Greeley City Council Agenda

Regular Meeting

Tuesday, August 18, 2026 at 6:00 PM

City Council Chambers at City Center South,1001 11th Avenue, Greeley, CO 80631
via Zoom at: https://greeleygov.zoom.us/j/85603951480

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council 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.
Meetings are televised live on GTV8 on cable television.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/

Participation:

Citizen Input

Residents are welcome to share comments or speak on agenda items that are not part of a public hearing. Each speaker will have up to 3 minutes. Comments are most effective when offered as statements. Council will listen attentively but may not respond to questions during this time. Staff will follow up with pertinent questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers have concluded. Name and address required.
- **Written:** Submit by **12 p.m. meeting day** via email (**cityclerks@greeleygov.com**), mail, or drop-off at City Clerk's Office (1100 10th St.). Comments will be shared with Council and retained for the record.

Public Hearings

Comments must apply to the specific agenda item. **Time Limit: 3 min.** Same sign up required and participation options as noted above.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.

Mayor
Dale Hall

Mayor Pro Tem
Melissa McDonald

Councilmembers
Craig Huddleston - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large

City Council
Regular Meeting Agenda
Tuesday, August 18, 2026 at 6:00 PM
City Council Chambers at City Center South,1001 11th Avenue, Greeley, CO 80631
via Zoom at: https://greeleygov.zoom.us/j/85603951480

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Councilmembers may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

9. Motion to approve the City Council Meeting Proceedings of July 21, 2026, and City Council Work Session Proceedings of July 28, 2026
10. Resolution authorizing the city to enter into a contract for consulting services between the City of Greeley and Stanton Constructability Services LLC for cost estimating services for construction projects within the City of Greeley

11. Resolution authorizing the City to enter into a contract with Otak, inc. for Trail Design Services

12. Resolution authorizing the City of Greeley to apply for a grant between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt grant funding provided by the Model Cities Initiative (MCI) Grant Program

End of Consent Agenda

13. Pulled Consent Agenda Items

14. Public hearing and second reading of fifteen ordinances annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Serial 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 1/4, into the City of Greeley. The subject sites are comprised of a total of 325.63 acres.

15. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley. The subject site is comprised of 325.63 acres.

16. Public hearing and second reading of an ordinance annexing to the city of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Arroyos del Sol" located generally north-west of State Highway 257 spur, west of Weld County Road 19, and south of the Cache La Poudre River, into the City of Greeley. The subject site is comprised of 999.72 acres.

17. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish C-D (Conservation District) zoning for property, known as the "Arroyos del Sol" Annexation, located generally north-west of State Highway 257 spur, west of Weld County Road 19, and south of the Cache La Poudre River, into the City of Greeley. The subject site is comprised of 999.72 acres.

18. Resolution of the Greeley City Council authorizing the City to enter into an Intergovernmental Agreement with Weld County to participate in the November 3, 2026 Coordinated Election, and authorizing the City Clerk to sign said Intergovernmental Agreement

19. Appointments to Boards and Commissions - Planning Commission

20. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

21. Scheduling of Meetings, Other Events

22. Adjournment

Council Agenda Summary

Title:
Recognitions and Proclamations

Summary:
Councilmember DeBoutez will present the *What's Great about Greeley* Report.

Attachments:
Item 5 - Presentation

City of Greeley Colorado

GreeleyCo.gov

City Council Meeting

August 18, 2026


In all ways, we will transmit this City not only, not less, but greater and more beautiful than it was transmitted to us.
- Athenian Oath

Three New Inductees to the Greeley Arts Legacy Hall of Fame

- Greeley Arts Legacy recently bestowed the honor upon Phyllis Eaton, George Fisk, and artist co-op Madison and Main.
- They will be inducted in a ceremony at the UCCC on October 22.
- Greeley Arts Legacy celebrates highly impactful artists, educators, leaders, and benefactors in Greeley.



