or to table the zoning for future consideration:

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

Staff Comment: The Imagine Greeley Comprehensive Plan identifies the subject property as an important open space and conservation resource within the Long-Range Expected Growth Area. The proposed Conservation District zoning supports the preservation of natural areas, wildlife habitat, recreational opportunities, and ecological resources consistent with Comprehensive Plan goals and policies.

The request complies with this criterion.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

Staff Comment: The purpose of the Conservation District is to preserve environmentally sensitive lands, natural areas, and open space resources. The subject property contains significant ecological features and is intended to remain protected under a conservation easement. The proposed zoning is compatible with the property's existing use and surrounding land uses.

The request complies with this criterion

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment: The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

The request complies with this criterion.

- 5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

Staff Comment: No development is proposed with this request. The proposed zoning preserves the property's existing natural character and ensures compatibility with surrounding agricultural lands, open space, and conservation uses.

The request complies with this criterion.

- 6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

Staff Comment: The Conservation District does not require urban utility extensions or municipal infrastructure improvements. Emergency services will be provided by the City of Greeley. Any future improvements would be reviewed through applicable City processes.

The request complies with this criterion.

- 7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land.

The request complies with this criterion.

- 8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: No significant negative impacts are anticipated from the proposed zoning. The Conservation District limits development intensity and protects existing natural resources. Public benefits associated with habitat preservation, recreation, open space protection, and environmental stewardship outweigh any potential impacts.

The request complies with this criterion.

- 9. The recommendations of professional staff or advisory review bodies.**

Staff Comment: City staff recommends approval of this establishment of zoning request.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains twenty-seven (27) oil/gas wells on the property that are plugged and abandoned (PA), two abandoned location (AL), one shut-in (SI), and one producing (PR) well with associated facilities, which is on the east side of Highway 257. The property also contains some steep slopes along the northern edges of the property and along the drainages and arroyos.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, the zoning area is located within both high and moderate areas of significance. The

areas along the Poudre River are considered to be of high significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. FLOODPLAIN

The majority of the site does not contain floodplain. However, the areas along the northern edge of the property along the Cache la Poudre River contain 100-year floodplain and floodway.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes as the natural area fully develops.

6. TRANSPORTATION

The site is adjacent to Hwy 257 Spur and the portion of State Highway 257 that bisects the site is included with the annexation.

G. SERVICES

1. WATER

No development is proposed at this time, but if anything is proposed that will require water services, it will have to meet City Code and Criteria, and all regulatory requirements including floodplain permits as appropriate.

2. SANITATION

No development is proposed at this time, but if anything is proposed that will require sanitation services, it will have to meet City Code and Criteria, and all regulatory requirements including floodplain permits as appropriate.

3. EMERGENCY SERVICES

Served by Greeley Fire and Police; Fire Station #6 is ~2 miles away.

4. PARKS/OPEN SPACES

Arroyos del Sol itself is a Natural Area.

5. SCHOOLS

Windsor School District RE-4 serves the property.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Minimal impact; open space aligns with surrounding character.

2. NOISE

No significant impact expected due to non-development status.

I. NOTIFICATION:

Mailed notice is not required, per the Development Code effective as of October 1, 2021. However, as a courtesy, a mailed notice was sent on June 24, 2026 to surrounding property owners within 1,000 feet of the subject property. The applicant also posted signs on the property on June 30, 2026.

As of June 30, 2026, one written comment has been received requesting clarification of the location.

No formal neighborhood meeting was required due to the nature of the request and the lack of proposed development.

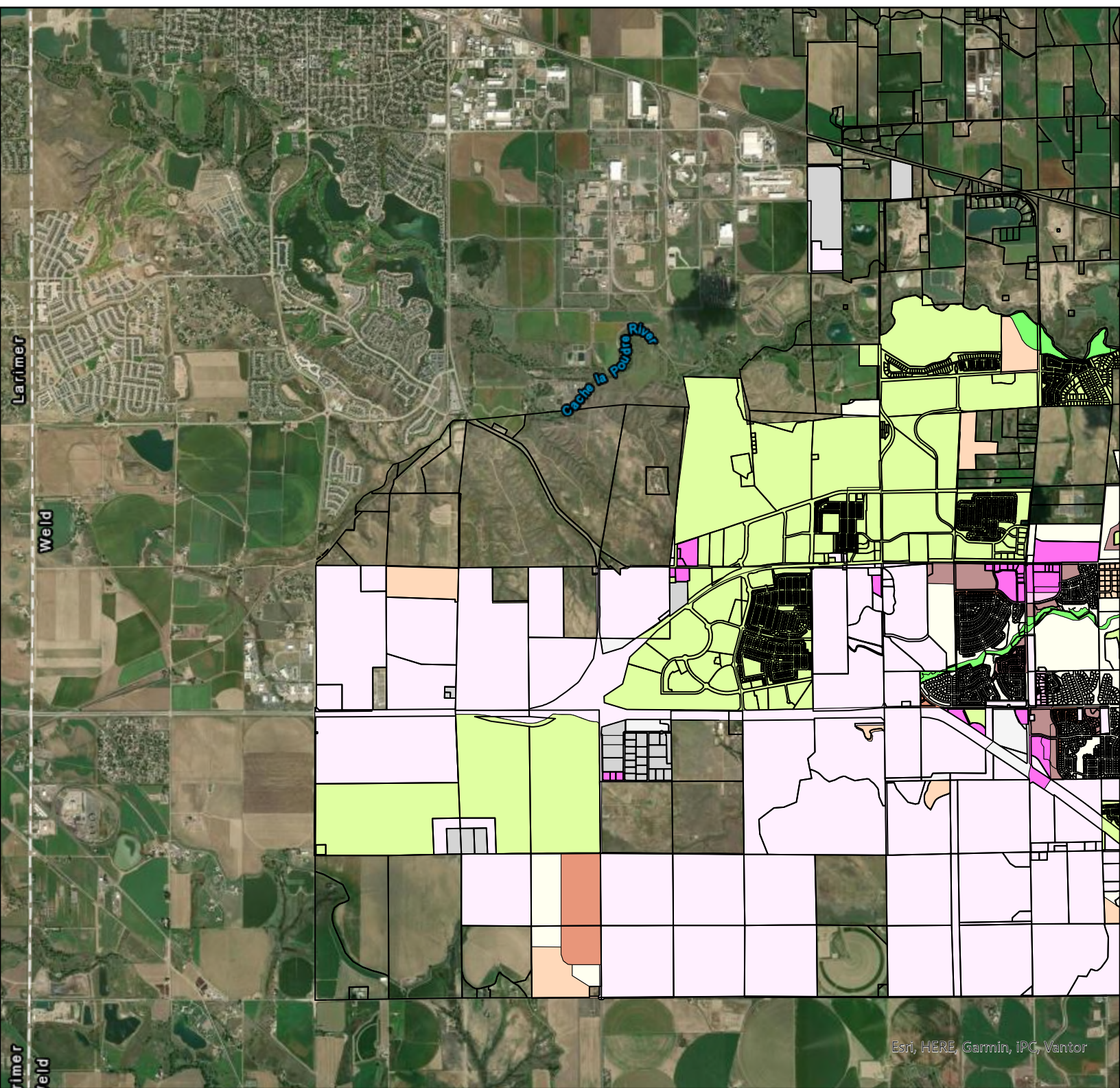
J. PLANNING COMMISSION RECOMMENDED MOTION (APPROVAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

K. PLANNING COMMISSION ALTERNATIVE MOTION (DENIAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

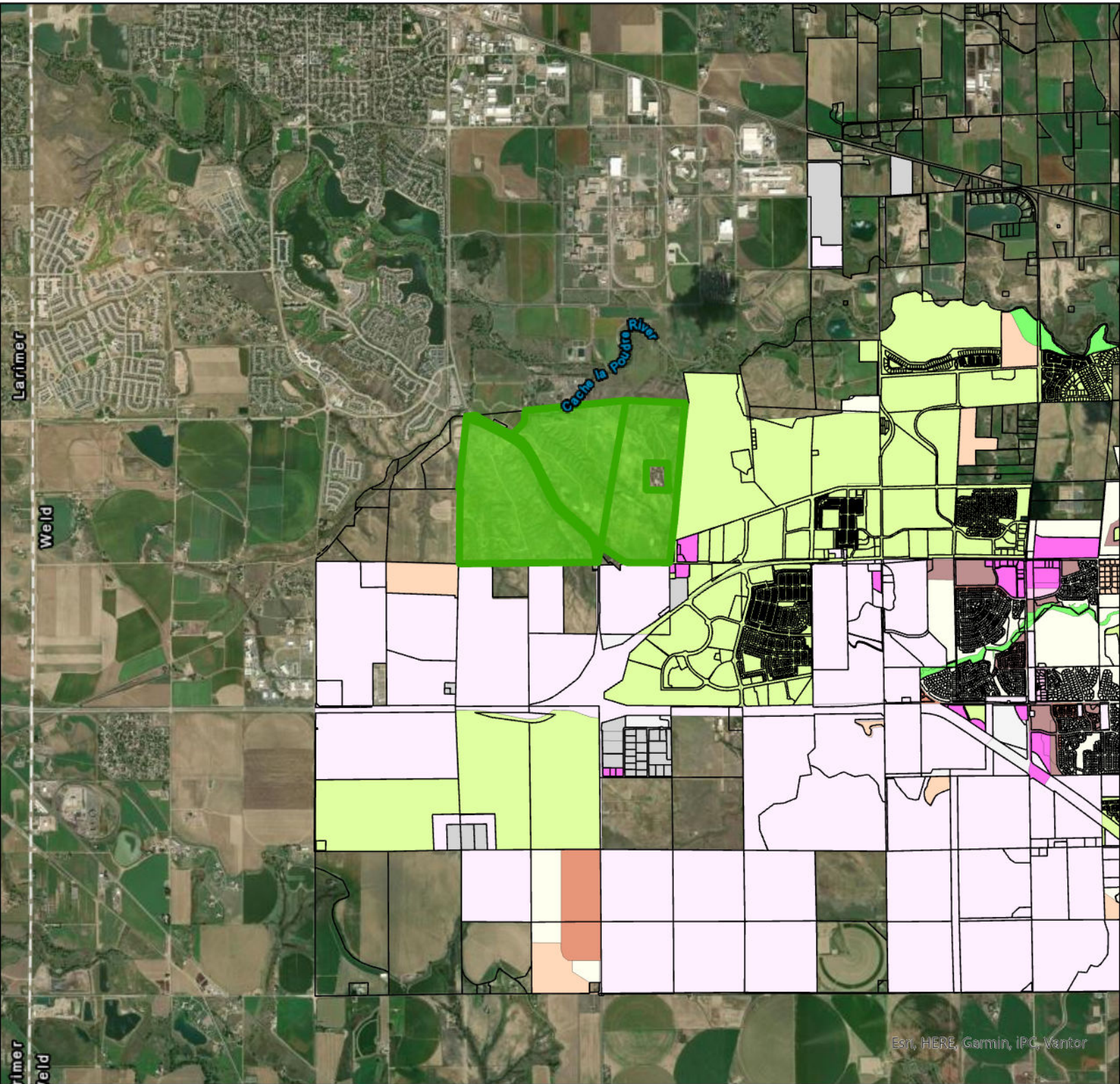
Vicinity Map - ANX2024-0004 & ZON2025-0001 Arroyos del Sol
 Annexation and Establishment of Zoning
 Planning Commission - 7/14/2026
 City Council - 8/18/2026



Legend

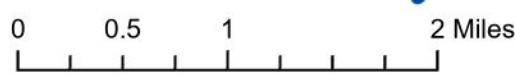
- | | | |
|---------------------------|-----------------------------|----------------------------|
| Arroyos del Sol | Holding Agriculture | Residential Estate |
| Greeley Parcels | Industrial Low Intensity | Residential Low Density |
| Conservation District** | Industrial Medium Intensity | Residential Medium Density |
| Commercial Low Intensity | Industrial High Intensity | Residential High Density |
| Commercial High Intensity | Planned Unit Development | Residential Mobile Home |

Vicinity Map - ANX2024-0004 & ZON2025-0001 Arroyos del Sol
Annexation and Establishment of Zoning
Planning Commission - 7/14/2026
City Council - 8/18/2026



Legend

- | | | |
|---------------------------------|-----------------------------------|-------------------------------------|
| Arroyos del Sol | Holding Agriculture (H-A) | Residential Estate (R-E) |
| Greeley Parcels | Industrial Low Intensity (I-L) | Residential Low Density (R-L) |
| Conservation District (C-D) | Industrial Medium Intensity (I-M) | Residential Medium Density (R-M) 59 |
| Commercial Low Intensity (C-L) | Industrial High Intensity (I-H) | Residential High Density (R-H) |
| Commercial High Intensity (C-H) | Planned Unit Development (PUD) | Residential Mobile Home (RMH) |



INITIAL ZONING MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001

INITIAL ZONING DESCRIPTION:

A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION TWO (2) AND SECTION THREE (3), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), WELD COUNTY, COLORADO,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.