City of Greeley Colorado

Arts LEGACY GREELEY

47th Annual Arts Picnic & Culture Pop

- Arts Picnic is a long-standing tradition that shares the creativity, talent, and culture of Greeley.
- The 2026 event expanded with the launch of Culture Pop.
- The four-day celebration featured keynote speakers, live music, poetry, interactive experiences, and over 150 vendors.



UCCC Features a Full Season of Entertainment for All

- The Union Colony Civic Center is Northern Colorado's premier performing arts venue.
- The venue will host a full 2026-2027 lineup, featuring multiple artists, genres, and generations.
- The UCCC is an anchor of arts and entertainment in Greeley, hosting over 100 shows every year.



City of Greeley Colorado

CITY OF GREELEY
UNION COLONY
CIVIC CENTER

City of Greeley Colorado

GreeleyCo.gov

Council Agenda Summary

Title

Citizen Input

Summary

You are welcome share comments or speak on agenda items that are not part of a public hearing. Each speaker will have up to 3 minutes. Council will listen closely to comments and may have staff follow up on specific questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers has concluded. Name and address required.
- **Written:** Submit by **12 p.m. meeting day** via email (**cityclerks@greeleygov.com**), mail, or drop-off at City Clerk's Office (1100 10th St.). Comments will be shared with Council and retained for the record.

Council Agenda Summary

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

Title
Initiatives from Mayor and Councilmembers

Summary
During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

1. A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;

2. A request to the City Manager for information or research;

3. A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments
Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	**Artificial turf and landscape standards**	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Landscape standards was presented at the July 28 work session.	Don Threewitt
5-2024	Hall	**Impact Fee Study Structure**	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	DTA was awarded the contract and that process has now started. The consultant is working on completing the study by the end of December. DTA prepared two impact fee studies: One for West Greeley, one for the rest of the City. Post-review of the studies determined West Greeley should have an assessment and impact fees should be Citywide. DTA is finalizing the GID Assessment first, then the Citywide impact fee study. City Council adopted the 2026 impact fees utilizing Raeftelis fee methodology. It is anticipated that the new study will be brought to Council	Allena Portis
8-2024	Olson	**Code Compliance**	Oct 1, 2024 Council Meeting	Part 1 - Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. Remains on track. The snow removal education campaign was launched via the City Scoop on December 4, 2025. Council was updated through the Weekly Council Update on December 5, 2025. Staff presented at the April 14, 2026 WS.	Kelli Johnson/Buxton Demers
13- 2024	Butler	**Audit of Development Code**	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation Started phase 1 (procedures chapter). Remaining phases are on HOLD pending budget decisions. The audit report is complete and will be provided in City Council's July 14 worksession packet. Larger Development Code updates will be brought forward in late 2026 and in 2027	Don Threewitt

3-2025	DeBoutez	**Public Art Program**	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.	Staff will return to Council for update. TBD.	Diana Frick
06-2026	Butler	**Signs in Parkways and Enforcement**	Council Meeting 2/17/2026	Staff to look at Sign Code section that relates to parkways and enforcement. Parkway is an area that homeowners have between the sidewalk and curb and the current code is not clear on whether a sign can be placed in that area. Therefore the request is for staff to bring back information on this and options to change that code. Particulary one of the options being that homeowners can place signs in this area and allow an opprtunity for council to discuss.	Staff will be presenting at a future work session.	Code Compliance/CD
05-2026	Rudy	**Hours that the Bathroom Facilities are open in City Parks**	Council Meeting 05/19/2026	A second grade classroom (Ms. McCall Fred Tajardes School of Innovation) spoke, requesting the bathrooms in local parks be open from March to November instead of May to September. Council reached consensus to have staff research the possibility of doing	Staff are working through potential options and will provide an update at a later date.	Public Works
8-2026	DeBoutez	**Budget Retreat**	Council Meeting 7/7/2026	Councilmember DeBoutez requested a budget retreat be held on September 11, 2026.	Scheduled for September 11, 2026.	Nathan Mosley
9-2026	Roth	**Update on Status of Abandoned Hotel**	Council Meeting 7/21/2026	Request for an update on the what the current stratus is on the abandoned hotel as he has received numerous complaints regarding this property. A memo will be sent out regarding this.	Council adopted a resolution at the August 4 Council Meeting.	CD
10-2026	Olson	**Update on intersections at O Street /59th Roundabout and 83rd Avenue new design with MERGE Financing update**	Council Meeting 7/21/2026	Requesting a Work Session	Report of what the projects are, where they are, and why they were put in place. Staff will be presenting at the Aug. 11 WS	Public Works
11-2026	DeBoutez	**Flock Camera and Drones**	Council Meeting August 4, 2026	Requesting a Work Session regarding the Flock Camera and Drones from the Greeley Police Department.	Staff will present at the Sept. 8 WS.	Chief Turk

Council Agenda Summary

August 18, 2026
Key Staff Contact:

Title:

Motion to approve the City Council Meeting Proceedings of July 21, 2026, and City Council Work Session Proceedings of July 28, 2026

Summary:

Council met on July 21 for regular business and actions. Council met on July 28 to provide information to the council.

Fiscal Impact:

No Impact

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. 07.21.26 Regular Meeting Draft Minutes
2. 7.28.26 Work Session Draft Minutes

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, July 21, 2026

1. **Call to Order**
   Mayor Hall called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. **Pledge of Allegiance**
   Mayor Hall led the Pledge of Allegiance.

3. **Roll Call**
   City Clerk Heidi Leatherwood conducted the roll call.

   The following were present:
   Councilmember Craig Huddleston
   Councilmember Deb DeBoutez
   Mayor Pro Tem Melissa McDonald
   Councilmember Johnny Olson
   Councilmember Brian Rudy
   Councilmember Ryan Roth
   Mayor Dale Hall

4. **Approval of the Agenda**
   City Manager Brian McBroom advised that minor corrections were required for Items 15, 16, and 17, and requested those items be removed from the evening's agenda. Council accepted.

5. **Recognitions and Proclamations**
   Celebration of America 250 Years and Colorado 150 Years Proclamation
   Mayor Hall read the Celebration of America 250/Colorado 150 Years Proclamation at 6:02 p.m. Present to accept the proclamation were representatives of the Greeley Exchange Club and the Union Colony Exchange Club.

   Recipient Karen Zach noted that the Field of Flags event would take place July 31 through August 2 at Bittersweet Park, featuring 250 American flags and 150 Colorado flags, open to the public at no charge. A formal program was announced for Saturday, August 1 at 10:00 a.m., to include youth participants, Mayor Hall, and Weld County Commissioner Chair Scott James.

   What's Great About Greeley Report
   Councilmember Olson presented the “What's Great About Greeley” report at 6:06 p.m.

6. Citizen Input

1. Kathy Hasch spoke about increased utility costs and living expenses. She suggested a conservative approach for city spending.
2. Bill Gillard spoke about the benefits of the Link Library and opposed Item 22, citing a conflict-of-interest concern.
3. Marshall Clough spoke about the importance of the city's museums and opposed suggested budget cuts.
4. Paula Ikenoriye spoke against cuts to natural areas staff and proposed a cannabis tax for increased revenue.
5. Marcus Embry spoke about the Museum Board being excluded from budget talks and opposed the suggested cuts.
6. Geoffrey Havens spoke about requests for document access and advocated for Museum Board inclusion in the department budgeting process.
7. Steve Teets spoke about access to updated contracts for transit programs and e-bike regulations.
8. Gabrial Llanas spoke about department leadership and requested alternative solutions for budget cuts regarding the museum.
9. Scott Royer spoke about declining water levels at Lake Loveland.
10. Eli Wilcox spoke about large budget cuts and the strain of new project costs.
11. Peggy Sue Squires spoke about pausing the Cascadia project while residents try to meet basic needs.
12. Tiffany Simmons spoke about the loss of trust and examples of non-transparency.
13. Mary Monohan spoke about proposed budget cuts and trail maintenance.
14. Kris Simmons spoke about the conflict of interest related to Item 22, calling for transparency and fairness.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez announced her office hours the following evening, Wednesday, from 5 to 6 p.m. at Atlas Coffee House on 16th Street.