THENCE SOUTH 89° 20' 56" WEST, A DISTANCE OF 2559.55 FEET;

THENCE SOUTH 89° 21' 00" WEST, TO THE SOUTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2528.33 FEET;

THENCE NORTH 00° 04' 41" WEST, A DISTANCE OF 1824.00 FEET;

THENCE NORTH 01° 05' 35" EAST, A DISTANCE OF 378.74 FEET;

THENCE NORTH 06° 57' 12" EAST, A DISTANCE OF 155.54 FEET;

THENCE NORTH 07° 49' 34" EAST, A DISTANCE OF 40.88 FEET;

THENCE NORTH 03° 27' 58" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 00° 54' 02" WEST, A DISTANCE OF 19.92 FEET;

THENCE NORTH 05° 37' 38" WEST, A DISTANCE OF 41.13 FEET;

THENCE NORTH 01° 45' 57" EAST, A DISTANCE OF 42.15 FEET;

THENCE NORTH 20° 13' 27" EAST, A DISTANCE OF 20.57 FEET;

THENCE NORTH 25° 54' 42" EAST, A DISTANCE OF 20.20 FEET;

THENCE NORTH 69° 19' 27" WEST, A DISTANCE OF 82.82 FEET;

THENCE NORTH 00° 04' 41" WEST, TO THE WEST QUARTER CORNER OF SAID SECTION 3, A DISTANCE OF 5.93 FEET;

THENCE NORTH 06° 05' 33" EAST, TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2831.94 FEET;

THENCE NORTH 84° 19' 27" EAST, A DISTANCE OF 374.03 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 96.87 FEET, SAID CURVE HAS A RADIUS OF 1357.50 FEET, A DELTA OF 04° 05' 19" AND IS SUBTENDE BY A CHORD BEARING SOUTH 50° 55' 19" EAST, A DISTANCE OF 96.85 FEET;

THENCE SOUTH 61° 44' 20" EAST, A DISTANCE OF 542.32 FEET;

THENCE SOUTH 63° 30' 51" EAST, A DISTANCE OF 843.40 FEET;

THENCE NORTH 44° 41' 29" EAST, A DISTANCE OF 522.41 FEET;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, A DISTANCE OF 171.91 FEET, SAID CURVE HAS A RADIUS OF 254.36 FEET, A DELTA OF 38° 43' 25.2" AND IS SUBTENDE BY A CHORD BEARING NORTH 25° 19' 48" EAST, A DISTANCE OF 168.66 FEET;

THENCE NORTH 05° 58' 07" EAST, A DISTANCE OF 349.31 FEET;

THENCE NORTH 84° 19' 27" EAST, TO THE NORTH QUARTER CORNER OF SAID SECTION 3, A DISTANCE OF 787.57 FEET;

THENCE NORTH 84° 15' 55" EAST, TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 2924.00 FEET;

THENCE SOUTH 87° 18' 15" EAST, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1164.63 FEET;

THENCE SOUTH 87° 19' 15" EAST, TO THE WEST LINE OF THE GOLDEN TRIANGLE 2ND ANNEXATION, RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AS RECEPTION NO. 1997982, A DISTANCE OF 1023.87 FEET;

THENCE SOUTH 09° 06' 25" EAST, ALONG SAID WEST LINE OF THE GOLDEN TRIANGLE 2ND ANNEXATION, A DISTANCE OF 269.45 FEET;

THENCE SOUTH 06° 22' 37" WEST, ALONG SAID WEST LINE OF THE GOLDEN TRIANGLE 2ND ANNEXATION, TO THE CENTER QUARTER CORNER OF SECTION 2, A DISTANCE OF 2678.94 FEET;

THENCE SOUTH 06° 22' 37" WEST, A DISTANCE OF 2906.16 FEET;

THENCE NORTH 89° 29' 42" WEST, A DISTANCE OF 1305.13 FEET;

THENCE NORTH 00° 30' 18" EAST, A DISTANCE OF 10.00 FEET;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, A DISTANCE OF 458.82 FEET, SAID CURVE HAS A RADIUS OF 805.00 FEET, A DELTA OF 32° 39' 22.4" AND IS SUBTENDE BY A CHORD BEARING NORTH 73° 09' 53" WEST, A DISTANCE OF 452.63 FEET;

THENCE NORTH 56° 50' 12" WEST, A DISTANCE OF 932.09 FEET;

THENCE SOUTH 09° 49' 15" WEST, A DISTANCE OF 425.63 FEET;

THENCE SOUTH 03° 18' 47" EAST, A DISTANCE OF 260.81 FEET;

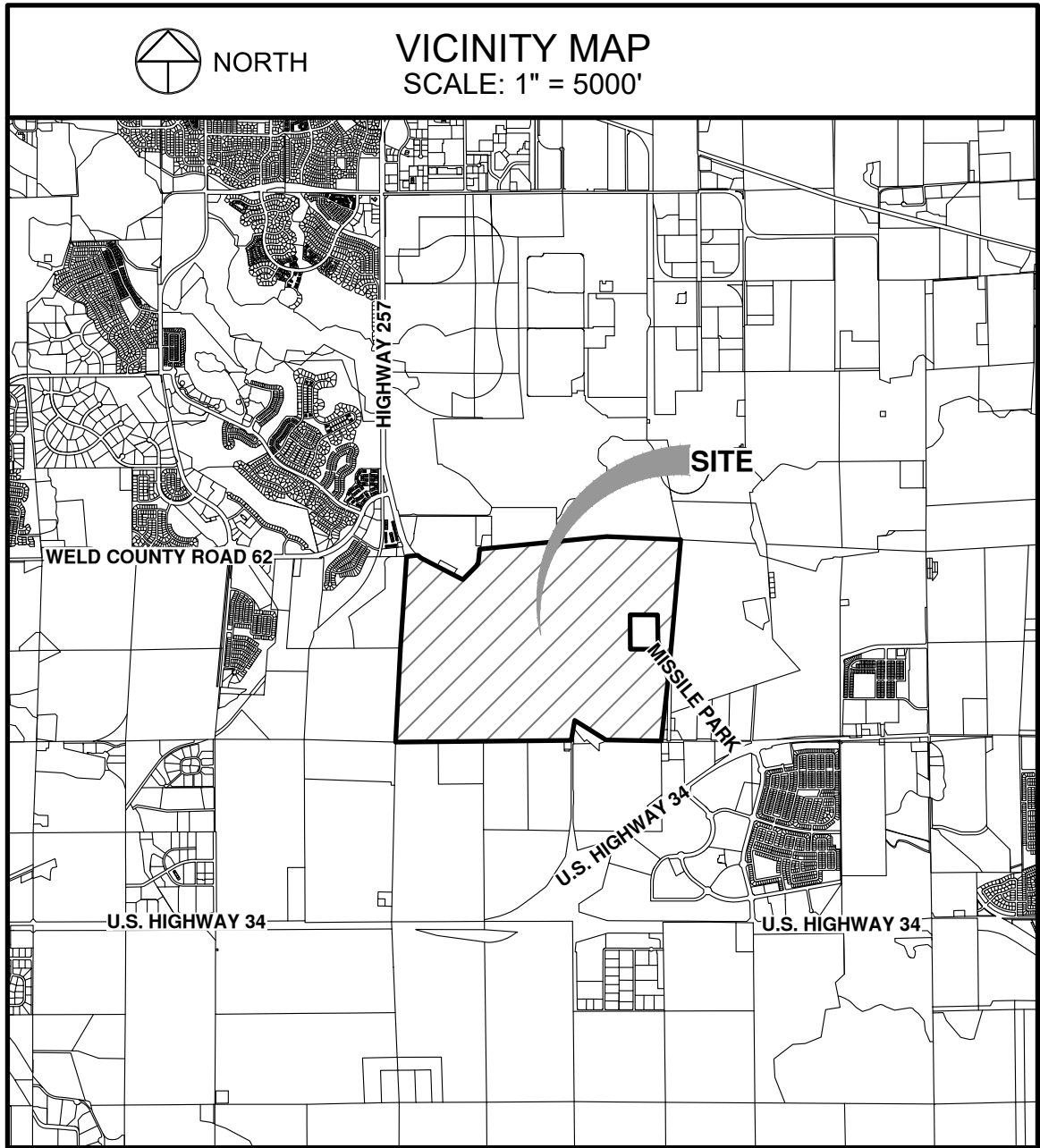
THENCE NORTH 89° 29' 42" WEST, A DISTANCE OF 60.06 FEET, TO THE POINT OF BEGINNING.

EXCEPT TRACT 100 DECREE ON DECLARATION OF TAKING BOOK 1550, PAGE 320, RECORDED ON FEBRUARY 5, 1960, AT RECEPTION NO. 1322395

CONTAINING 999.72 ACRES MORE OR LESS, INCLUDING 26.13 ACRES OF EXISTING PUBLIC ROAD RIGHT-OF-WAY.

(FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0025608-030-ME1-2SN, EFFECTIVE DATE OF JANUARY 9, 2022)

ZONING SUMMARY				
Existing Zoning	Proposed Zoning	Area (SF)	Area (AC)	
Agriculture	Conservation District (CD)	42,409,580	973.59	97.4%
Right-of-Way	Right-of-Way	1,138,223	26.13	2.6%
TOTALS		43,547,803	999.72	100.0%



OWNER DEDICATION STATEMENT:

1. Dedication statement:

I, _____, being the sole owner(s) in fee of _____ (Arroyos Del Sol), Weld County, Colorado, shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same (name of subdivision and statement that is a subdivision or addition to the City of Greeley, Weld County, Colorado); and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Signature of Owner Date
Witness my hand and seal this ____ day of _____, A.D. ____.
STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
The foregoing instrument was acknowledged before me this ____ day of _____, 20____.
My commission expires: _____.
WITNESS my Hand and Official Seal.

Notary Public

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development Date

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission, this ____ day
of _____, 20____.

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this ____ day of _____, 20____.

SITE SURVEYOR

EPS Group Inc.
Tharen Helgerson, PLS
301 North Howes Street
Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158

OWNER / APPLICANT

City of Greeley
Doug May, Planner III
Community Development
1100 10th Street
Greeley, CO 80631

INTENT STATEMENT:

THE INTENT FOR THIS ANNEXATION IS TO KEEP IT NATURAL OPEN SPACE WITH FUTURE ASSOCIATED RECREATIONAL FACILITIES BY ZONING THE PROPERTY CONSERVATION DISTRICT (C-D).

SHEET INDEX:

- 1 COVER SHEET
2-5 EXISTING CONDITIONS AND SITE ANALYSIS MAP
6 PROJECT BOUNDARY MAP & ZONING SUITABILITY MAP

ZONING DEVELOPMENT STANDARD NOTES:

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE)
PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

SURVEYOR'S NOTES:

1. THE LINEAL UNIT OF MEASURE FOR THIS SURVEY IS U.S. SURVEY FEET.
2. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, AS BEARING NORTH 06° 05' 33" EAST (ASSUMED BEARING), WITH THE WEST QUARTER CORNER OF SAID SECTION 3, MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED LS 22098 AND THE NORTHWEST CORNER OF SAID SECTION 3, MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED LS 22098.
3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY & TITLE OF RECORD, EPS GROUP RELIED UPON ORDER NO. N0025608-030-ME1-2SN, EFFECTIVE DATE OF JANUARY 9, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EPS GROUP TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
5. EXISTING ZONING: WELD COUNTY - AGRICULTURE (A)
PROPOSED ZONING: CITY OF GREELEY - CONSERVATION DISTRICT (C-D)
6. ADJACENT PROPERTY OWNER INFORMATION PER THE WELD COUNTY PROPERTY PORTAL.
7. THE PROFESSIONAL OPINION OF THE SURVEYOR IS NOT A DETERMINATION OF LAW, NOR A MATTER OF FACT.
8. THE WORD "STATE", "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. DORA BYLAWS AND RULES (4 CCR 730-1).
9. EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
10. THIS MAP IS PREPARED EXCLUSIVELY FOR REZONING PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A MONUMENTED LAND SURVEY AS DEFINED BY THE STATE OF COLORADO.

SURVEYOR'S STATEMENT

I, THAREN J. HELGERSON, A COLORADO PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION OF LAND PROPOSED TO BE REZONED TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

THIS REZONING DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION FROM EXISTING DOCUMENTS OF RECORD TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION AS SHOWN HEREON.

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
2 AND 3
TOWNSHIP:
5 NORTH
RANGE:
67 WEST OF 6TH PM

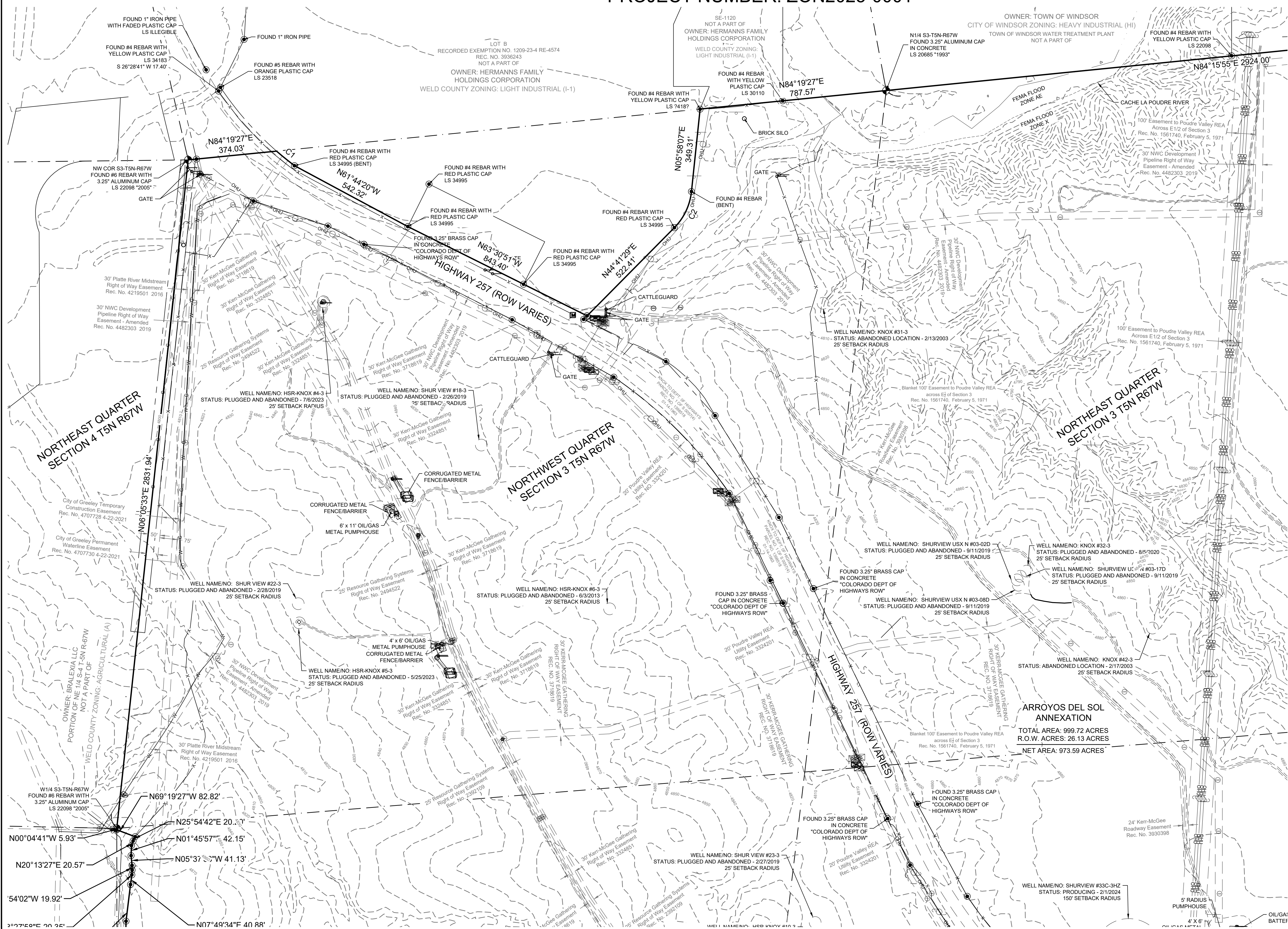
DATE:
08/27/25
SCALE:
AS SHOWN
REVIEWED BY:
T. HELGERSON
PROJECT:
24-0572
CLIENT:
CITY OF GREELEY
DRAWN BY:
J. BUNNER