Councilmember Roth attended the swearing-in ceremony for seven new Greeley Police Department officers. He attended the Downtown Development Authority meeting where the board discussed lighting improvements in the downtown area during construction of the Civic Campus project.

Councilmember Huddleston announced his office hours on Saturday at 10:30 a.m. at Cauldron Espresso, north of 7th Street and east of 8th Avenue.

8. Initiatives from Mayor and Councilmembers

Councilmember Roth requested a staff update on the status of the abandoned hotel on Highway 34 at 23rd Avenue, noting that nearby restaurant owners had raised safety concerns. City Manager McBroom stated that Community Development would prepare an update for Council.

Councilmember Olson announced he received numerous calls regarding the O Street and 59th Avenue roundabout and the intersection design at 83rd Avenue. He asked that Council receive a full briefing.

Councilmember DeBoutez added a request for an update on the Merge project financing. Council reached consensus to incorporate these items for an August work session.

Consent Agenda

9. **Motion to approve the City Council Meeting Proceedings of June 16, 2026**

10. **Resolution ratifying the appointment of Carmody Lee to serve as Region 4 Trustee on the High Plains Library District Board of Trustees for the remainder of the 4-year term**

11. **Resolution authorizing the city to enter into a contract for professional services between the City of Greeley and ICON Engineering for a comprehensive stormwater master plan focused on Greeley No. 3 Ditch System**

12. **Resolution authorizing the City to enter into a contract for Professional Consulting Services between the City of Greeley and Martin and Wood Consultants in the area of Water Resources Engineering**

13. **Resolution authorizing the City to enter into a contract for professional services between the City of Greeley and Mark Thomas & Company Inc. for additional design services for the downtown infrastructure revitalization project**

14. **Resolution authorizing a grant agreement with the State of Colorado, Department of Local Affairs, to receive Housing Planning Grant funds for consultant services**

15. **Resolution authorizing the City of Greeley to provide Fire Protection service to the Cache Annexation, as set forth in Exhibits A-1 and A-2, respectively, of the petition to exclude territory from Windsor-Severance Fire Protection District, and directing the City Attorney to commence a court action to exclude the property from Windsor-Severance Fire Protection District (removed from the agenda)**

16. **Resolution authorizing the City of Greeley to provide Fire Protection service to the Seeley Lake Annexation and the Willow Vista Annexation, as set forth in Exhibits A-1 and A-2, respectively, of the petition to exclude territory from the Eaton Fire District, and directing the City Attorney to commence a court action to exclude the properties from the Eaton Fire Protection District (removed from the agenda)**

17. **Resolution authorizing the City of Greeley to provide Fire Protection service to the Schmerge Annexation and the Kinnison Annexation, as set forth in Exhibits A-1 and A-2, respectively, of the petition to exclude territory from Windsor-Severance Fire Protection District, and directing the City Attorney to commence a court action to exclude the properties from Windsor-Severance Fire Protection District (removed from the agenda)**

18. **Introduction and first reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the Fiscal Year 2026**

End of Consent Agenda

Councilmember Olson moved to approve Consent Agenda items 9 through 14 and Item 18. Councilmember Rudy seconded the motion. The motion passed 7–0 at 6:51 p.m.

18. **Pulled Consent Agenda Items**
None.

19. **Public Hearing and Second Reading of an Ordinance Amending Title 2, Chapter 10, Title 16, Chapter 1, and Title 20, Chapter 3 of the Greeley Municipal Code Relating to References to City Hall**
Deputy City Manager Kelli Johnson introduced the item at 6:51 p.m.