EPS GROUP
970.221.4158
eps@epsinc.com
ARIZONA | COLORADO

COVER SHEET
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet
1
Of 6 Sheets

EXISTING CONDITIONS & SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001

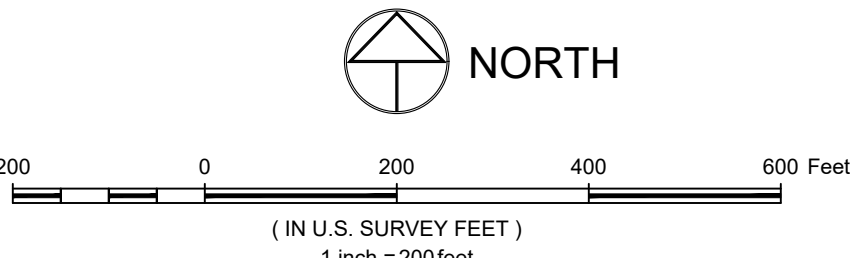


NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



LEGEND	
	SECTION LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	RIGHT OF WAY
	EXISTING FENCE LINE
	BURIED COMMUNICATION LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	PAVEMENT STRIPING
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
	CENTERLINE OF DITCH
	FLOOD PLAIN
	SECTION CORNER
	FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED
	BOLLARD
	ELECTRIC BOX
	ELECTRIC BREAKER
	FENCE GATE
	FLAG POLE
	FIBER OPTIC VAULT
	GAS RISER
	GAS PUMP
	GAS VALVE
	GUY WIRE
	FLARED END SECTION
	MAIL BOX
	ELECTRIC METER
	WATER METER
	MONITORING WELL
	ELECTRIC MARKER
	FIBER OPTIC MARKER
	GAS MARKER
	WATER MARKER
	TELEPHONE MARKER
	OIL GAS BURNER
	OIL GAS SEPARATOR
	OIL GAS TANK
	CABLE PEDESTAL
	SIGN
	TANK
	UTILITY POLE
	WELL HEAD

EXISTING CONDITIONS & SITE ANALYSIS MAP
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet
2
Of 6 Sheets

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 2 AND 3
TOWNSHIP: 5 NORTH
RANGE: 67 WEST OF 6TH PM

DATE: 08/27/25
SCALE: 1" = 400'
PROJECT: 24-0572
CLIENT: CITY OF GREELEY
REVIEWED BY: T. HELGERSON
DRAWN BY: J. BUNNER



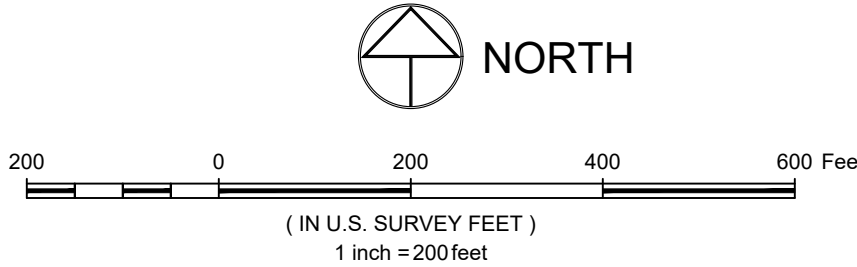
EXISTING CONDITIONS & SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001

NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



LEGEND	
	SECTION LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	RIGHT OF WAY
	EXISTING FENCE LINE
	BURIED COMMUNICATION LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	PAVEMENT STRIPING
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
	CENTERLINE OF DITCH
	FLOOD PLAIN
	SECTION CORNER
	FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED
	BOLLARD
	ELECTRIC BOX
	ELECTRIC BREAKER
	FENCE GATE
	FLAG POLE
	FIBER OPTIC VAULT
	GAS RISER
	GAS PUMP
	GAS VALVE
	GUY WIRE
	FLARED END SECTION
	MAIL BOX
	ELECTRIC METER
	WATER METER
	MONITORING WELL
	ELECTRIC MARKER
	FIBER OPTIC MARKER
	GAS MARKER
	WATER MARKER
	TELEPHONE MARKER
	OIL GAS BURNER
	OIL GAS SEPARATOR
	OIL GAS TANK
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	SIGN
	TANK
	UTILITY POLE
	WELL HEAD

EXISTING CONDITIONS & SITE ANALYSIS MAP

ARROYOS DEL SOL

CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet
3

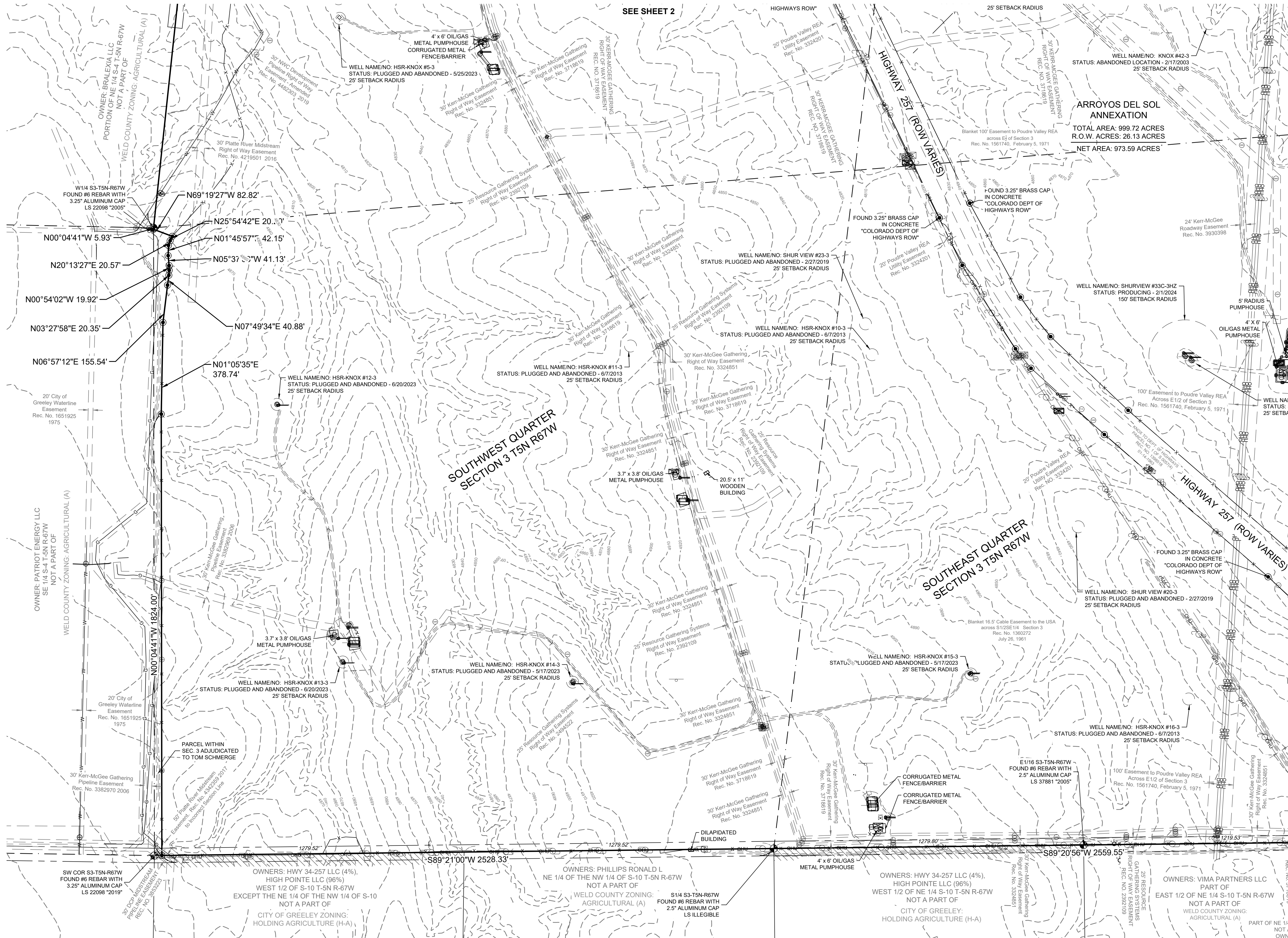
Of 6 Sheets

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

PROJECT:	DATE:	SCALE:	REVIEWED BY:
24-0572	08/27/25	1" = 400'	T. HELGERSON
CLIENT:	TOWNSHIP:		
CITY OF GREELEY	5 NORTH		
DRAWN BY:	RANGE:		
J. BUNNER	67 WEST OF 6TH PM		



EXISTING CONDITIONS & SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001



NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



400 0 400 800 1200 Feet
(IN U.S. SURVEY FEET)
1 inch = 400 feet

LEGEND

- SECTION LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- RIGHT OF WAY
- EXISTING FENCE LINE
- COMM BURIED COMMUNICATION LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- PAVEMENT STRIPING
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC LINE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- CENTERLINE OF DITCH
- FLOOD PLAIN
- SECTION CORNER
- FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED
- BOLLARD
- ELECTRIC BOX
- ELECTRIC BREAKER
- FENCE GATE
- FLAG POLE
- FIBER OPTIC VAULT
- GAS RISER
- GAS PUMP
- GAS VALVE
- GUY WIRE
- FLARED END SECTION
- MAIL BOX
- ELECTRIC METER
- WATER METER
- MONITORING WELL
- ELECTRIC MARKER
- FIBER OPTIC MARKER
- GAS MARKER
- WATER MARKER
- TELEPHONE MARKER
- OIL GAS BURNER
- OIL GAS SEPARATOR
- OIL GAS TANK
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- SIGN
- TANK
- UTILITY POLE
- WELL HEAD

EXISTING CONDITIONS & SITE ANALYSIS MAP

ARROYOS DEL SOL

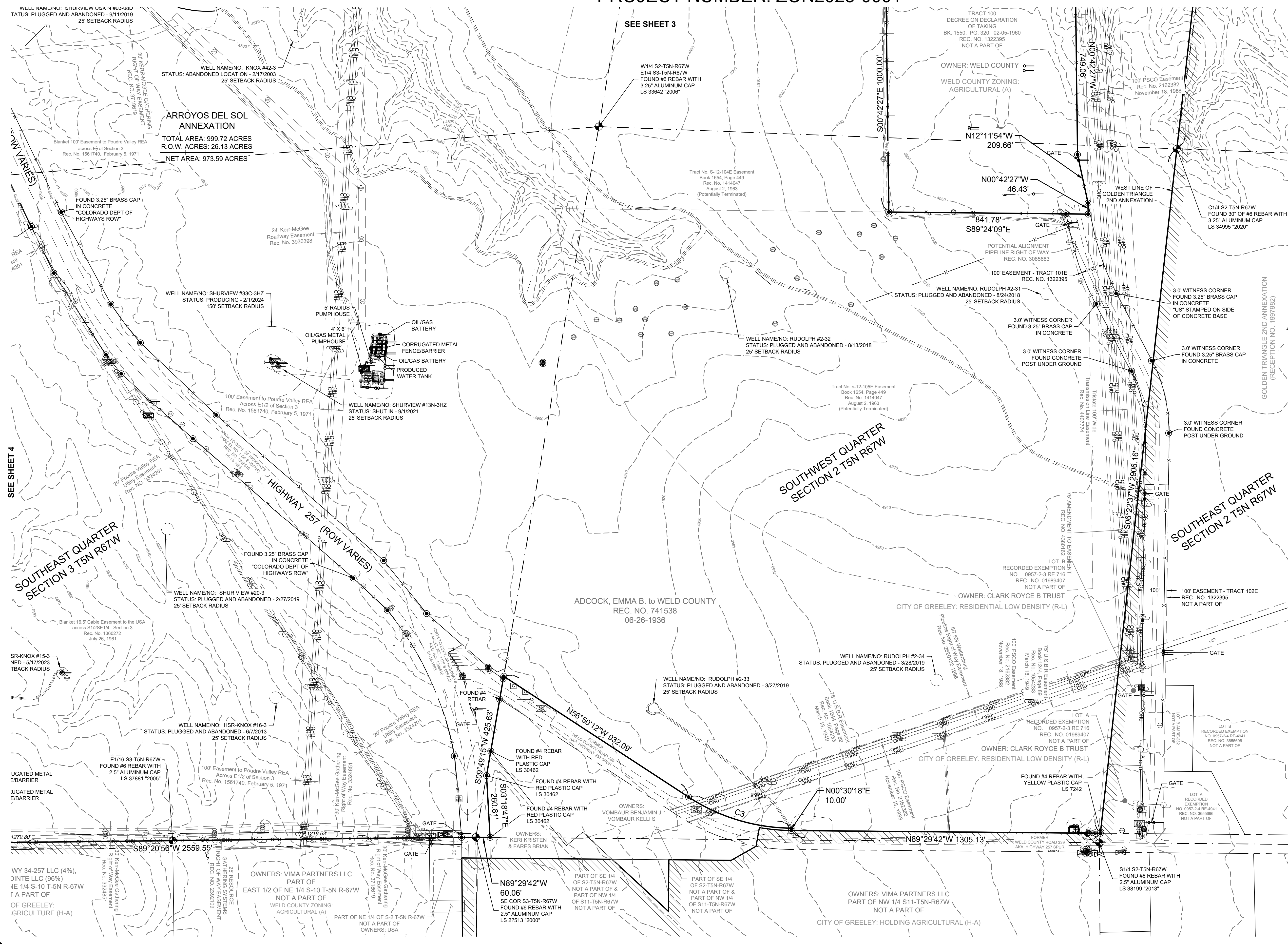
CITY OF GREELEY, WELD COUNTY, COLORADO

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 2 AND 3	DATE: 08/27/25
TOWNSHIP: 5 NORTH	SCALE: 1" = 400'
RANGE: 67 WEST OF 6TH PW	REVIEWED BY: T. HELGERSON
PROJECT: 24-0572	DRAWN BY: J. BUNNER
CLIENT: CITY OF GREELEY	



EXISTING CONDITIONS & SITE ANALYSIS MAP OF
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001



NOTES:
VERTICAL DATUM: NAVD88 USING GEOID
MODEL "CO G18 GRS80"

BENCHMARK: NGS BENCHMARK NN 169
(NAVD 88 ELEVATION = 4884.32)

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.