Ms. Johnson noted this was a procedural matter to update city code references to reflect the current location of the temporary City Hall. The amendments also clarified the location of the City Clerk's Office, where utility billing payments may be made, and removed an outdated reference for the Finance Director accepting such utility payments.

There were no questions from Council.

Mayor Hall opened the public hearing at 6:52 p.m.
With no public comments the hearing was closed at 6:53 p.m.

Councilmember Rudy moved to adopt the ordinance with reference to title only. Councilmember Roth seconded the motion. The motion passed 7–0 at 6:53 p.m.

20. **Public Hearing and Second Reading of an Ordinance Amending Title 22, Chapter 1 of the Greeley Municipal Code Relating to Contractor Licenses**
Deputy Building Official Dusty Shephard introduced the item at 6:54 p.m.

Mr. Shephard presented the ordinance, joined by Chief Building Official Matthew Wagy and Interim Deputy Director of Community Development Brittany Hathaway. Mr. Shephard noted that the State of Colorado currently

regulated licensing for electricians and plumbers, and that the city regulated mechanical contractors. The proposed ordinance would extend licensing requirements to general contractors and roofing contractors. Some classes require International Code Council (ICC) certification.

Mr. Shephard explained the application process would be facilitated through the current tracking system. Licenses would be valid for three years, aligning with state requirements for electricians and plumbers.

Enforcement would proceed in three stages:

- withholding permit issuance,
- issuing stop work orders with doubled permit fees, and then
- referral to the Construction Trades Advisory and Appeals Board.

Upon ordinance approval, a 30-day public notice period would precede enforcement, followed by a 60-day grace period for contractors to obtain required ICC certifications.

Councilmember DeBoutez asked whether property owners would be notified when a contractor lacked proper licensing. Mr. Shephard clarified that the current system notified both the homeowner and contractor through permit review notes when a license was absent. Referral to the advisory board would only occur after multiple failures to comply were ignored.

Councilmember Huddleston asked about the cost of ICC certification and subcontractors working under a licensed general contractor. Mr. Shephard said that the licensed contractor served as the supervisor of record, similar to the current model for electrical and mechanical work.

Councilmember Huddleston asked whether licenses could be revoked for misconduct. Mr. Wagy confirmed that the advisory board had the authority to revoke licenses based on accumulated violations tracked in the permitting system.

Mayor Pro Tem McDonald stated she supported the ordinance as it was intended to protect Greeley residents.

Mayor Hall opened the public hearing at 7:06 p.m.

1. Mark Hout spoke in support of the ordinance and suggested the city also consider requiring contractors to carry liability insurance for additional protection.
2. Caleb Kramer agreed that the licensing requirement and a potential insurance requirement would protect citizens and noted that reciprocal licenses with other communities would ease compliance.
3. Bill Gillard asked if specialty subcontractors would need independent licensing.

With no further speakers, the public hearing closed at 7:12 p.m.

Mayor Pro Tem McDonald moved to adopt the ordinance with reference to title only. Councilmember Olson seconded the motion. The motion passed 7–0 at 7:13 p.m.

21. **Resolution Authorizing the City to Approve a Work Order Between the City of Greeley and Coan, Payton & Payne, LLC for Legal Services Related to the West Greeley Project**

City Attorney Stacey Aurzada introduced the item at 7:13 p.m.

Ms. Aurzada provided background on the work order with the law firm of Coan, Payton & Payne, LLC. Ms. Aurzada noted that a similar version of this item had come before Council on July 7 without action.

Ms. Aurzada stated that at the end of December 2025, the city was moving toward a revenue bond offering for the West Greeley project and identified a need for additional specialized local legal assistance in real estate and land use. Coan, Payton & Payne was identified as a qualified local legal specialist, which was important due to needed in-person meetings.

Ms. Aurzada addressed conflict-of-interest concerns, stating that neither the code nor the charter prohibits former council members from contracting with the city. She noted that legal work did not begin while Brett Payton was on the Council, and that Coan, Payton & Payne had conducted their own attorney ethics and conflicts review and found no prohibition.