NORTH

400 0 400 800 1200 Feet
(IN U.S. SURVEY FEET)
1 inch = 400 feet

LEGEND	
	SECTION LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	RIGHT OF WAY
	EXISTING FENCE LINE
	BURIED COMMUNICATION LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	PAVEMENT STRIPING
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC LINE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
	CENTERLINE OF DITCH
	FLOOD PLAIN
	SECTION CORNER
	FOUND MONUMENT #4 REBAR WITH ORANGE PLASTIC CAP PLS 34995, UNLESS OTHERWISE NOTED
	BOLLARD
	ELECTRIC BOX
	ELECTRIC BREAKER
	FENCE GATE
	FLAG POLE
	FIBER OPTIC VAULT
	GAS RISER
	GAS PUMP
	GAS VALVE
	GUY WIRE
	FLARED END SECTION
	MAIL BOX
	ELECTRIC METER
	WATER METER
	MONITORING WELL
	ELECTRIC MARKER
	FIBER OPTIC MARKER
	GAS MARKER
	WATER MARKER
	TELEPHONE MARKER
	OIL GAS BURNER
	OIL GAS SEPARATOR
	OIL GAS TANK
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	SIGN
	TANK
	UTILITY POLE
	WELL HEAD

EXISTING CONDITIONS & SITE ANALYSIS MAP

ARROYOS DEL SOL

CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet
5
Of 6 Sheets

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

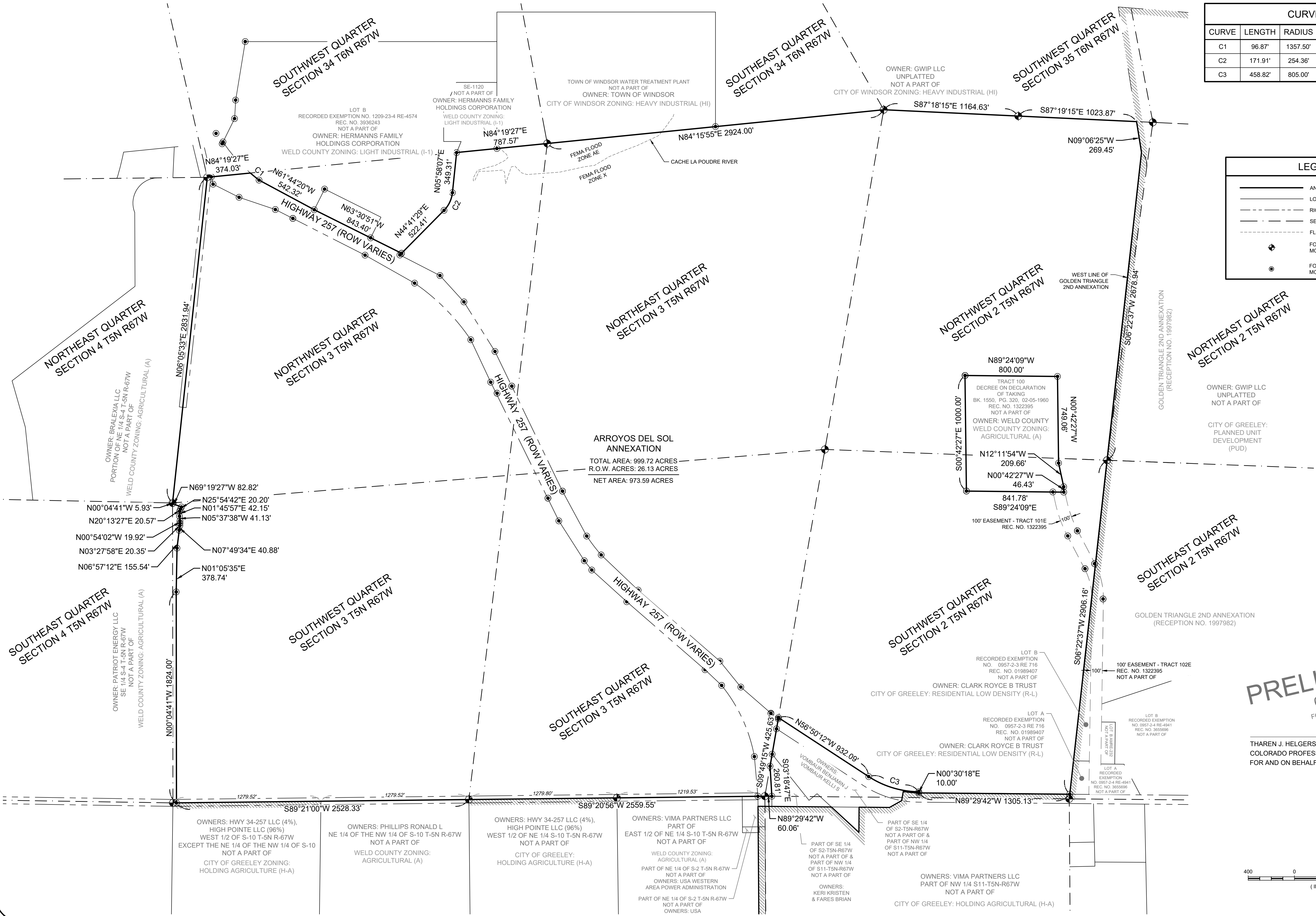
SECTION: 2 AND 3
TOWNSHIP: 5 NORTH
RANGE: 67 WEST OF 6TH PM

DATE: 08/27/25
PROJECT: 24-0572
CLIENT: CITY OF GREELEY
DRAWN BY: J. BUNNER
REVIEWED BY: T. HELGERSON

SCALE: 1" = 400'

EPS GROUP
970.221.4158
eng@epsinc.com
ARIZONA | COLORADO

ZONING SUITABILITY MAP
ARROYOS DEL SOL
SITUATED IN SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
999.72 ACRES
PROJECT NUMBER: ZON2025-0001

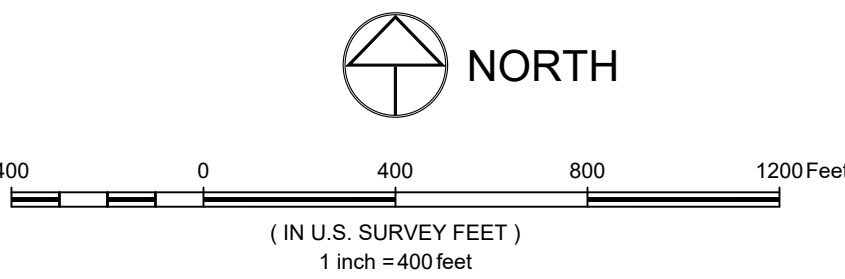


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	96.87'	1357.50'	4°05'19"	S50°55'19"E	96.85'
C2	171.91'	254.36'	38°43'25"	N25°19'48"E	168.66'
C3	458.82'	805.00'	32°39'22"	N73°09'53"W	452.63'

LEGEND	
	ANNEXATION BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	FLOOD PLAIN
	FOUND SECTION CORNER MONUMENT
	FOUND PROPERTY CORNER MONUMENT

PRELIMINARY
08/27/25
FOR REVIEW ONLY

THAREN J. HELGERSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38882
FOR AND ON BEHALF OF EPS GROUP, INC.



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 2 AND 3	TOWNSHIP: 5 NORTH
PROJECT: 24-0572	CITY OF: GREELEY
DATE: 08/27/25	SCALE: 1" = 400'
CLIENT: CITY OF GREELEY	REVIEWED BY: T. HELGERSON
DRAWN BY: J. BUNNER	RANGE: 67 WEST OF 6TH PM

PROJECT: 24-0572	DATE: 08/27/25
CLIENT: CITY OF GREELEY	SCALE: 1" = 400'
DRAWN BY: J. BUNNER	REVIEWED BY: T. HELGERSON



PROJECT BOUNDARY MAP
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

ARROYOS DEL SOL ANNEXATION

PROJECT NARRATIVE

The subject properties are located in the west half of Section 2 and in Section 3, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado. More particularly, the properties are north of US Highway 34-Business Loop, the parcel in Section 3 is bisected by State Highway 257, and the parcel in Section 2 surrounds Missile Site Park, are located between the City of Greeley and Town of Windsor, and are a combined 975.94 acres.

The existing zoning is Agriculture (A) in Weld County. The proposed zoning is Conservation District (C-D).

According to the City's Land Use Guidance Map, the majority of the property is in the Natural Uses area (parklands and open space) within the Long Range Expected Growth Area (LREGA) called "Bluffs". The project conforms to the City's Comprehensive Plan with the strategic preservation of the land by keeping the property natural open space. The annexation will not create any additional traffic. Associated recreational facilities will be constructed in the future, at which time a Traffic Study would be required.

According to the Weld County Assessor's Property Portal, the properties are in the Northern Colorado Water Conservancy District.

There are existing overhead transmission lines from a power substation on the west side of Highway 257 that traverse north and east-northeast on the properties, and a power distribution line along the west side of Highway 257.

There are twenty-seven (27) oil/gas wells on the property that are plugged and abandoned (PA), two abandoned location (AL), one shut-in (SI), and one producing (PR) well with associated facilities, which is on the east side of Highway 257.

The properties do not have any adjacent or nearby water lines, sanitary sewer or storm drain collection systems.

Approximately 6 acres along the north property line of the Section 3 property, east of Highway 257, is within the designated Cache la Poudre River floodway and floodplain.

There are no inhabitable structures on the site.

This annexation will not generate any additional traffic. There may be programming in the future on the site; however, that programming would be reviewed under a separate land use process and application.



Arroyos del Sol Annexation & Zoning Establishment **ANX2024-0004 & ZON2025-0001**