The original contract ran through May 2026 but required extension due to the February 2026 ballot vote that repealed the Planned Unit Development. The election result prevented Provident from proceeding to the bond market and necessitated a new round of legal work.

Following discussions after July 7, the revised work order was narrowed in both scope and duration. The maximum contract value was reduced to $125,000 and the term extended through the end of October 2026. Ms. Aurzada noted that attorneys bill by the hour and the stated amount represented a maximum.

Councilmember DeBoutez stated that she had been uncomfortable with the perception of a conflict of interest when the item first appeared. Now following Ms. Aurzada’ s clarification and given the complete leadership change on the West Greeley project, she was satisfied that institutional and contextual knowledge needed.

Mayor Pro Tem McDonald stated that she had full confidence in Brett Payton's legal expertise and his advocacy on behalf of Greeley in negotiations with Water Valley.

Mayor Pro Tem McDonald moved to adopt the resolution. Councilmember Olson seconded the motion. The motion passed 7–0 at 7:24 p.m.

22. Appointments to Boards and Commissions — Citizen Budget Advisory Committee, Human Relations Commission, Judicial Review Board, Museum Board, Union Colony Civic Center Advisory Board and Youth Commission

City Clerk Leatherwood read the following appointments:

- Citizen Budget Advisory Committee: Sonya Oster was appointed for a 3-year term.
- Human Relations Commission: Ib Meyer was appointed for a 3-year term.
- Judicial Review Board: Staff will continue recruiting.
- Museum Board: Dr. Carmody Lee and Nancy Masimer were appointed for 3-year terms.
- Union Colony Civic Center Advisory Board: Gil Astorga, Daniela Hernandez, and Marielle Waller were appointed for 3-year terms.
- Youth Commission: Maria Duran was appointed for a 2-year term.

23. Motion to go into Executive Session for the purposes of receiving legal advice, determining positions relative to matters subject to litigation and negotiations, developing strategy for litigation and negotiations, and instructing negotiators related to disputes with the Town of Windsor ("Windsor"), including the pending lawsuit concerning wastewater services (Case No. 25CV30355) and objections to the annexation into the City of Greeley ("Greeley") of certain properties bordering Windsor.

Motion to go into Executive Session for the purposes of receiving legal advice, determining positions relative to matters subject to litigation and negotiations, developing strategy for litigation and negotiations, and instructing negotiators related to disputes with the Town of Windsor, including the pending lawsuit concerning wastewater services (Case No. 25CV30355) and objections to the annexation into the City of Greeley of certain properties bordering Windsor, pursuant to C.R.S. §§ 24-6-402(4)(b) and 24-6-402(4)(e)(I) and Greeley Municipal Code §§ 2-5-151(a)(2) and 2-5-151(a)(5)

Councilmember Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 7–0 at 7:26 p.m.

24. Motion Authorizing the City Attorney to Prepare Required Resolutions, Agreements, and Ordinances

Councilmember Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 7–0 by voice vote at 7:27 p.m.

25. Scheduling of Meetings, Other Events

None.

26. Adjournment

With no further business to come before Council, Mayor Hall announced the meeting was adjourned at 7:28 p.m.

24. Motion to go into Executive Session for the purposes of receiving legal advice, determining positions relative to matters subject to litigation and negotiations, developing strategy for litigation and negotiations, and instructing negotiators related to disputes with the Town of Windsor ("Windsor"), including the pending lawsuit concerning wastewater services (Case No. 25CV30355) and objections to the annexation into the City of Greeley ("Greeley") of certain properties bordering Windsor

Mayor Dale Hall started the Executive Session at 7:38 p.m. in the Colorado Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present, along with City Attorney Stacey Aurzada, City Manager Brian McBroom, Assistant City Attorney Ned Chapin, Supervising Senior City Attorney Dan Biwer, and Water and Sewer Director Sean Chambers.