Doug May, AICP, Principal Planner

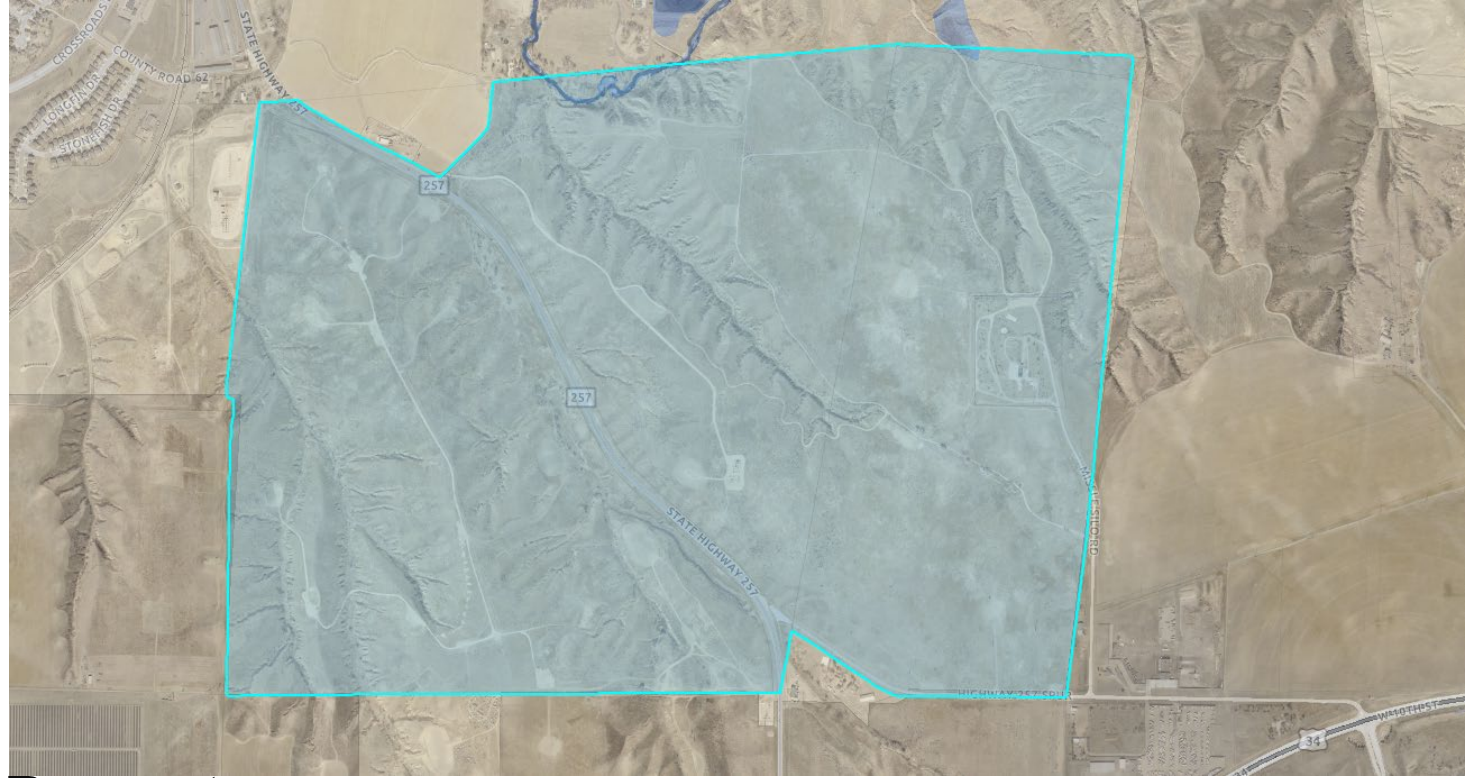
Doug.may@greeleygov.com (970) 350-9784

Planning Commission – July 14, 2026



Community Vitality

Agenda

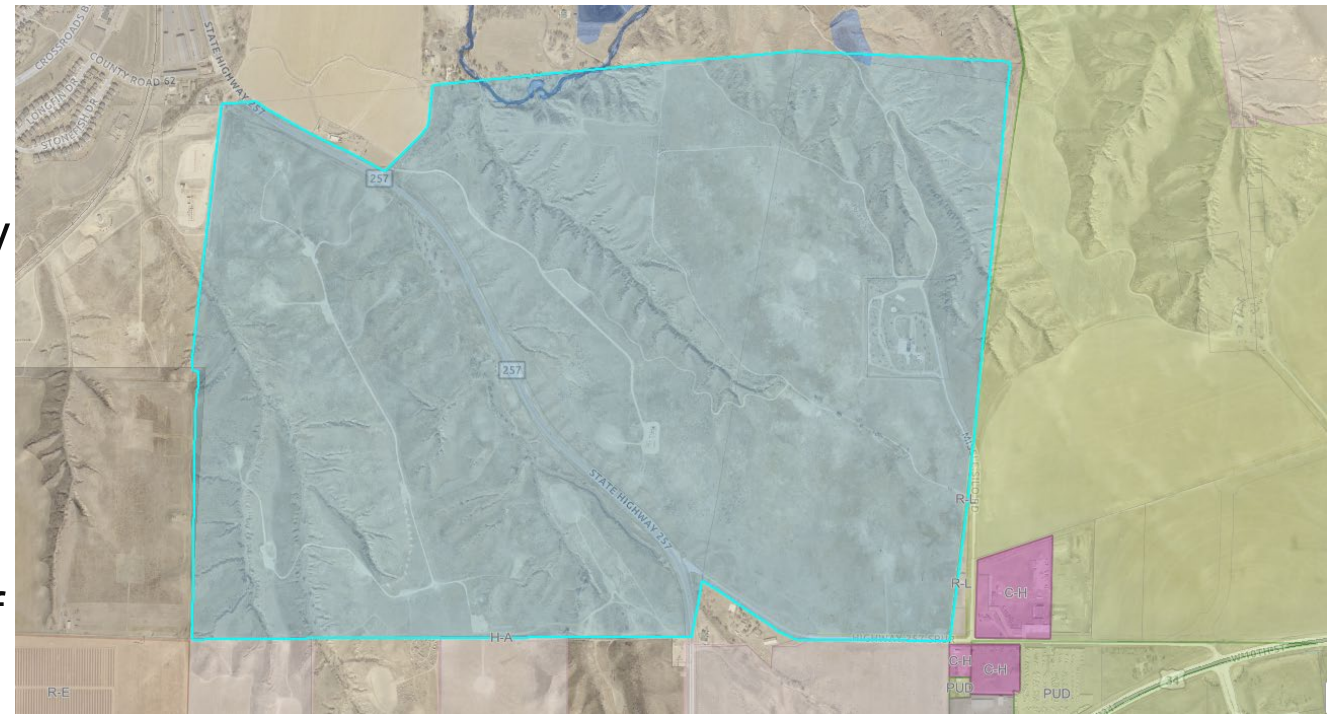


- **Request:**
 - Request to annex a total of 999.72 acres of land – ANX2024-0004 Request to establish zoning as C-D (Conservation District) – ZON2025-0001
- **Background:**
 - Property is currently owned by the City as Arroyos del Sol Natural Area & zoned in unincorporated Weld County as AG (Agriculture).
- **Planning Commission Recommendation**

Annexation Location



- Located north of 257 Spur, south of Poudre River
- Surrounding Zoning:
 - North: I-1 (Industrial, Weld County), H-I (Heavy Industrial, Town of Windsor)
 - South: H-A (Holding Agriculture, City of Greeley), A (Agriculture, Weld County)
 - East: PUD (Planned Unit Development, City of Greeley)
 - West: A (Agriculture, Weld County)



Annexation Considerations



Greeley Comprehensive Plan

OPEN LANDS & NATURAL AREAS

- Bluffs
- Community Separator
- Entryway Character Corridor
- Riparian Land
- City Owned Natural Areas

- Identifies the land shall be used for natural area/open space,
- Existing conditions to remain for foreseeable future once annexed.

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

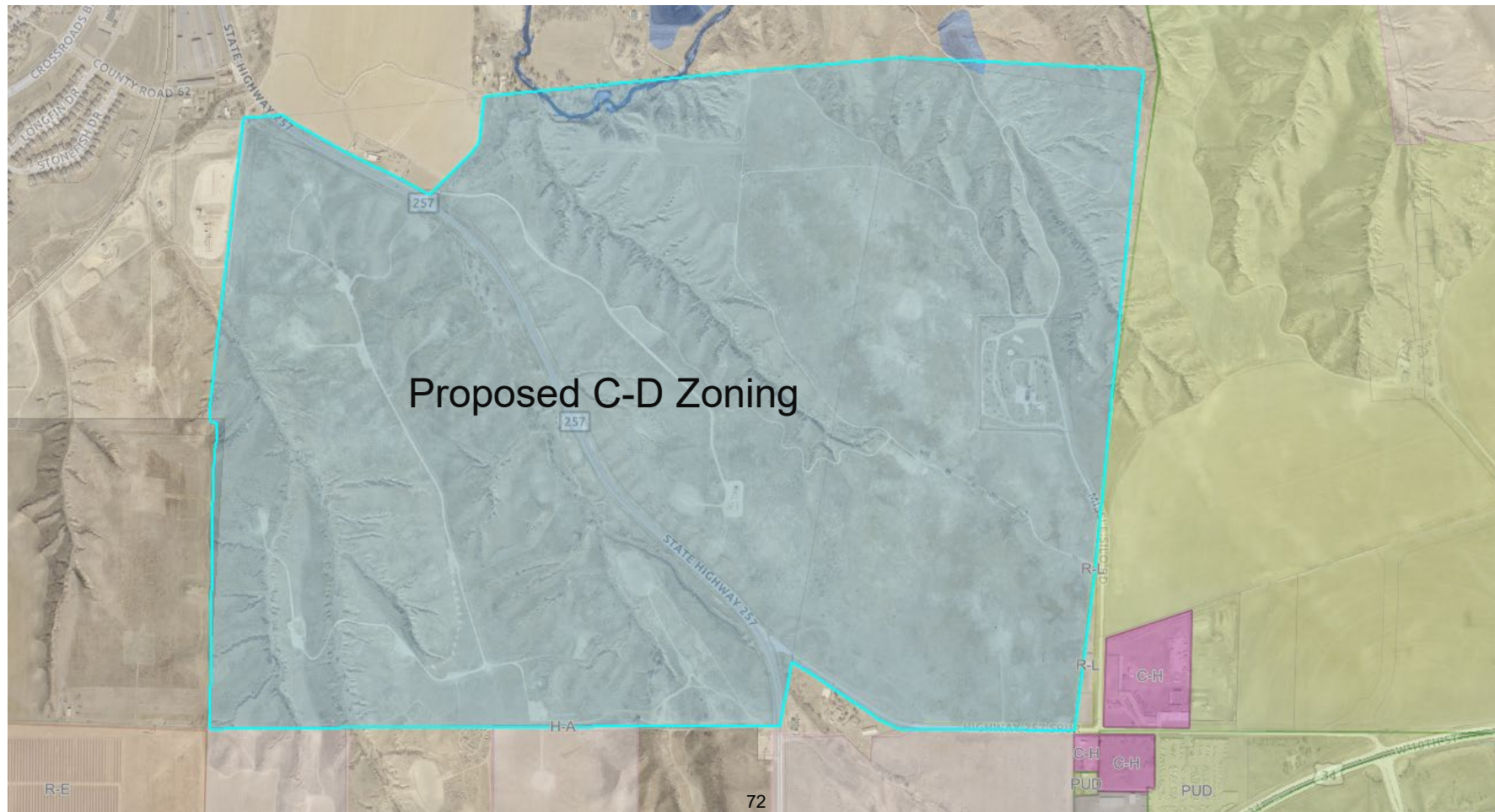
Notification

- 114 notice letters to properties within 1000'
- Public hearing signs posted on the property
- One email received asking for clarification of the location

Recommendation

- Community Development recommends approval

Proposed Zoning



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 114 notice letters sent to properties within 500'
- Public hearing signs posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended (Approval)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Motions

Alternative (Denial)

- Annexation
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends denial of the annexation to City Council.
- Zoning
 - Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

Thank you



Review Criteria



Annexation Review Criteria

1. The proposed annexation is in conformance with the Comprehensive Plan.

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

Adequate services are or will be available to support the development expected to result from the proposed annexation.

The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.

The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as natural area/riparian land and rural neighborhood. The subject properties are primarily agricultural, undeveloped, and vacant. There is no anticipated development proposed for the annexed area at this time, which aligns with the natural area/riparian land and rural neighborhood designation. Any future land use activity will require entitlement review process with Community Development to ensure adequate public facilities can be provided. However, the proposed C-D and H-A zoning designations support the notion of this land remaining vacant and/or open space/natural area for years to come. The City will have all control over activity of this land due to City having ownership of the properties.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area. It provides balance to the City's growth and land use pattern.

This request complies with this criterion.

3. **Adequate services are, or will be, available to support the development expected to result from the proposed annexation.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The annexation areas will be served by Eaton RE-2 School District.

Currently no City-level utilities are needed at the site, but the City does have sewer infrastructure in the area. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

Review Criteria



Annexation Review Criteria

4. **The proposed annexation provides for a continual and rational boundary.**

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements. The western portion of the annexation for F Street shares contiguity with the F Street ROW, while parcels no. 08053400007 and 08053400009 share a southern boundary with existing City of Greeley land. Additionally, the northeastern boundary of parcel no. 08053400007 is shared with City of Greeley property. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area.

This request complies with this criterion.

5. **The proposed annexation is needed to accommodate future land use requirements.**

There is no proposed development for these properties at this time and the proposed zoning with the annexation is C-D and H-A, which prohibits new development other than agriculture and specific recreation uses (Chapter 4 City of Greeley Development Code) Any future development of the area will require additional development review depending on the proposal. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

This request complies with this criterion.

Review Criteria



Zoning Review Criteria

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a Natural Area/Riparian Land and Rural Neighborhood.

The proposed H-A (Holding Agriculture) and C-D (Conservation District) zoning district is appropriate for this area. Both districts have limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

The request complies with this criterion.

- 2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A and C-D zone district, these uses would be permitted to continue.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

3. **Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

The request complies with this criterion.

4. **Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

The subject area is currently located in unincorporated Weld County and is zoned AG (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

5. **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A and C-D zone districts allows uses limited to agriculture and some recreation, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

The request complies with this criterion.

6. **The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

The H-A and C-D zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Sanitary sewer already exists in the area. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The request complies with this criterion.

Review Criteria



Zoning Review Criteria

- | | |
|----|--|
| 7. | The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning. |
|----|--|

As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A and C-D zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

The request complies with this criterion.

- | | |
|----|---|
| 8. | Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community. |
|----|---|

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A and C-D zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The request complies with this criterion.

- | | |
|----|--|
| 9. | The recommendations of professional staff or advisory review bodies.
City staff recommends approval of this establishment of zoning request. |
|----|--|



Development Code Updates



Community
Vitality

Caleb Jackson, AICP | Interim Planning Manager

caleb.jackson@greeleygov.com

Planning Commission Work Session – July 14, 2026

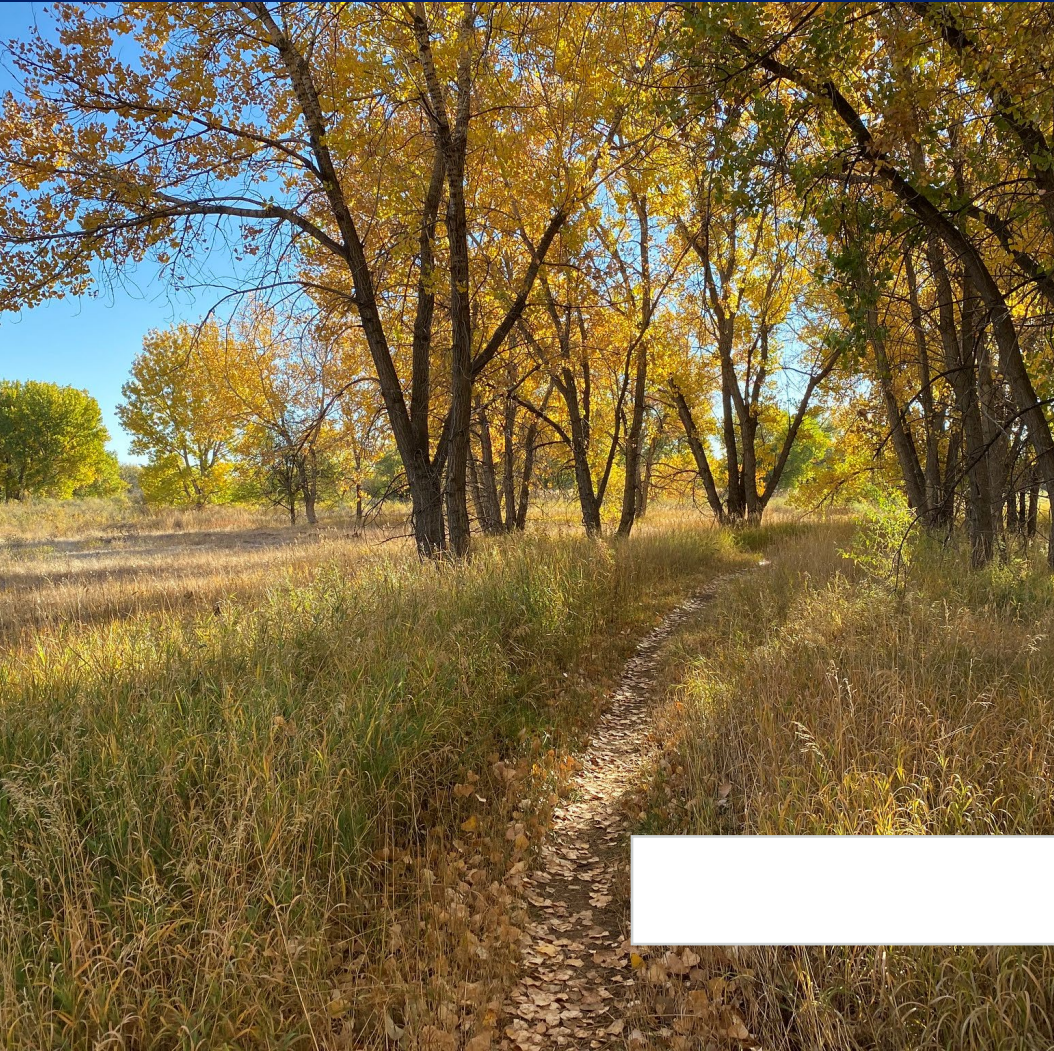


Agenda



- Project Overview and Goals
- Intro to Phase 2 and Use Standards
- Overview and Discussion of Select Uses
- Seeking Direction

Project Overview and Goals



Clarify, calibrate, and streamline regulations and processes through these guiding principles:

- User-friendly and internally consistent
- Modernized with best practices included
- Code what is wanted and make the right things easy
- Right-size standards and procedures
- Balance flexibility with predictability
- Engage stakeholders
- Preserve and enhance Greeley's local character
- Encourage sustainable development practices

Meeting Format



Expectations

- Looking for consensus
- We'll walk through each topic then pause for discussion
- Please provide your preferred option per the recommendations

Intro to Phase 2



General clean up, reorganization, and consideration of:

- Streamline review/approval processes - “90 by 90”
- Use table updates, new uses, and use definition cleanup/additions
- Urban agriculture uses
- Cottage commercial uses
- Updates to gravel mining, oil and gas, and solar
- Updates to build-to-rent standards
- Emerging energy uses
- Updates to temporary use standards
- Garbage location and enclosure standards
- Updates to PUD procedures and design standards

Intro to Use Standards

Proposed Uses to Consider:

- Urban Agriculture
- Cottage Commercial
- Build to Rent Housing
- Gravel Extraction
- Solar Energy
- Emerging Energy Uses

Table 24-4-2: Zoning Districts and Uses

P = Permitted Use S = Use by special review Blank = prohibited

Districts	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	M-U-L	M-U-H	I-L	I-M	I-H	H-A	C-D
Use														
Commercial Uses														
Retail — Limited (< 3K GLA)						P	P	P	P	P	P			
Retail — General (3K—20K GLA)							P	S	P	S	S			
Retail — Large (20K—100K GLA)							P		S	S	S			
Retail — Warehouse (> 100K GLA)							S		S	S	S			
Retail — Outdoor limited (> 25%; > 0.5 acre)							P	S	P	P				

Urban Agriculture



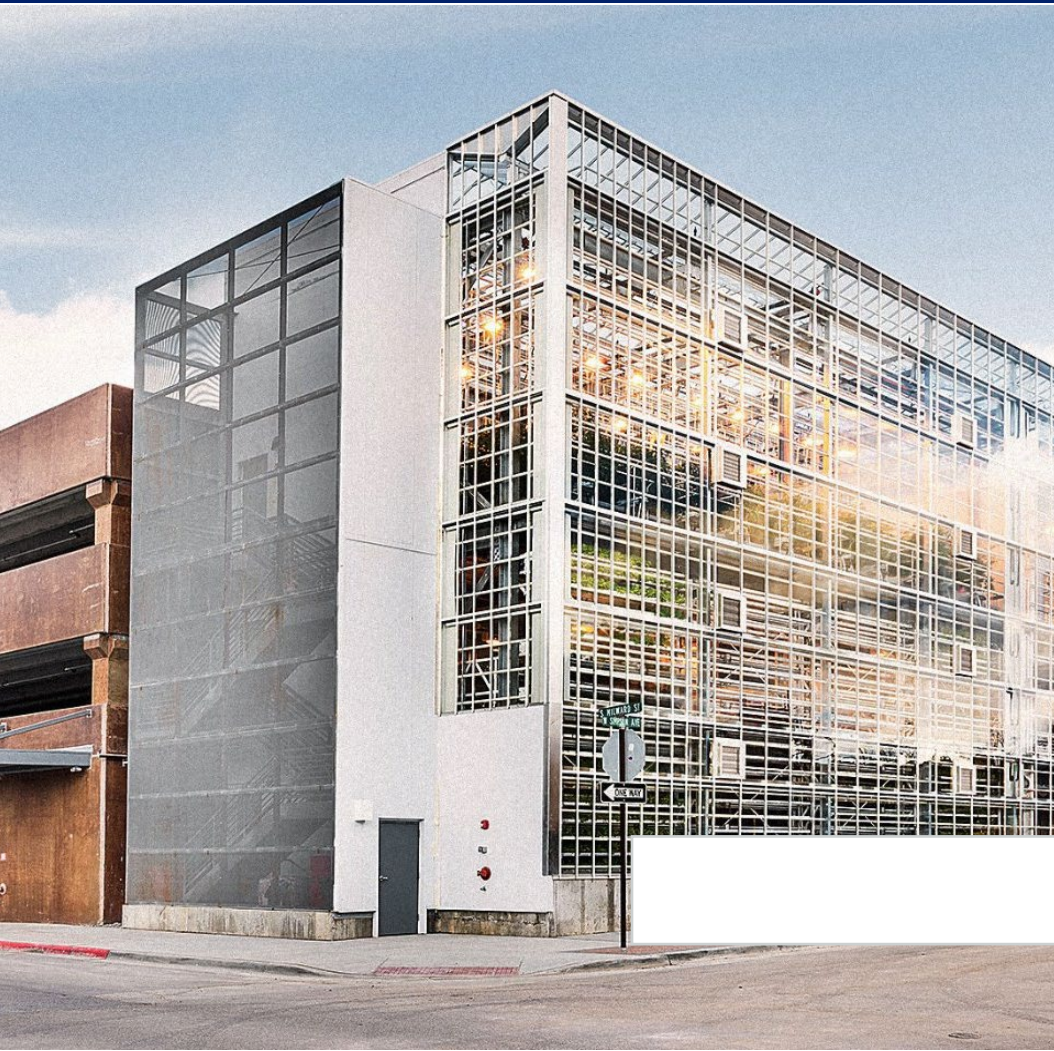
Overview/Definition

- The growing of plants, including food products, and raising of animals in and around cities.

Types of Urban Agriculture

- Urban Farms
- Indoor Farms
- Vertical Farms
- Greenhouses
- Farm Stands
- Community Gardens
- Animal Keeping

Urban Agriculture



Case Studies

- Timnath, CO – Chicken keeping regulations housed in the "Health, Sanitation, and Animals" section of the municipal code
- Fort Collins, CO – Includes an urban agriculture section, max number of chickens
- Longmont, CO – Includes max number of chickens, and coop size
- Cheyenne, WY – Simple urban agriculture definition and process
- Salt Lake City, UT – Community gardens and process for approval

Urban Agriculture – Animal Keeping

Status Quo

- H-A zone = 2 animal units per acre
- All other zones = 1 animal unit per acre
- Chickens = 0.1 animal unit
- Typical backyard you can have 0-1 chicken

Option 1

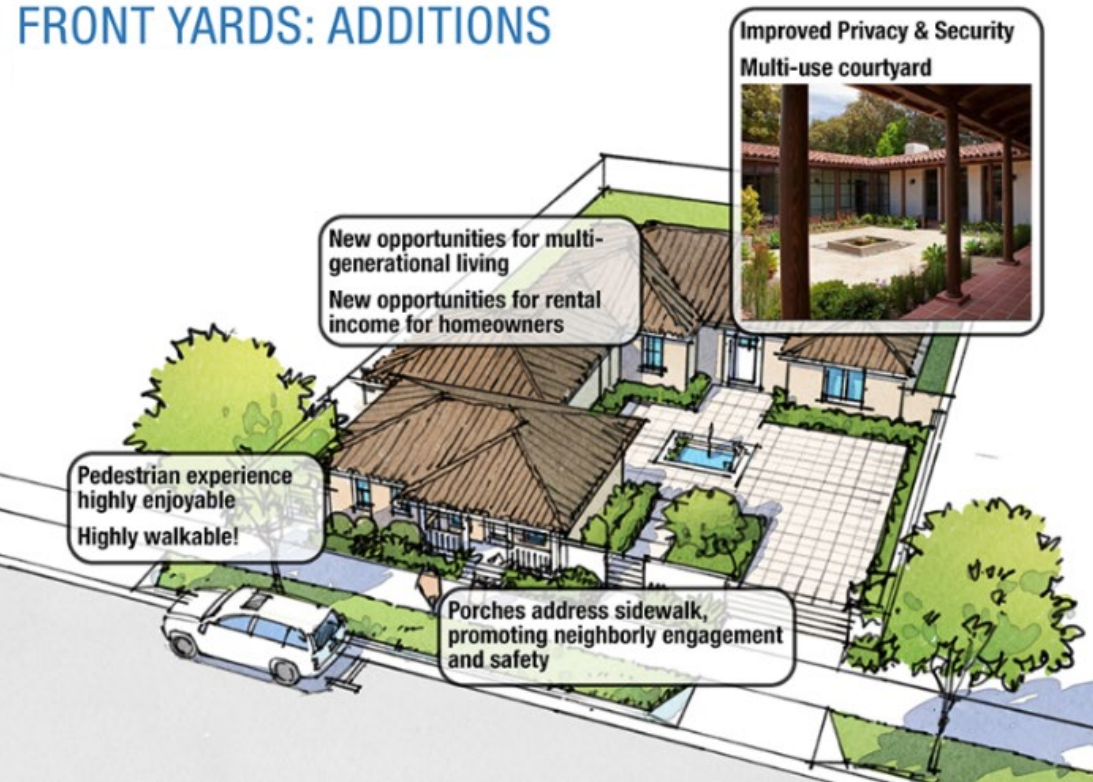
- Allow backyard fowl by permit
- Combine fowl types
- Increase number allowed
 - Increase number to 6 by right and vary by lot size and zoning district
- Prohibit roosters in residential areas
- Consider screening, setback, or rear yard requirements

Option 2

- Allow backyard fowl without permit
- Standards for fowl are the same as Option 1
- Increase allowance for other animals
 - Goats
 - Sheep
 - Lamb
 - Pot-belly pig

Cottage Commercial

FRONT YARDS: ADDITIONS

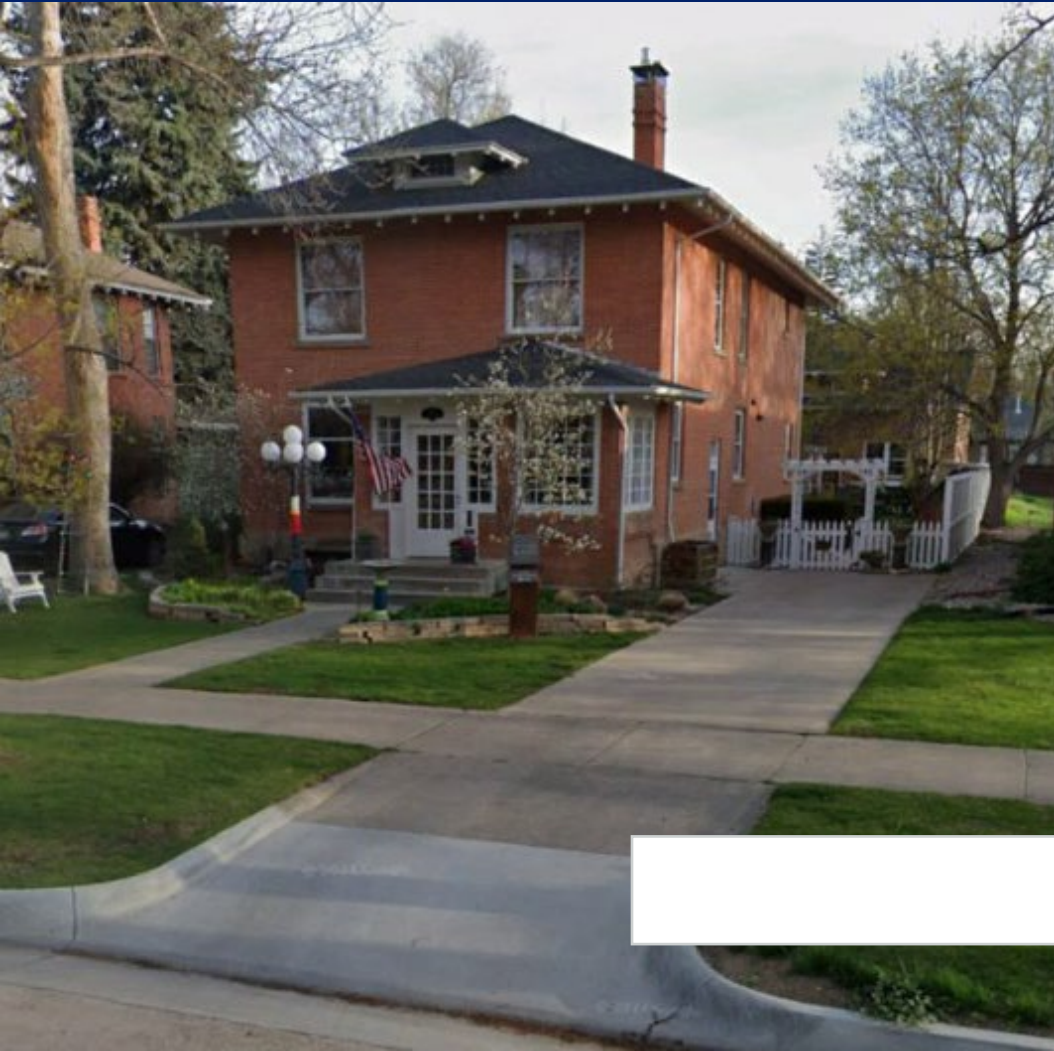


Overview/Definition

- Small-scale, often homeowner- or tenant-operated businesses integrated into residential neighborhoods.
- Can include small coffee kiosks, backyard salons, garage bicycle repairs, or low volume retail
- Advantages - strengthen local economies, reduce barriers to entrepreneurship, and develop amenity-rich neighborhoods.
- Common in some older cities; becoming more relevant because of aging strip centers and a desire for more local neighborhood retail in walkable communities
- Different from a "home occupation"

Source: City of Pomona, CA

Cottage Commercial



Case Studies

- Louisville, CO – Limited use of former houses as retail. Mostly located in Historic and Old Town districts. Focus on historic character and building form.
- Denver, CO – Neighborhood-serving commercial activity through Main Street Districts and historic commercial nodes.
- Fort Collins, CO – Cottage commercial businesses in Old Town neighborhoods as legal nonconforming use that predates code. Others are in Neighborhood Commercial and Mixed-use zone districts.
- Bend, OR – Neighborhood commercial in residential districts for pedestrian-friendly retail. Focuses on corners, edges, scale, limited signage and parking.

Cottage Commercial

Status Quo

- Allowed in commercial zone districts only
- Home occupations are allowed subject to typical safety and nuisance regulations
 - No employees
 - Limited floor area of the home
 - Limits on parking, deliveries, etc.

Option 1

- Limit to designated zones and locations by USR
- Uses compatible to low density residential
- Allow use of accessory structure
- Require parking behind or beside
- Add architectural standards to preserve neighborhood character
- Limit hours of operation

Option 2

- Expand as by right in designated zone districts
- Require to maintain residential character of building – front porch entry, no outdoor storage, limited signage, etc.

Build to Rent (BTR)

Overview/Definition

- Provides master planned, single-family dwelling units specifically designed, constructed, and managed for the sole purpose of **long-term rental** occupancy
- Looks like a suburban single-family subdivision but functions like an apartment complex
- Common in medium- to high-density single-family areas
- Smaller homes on smaller lots with flexible configurations
- Targets young families, workforce households, and empty nesters seeking affordability
- Includes amenities (gyms, coworking, play areas) to support community living



Boomerang BTR in Greeley

Build to Rent (BTR)



Case Studies

- Newcastle, ME – allows more than one lot through virtual lots
- James City County, VA – allows two or more principal residential uses
- Glendale, AZ – defines BTR using for rent community dwelling
- Anna, TX – defines BTR using single-unit or duplex unit park

Build to Rent (BTR)

Status Quo

- Uses a Planned Unit Development approach

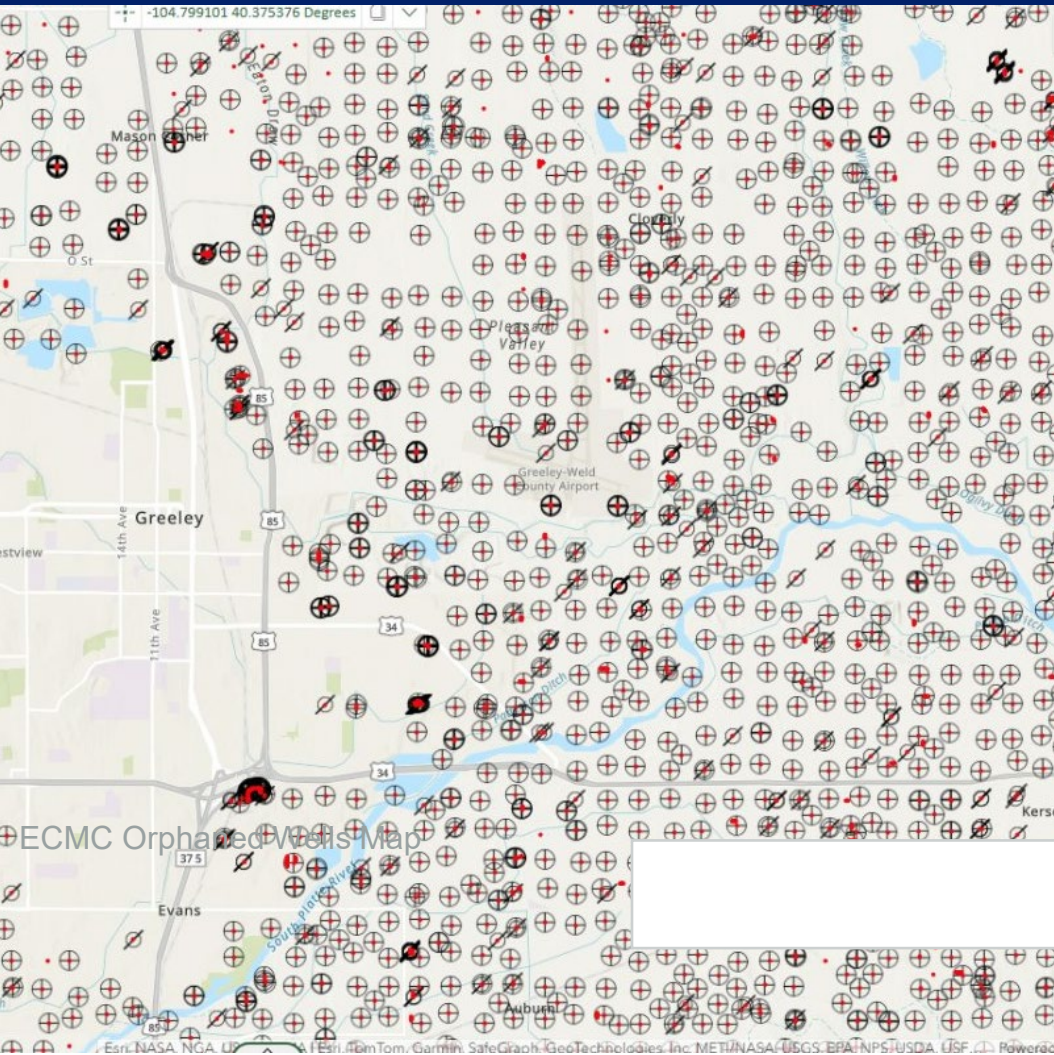
Option 1

- Define as a new use & treat as horizontal multi-family project
- Create standards to allow in high density & mixed-use zone district
 - Parking requirements
 - Circulation – dedicated fire lanes
 - Minimum design standards for desired form
- Tailor standards to administer as a hybrid of Single-Family & Multi-Family

Option 2

- Create custom zone or overlay for BTR
- Use group residential development review procedures to facilitate BTR housing

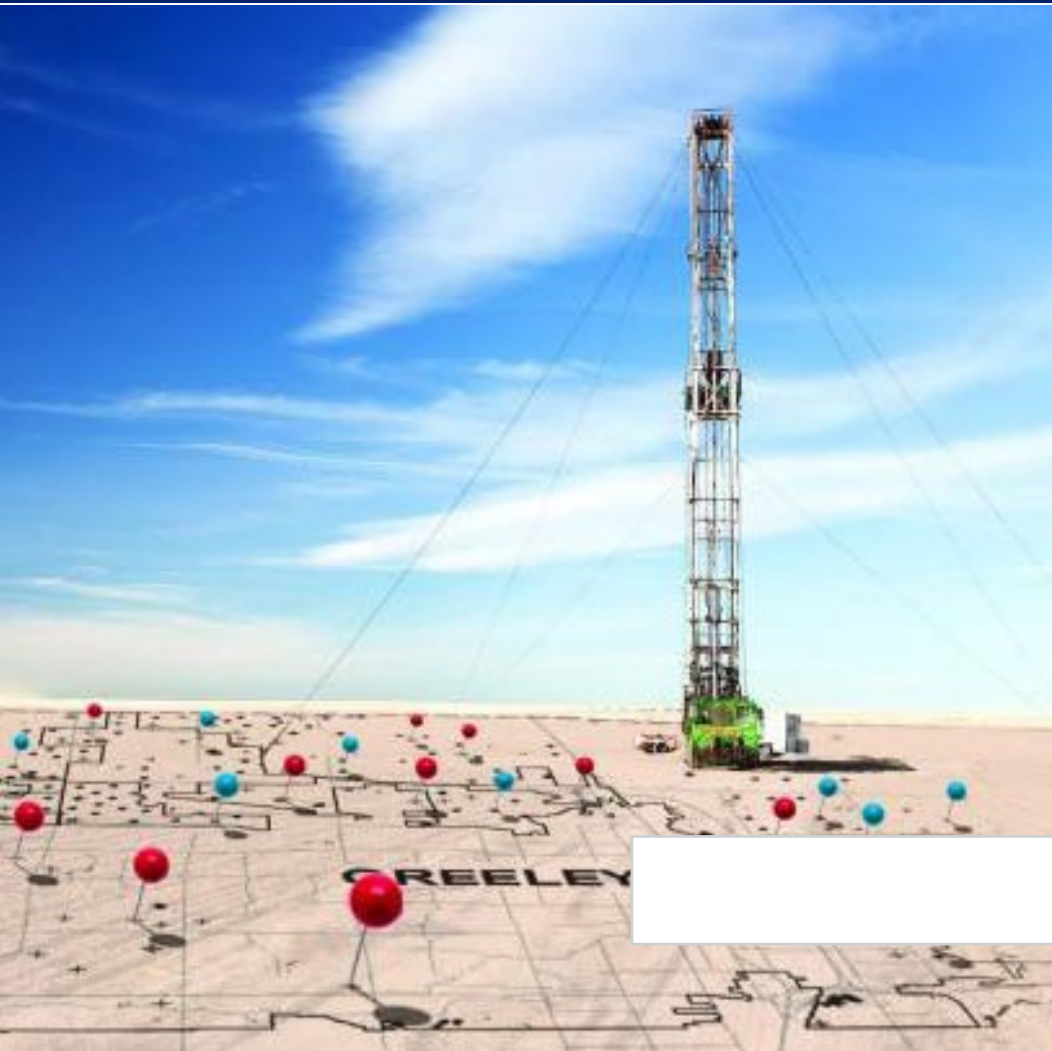
Oil and Gas



Overview/Definition

- New development near producing and/or abandoned wells
- Plugged and abandoned well means the cementing of an oil and gas well, the removal of its associated production facilities, the removal or abandonment in-place of its flowline, and the remediation and reclamation of the well site

Oil and Gas



Case Studies

- Broomfield – no residential lots or schools within 500' of active well, 2,000' from facility under construction or with horizontal, 250' from plugged - 150' if plugged after April 2009
- Aurora – 150' from residential lot to oil and gas facility, buildings 50', residences 100', and utilities 25' from plugged wells
- Weld County – No occupiable structure within 150' of active well and 75' of plugged well

Oil and Gas

Status Quo

- New building or structure setbacks:
 - High-density areas require 350' from wells/well heads and 500' from production tanks
 - Residential buildings require 250' from oil and gas
 - Any new structure requires 50' from plugged and abandoned wells

Option 1

- Allow parking lots, roads, and other horizontal surface level infrastructure within the plugged and abandoned setback
- Consider a reduction in surface level infrastructure setbacks from operating wells and production tanks
- Refocus setbacks to vertical structures

Option 2

- Reduce 50' setback from plugged wells if certain mitigations in place
 - Conduct a risk assessment with engineering verification of feasible access to well
 - Verify plug meets best practices and replug any well prior to 2009
 - Require additional monitoring
 - Field verification of all well locations

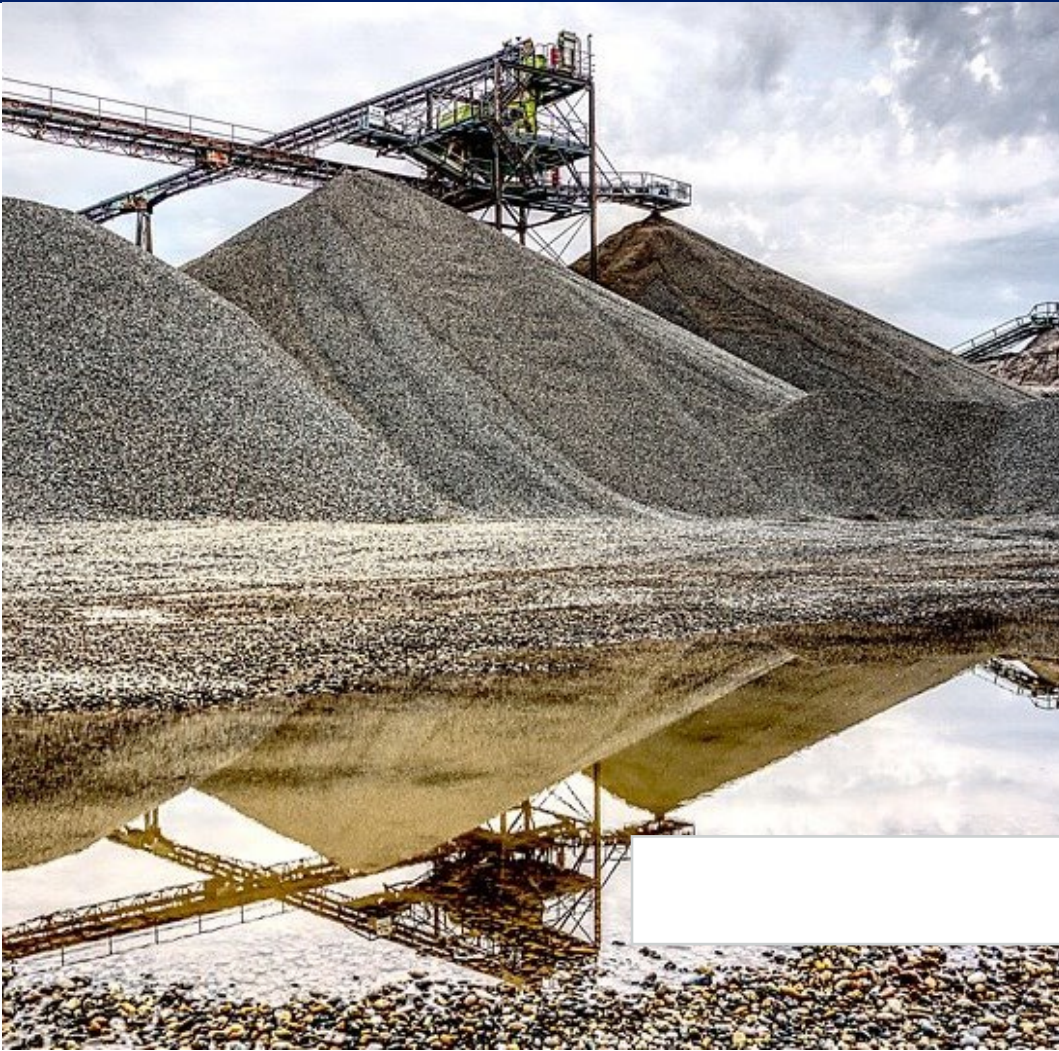
Gravel Extraction



Overview/Definition

- The removal of sand, gravel, soil, rock, minerals, mineral substances, or organic substances from land or water, surface or subsurface, excluding oil and gas operation
- Typically, along rivers where minerals exist

Gravel Extraction



Case Studies

- Fort Collins – allowed by USR approval in rural and industrial zones
- Loveland – allowed by USR in DR (developing resource) and I (industrial) zones with master plan, buffering, and truck route plan
- Larimer County – emphasis on site suitability and environmental resource preservation, traffic, noise, dust, visual impacts, groundwater impacts, hours of operation, reclamation, financial assurance
- El Paso County – distinguishes between mineral extraction, processing, construction-related mining, and off-site processing, via USR process in most zone districts. Includes traffic impact study, reclamation plan, operational plans, and financial

Gravel Extraction

Status Quo

- Allowed as USR in C-D zone (conservation district)
- Combines gravel extraction and batch plants
- No use specific standards

Option 1

- Keep zoning designation and process
- Develop standards to include:
 - Noise – max dB level
 - Lighting – no trespass
 - Setbacks from residential properties
 - Hours of operation
 - Reclamation standards for habitat and water resource enhancement
 - Require truck haul routes
 - Require dust mitigation

Option 2

- Everything from Option 1 plus:
 - Separate batch plants with standards as accessory use
 - Add standards for crushing operations as accessory use
- Require City Council consideration of environmental reports

Solar Energy



Status Quo

- Classified as utilities general with USR in most zone districts
- Not allowed H-A zone district (Holding Agriculture)

Recommendations

- Add as a permitted use to H-A zone with some conditions/standards
- Standards for small, medium and large-scale facilities
- Standards for agrivoltaics
- City Council consideration of environmental reports for large-scale

Emerging Use – Data Centers



Case Studies

- Weld County – no limit on size or electrical demand, USR in I1, Admin Review in I2, and I3, prohibited in ag, adequate water supply, electric will serve letter, noise standards (65 dB)

Recommendations

- Allow as USR in I-M and I-H
- Establish setbacks from residential uses
- Establish noise standards – max dB at property line
- Consider Small Module Reactor (SMR) and Battery Energy Storage Systems (BESS) as accessory uses

Next Steps



Additional Touchpoints

- Discuss direction from tonight with stakeholders
- Develop redlines for review with staff, PC, CC, and stakeholders
- Refine language based on review
- Additional PC and CC workshops
- Final draft

Thank you





Landscape & Sign Code Updates



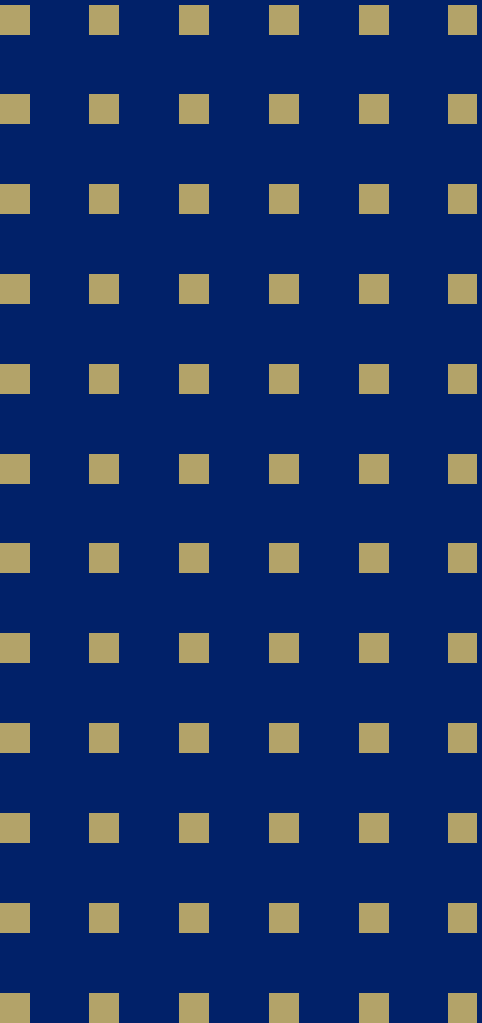
**Community
Vitality**

Caleb Jackson, AICP | Interim Planning Manager
Buxton Demers | Senior Manager - Code Compliance
Planning Commission – July 14, 2026



Agenda

- **Landscape Code**
 - Drafted Updates
 - Artificial Turf (Council Initiative)
 - Compliance Practice
 - Commission Feedback
- **Sign Code**
 - Drafted Updates
 - Parkway Yard Signs (Council Initiative)
 - Compliance Practice
 - Commission Feedback

A decorative graphic on the left side of the slide, consisting of a grid of small gold squares arranged in 6 columns and 12 rows.

Landscape Code

Draft Landscape Code

EXISTING

- Front yards of houses
 - Maximum 50% hardscape, remainder must be planting areas
 - 50% live planting coverage in planting areas
 - No bare earth, all areas need covered with live plantings, mulch, rock, or hardscape
 - Artificial turf prohibited
 - One tree required if space allows
 - Streetscape planters also need 50% plants, groundcover, and trees every 25-35 feet

PROPOSED

- Updates to clarify standards & reinstate tree mitigation
- Front yards of houses
 - Artificial turf with a permit
 - Clarify that 50% live plantings must be perennial

Compliant Landscape



Artificial Turf (Council Initiative)

EXISTING

- Artificial turf is prohibited in front yards of houses

PROPOSED

- Landscape Code Update to allow artificial turf in the front yard of houses
- Artificial turf in the front yard would require a permit
- Trees and live plantings would still be required
- Licensed/certified installer required

Landscape Compliance Challenges



- Many existing yards do not fully meet current landscape standards
- Full landscape installation can be expensive; assistance programs are limited
- Our enforcement tool is usually a hearing, which adds time and cost
- Staff resources are limited, so prioritization matters
- Some maintained properties may be lower priority than active nuisance conditions

Proposed Compliance Focus



- Bare dirt or erosion concerns
- Tall weeds or dead/unmaintained landscaping
- Properties requiring repeated enforcement
- Conditions creating visible neighborhood impacts
- Full compliance pursued when maintenance-only efforts are not working

Increasing Voluntary Compliance

Staff Approach:

- Clearer expectations and education
- Early communication before hearings including landscape letters
- Referrals to assistance programs
- Incremental or phased compliance plans when owners are making progress
- Prioritizing the most impactful violations first

Available tools include:

- LILAC
- Share the Shade
- Garden in a Box
- Neighbor Labor
- Irrigation audits
- Water-wise landscaping resources

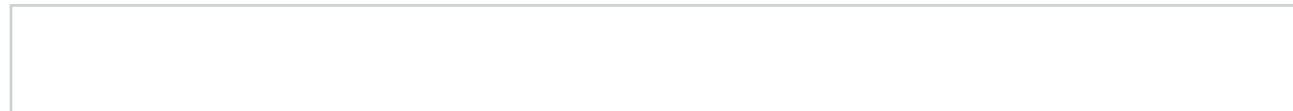


Tradeoffs

To increase voluntary compliance, Greeley has three main options:

1. Maintain the current standard
 - Preserves the desired appearance standard
 - Requires prioritization because not every technical violation can be pursued equally
2. Increase support for compliance
 - More assistance, education, or incentive funding
 - Helps more residents comply without lowering standards
3. Adjust the standard
 - May increase the number of properties that technically comply
 - Could reduce the overall landscaping expectation

Staff Recommendation: Maintain the current standard and use a priority-based enforcement approach, focusing on bare dirt, erosion, tall weeds, dead landscaping, and repeat noncompliance.



Commission Feedback

Landscape Code

- Refocus front yard landscaping standards
 - Max 50% hardscape
 - Planting areas must have appropriate groundcover (not weeds or bare earth)
 - 50% of planting area must be living perennial
 - 1 tree required per yard plus streetscape trees every 25-35 feet
- Reinstate tree mitigation

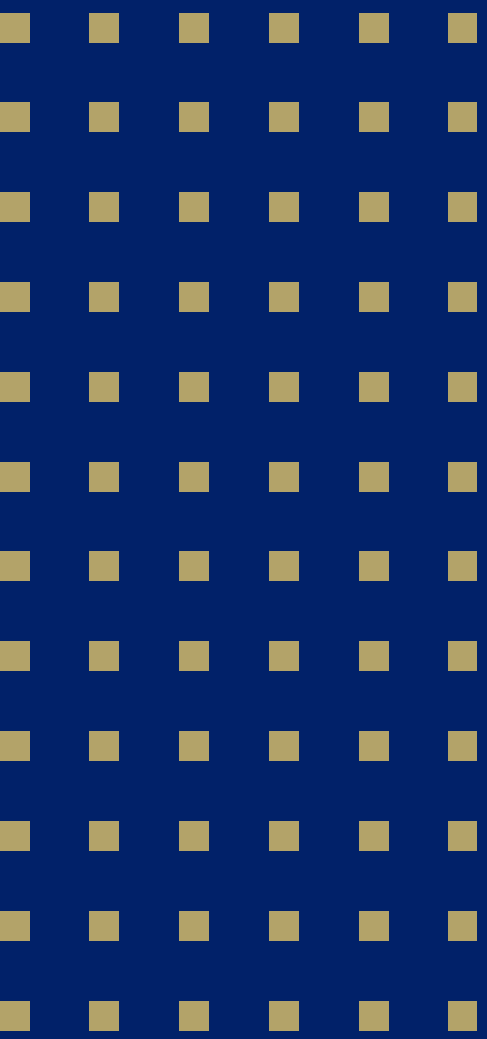
Artificial Turf

- Move forward with code update to allow artificial turf in front yards of houses with a permit to resolve Council Initiative 11-2023
- Trees and live plantings still required

Compliance Practice

Does PC support a priority-based landscape compliance approach where staff:

- Prioritizes nuisance impacts and repeated noncompliance
- Treats maintained but technically nonconforming yards as lower priority
- Focuses on bare dirt, erosion, tall weeds, dead landscaping, and abandoned yards
- Pursues full compliance when maintenance-only efforts are not working

A decorative graphic on the left side of the slide, consisting of a 10x6 grid of small, solid gold squares.

Sign Code

Wind-Driven Devices

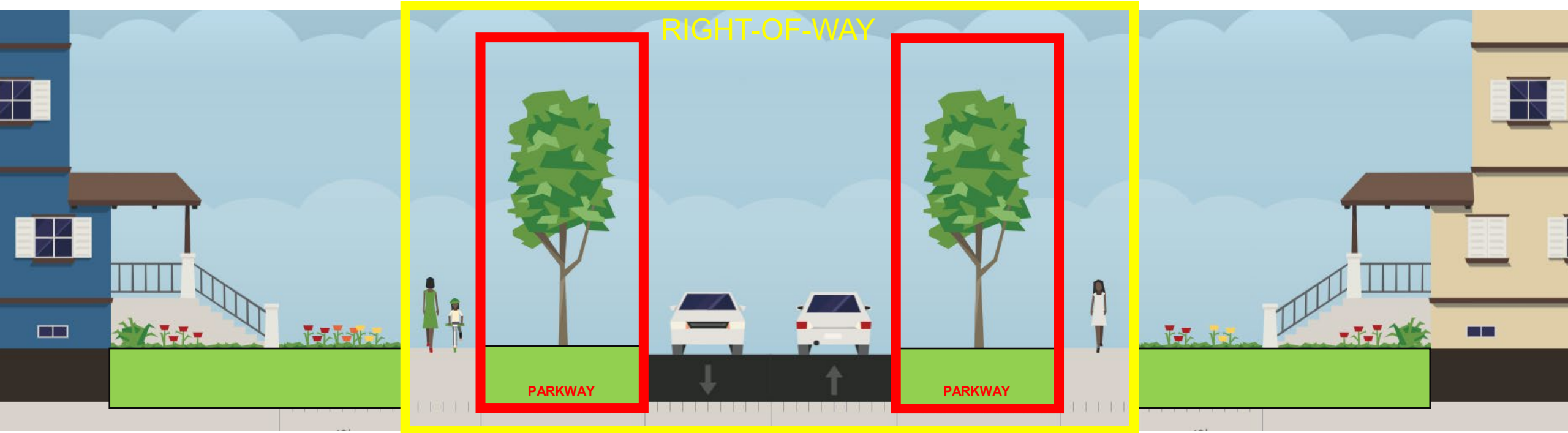
EXISTING

- Max sky dancer height is 8'
- Wind-driven devices with branding require a temporary sign permit
- Ground kites and sky dancers allowed beyond public business hours

PROPOSED

- Increase allowed sky dancer height to 20'
- Allow wind-driven devices with branding without a permit
- Disallow ground kites and sky dancers beyond public business hours

Yard Signs in Parkways (Council Initiative)



Yard Signs in Parkways (Council Initiative)

Prohibit

- Pros:
 - Keeps private signs off public right-of-way
 - Straightforward enforcement
 - Reduce visual impediment & clutter
 - Safety
 - Protects utilities
- Cons:
 - Adjacent landowner, campaign, & business complaints

Allowed w/ Permit

- Pros:
 - Allows parkway signs that do not create visual impediment
- Cons:
 - Liability & utility conflicts
 - Difficult enforcement
 - Adjacent landowner, campaign, business, & community complaints

Allowed w/o Permit

- Pros:
 - No enforcement required
- Cons:
 - Private use of public right-of-way
 - Liability & utility conflicts
 - Increase visual impediment & clutter
 - Traffic & pedestrian safety
 - Community complaints

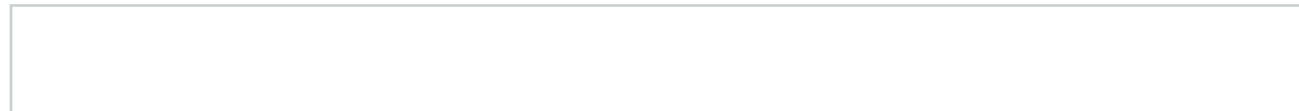
Sign Compliance Practice

Current

- Remove signs from public right-of-way, including parkways
- Immediate removal on major corridors and clear violations
- Same approach generally applies to commercial corridors and residential parkways

Proposed

- Continue immediate removal on major corridors and safety-related violations
- For residential parkway signs, provide a one-time courtesy education when ownership is clear
- Repeat violations may be removed and disposed of under existing code authority
- Maintain authority for immediate removal when signs create safety, visibility, or obstruction concerns



Commission Feedback

Wind-Driven Devices

- Allow wind-driven devices with branding without a permit
- Ground kites & sky dancers allowed during public business hours
- Increase allowed sky dancer size from 8' to 20'

Yard Signs in Parkways

- Maintain prohibition on yard signs in parkways
- Consider Council Initiative 06-2026 resolved

Compliance Practice

- Continue immediate removal on major corridors and safety-related violations
- One-time courtesy education for residential parkway signs when ownership is clear
- Repeat violations removed/disposed under existing code authority
- Immediate removal still applies for safety, visibility, or obstruction concerns

Thank you