The executive session was for the purpose of determining positions, developing strategy, and instructing negotiators as provided for under C.R.S. Section 24-6-402(4)(e)(l) and Greeley Municipal Code Section 2-151(a)(5) and to receive legal advice related to these matters as provided under C.R.S. Section 24-6-402 (4)(b) and Greeley Municipal Code Section 2-151(a)(2).

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The Executive Session concluded at 8:31 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:

X

_____

Dale Hall
Mayor

Attested:

X

_____

Heidi Leatherwood
City Clerk

City of Greeley, Colorado

City Council Work Session Proceedings

Tuesday, July 28, 2026

1. **Call to Order**
   Mayor Hall called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. **Pledge of Allegiance**
   Mayor Hall led the Pledge of Allegiance.

3. **Roll Call**
   City Clerk Heidi Leatherwood called the roll.

   The following were present:
   Councilmember Craig Huddleston
   Councilmember Deb DeBoutez
   Mayor Pro Tem Melissa McDonald
   Councilmember Johnny Olson
   Councilmember Brian Rudy
   Councilmember Ryan Roth
   Mayor Dale Hall

4. **Reports from Mayor and Councilmembers**
   Mayor Hall reported that the Colorado Department of Transportation had recently completed a traffic study on 10th Street between 43rd Avenue and 71st Avenue, resulting in speed limit reductions. The previously posted 55 mph zone was reduced to 50 mph, and the 45-mph zone was reduced to 40 mph.

   Councilmember Roth recognized outgoing University of Northern Colorado (UNC) President Andy Feinstein for his eight years of service, noting a celebratory dinner and the ribbon cutting for the new Osteopathic Medicine School. He thanked the Parks and Recreation for the Arts Picnic, and the Water Department for a prompt response to water system issues.

   Councilmember Rudy attended a ride along with the Greeley Police Department thanking Chief Turk and Officer Julian Vasquez for their professionalism.

   Councilmember Huddleston attended the Weld County Fair, highlighting the participation of young people and the community's strong agricultural heritage.

5. **Landscape Code Update**
   Interim Planning Manager Caleb Jackson and Senior Manager of Code Compliance Buxton Demers introduced the item at 6:04 p.m.

   Mr. Jackson presented a draft landscape code update and outlined recommended compliance strategies. Staff sought council feedback.

Draft Code Update — Front Yard Landscaping Standards
Mr. Jackson explained that the proposed code amendments were primarily clarifications rather than wholesale changes.

The existing standard required a maximum of 50% hardscape in front yards. A key proposed change would clarify that the required 50% live planting coverage must consist of perennial plants; annual plantings would remain permitted but would not count toward the live coverage requirement. The draft recodified tree mitigation provisions that had been inadvertently omitted from prior code updates.

Council supported the proposed clarifications to the front yard landscaping standard.

Councilmember Olson asked if ground cover requirements would apply in the off-season. Mr. Jackson confirmed that appropriate ground cover such as mulch would still be required year-round in those areas.

Discussion arose around whether properties with all-rock or low-water landscaping that look attractive but do not technically meet the 50% live planting standard should face the same enforcement as neglected properties. Multiple councilmembers acknowledged the difficulty in applying a uniform standard when the result varies significantly in appearance.

Mr. Jackson explained that Greeley had previously held a 75% live planting standard before reducing it to 50%, and that reducing it further would move the look similar to communities such as Pueblo. He also noted that rock landscapes often appear well-maintained initially but can deteriorate over time without proper upkeep.

Council direction was given for staff to explore alternative compliance or minor variance pathways for properties seeking to go below the 50% live planting threshold.

Artificial Turf in Front Yards — Council Initiative 11-2023
Mr. Jackson presented the staff recommendation to allow artificial turf in front yards of single-family homes by permit, requiring installation by a licensed or certified installer using appropriate materials and drainage methods, while still mandating that live planting and tree requirements be met.

Councilmember DeBoutez spoke against artificial turf, explaining the impervious surface detrimental to stormwater management, contribution to urban heat, composition from degrading plastic materials, and its negative effects on trees.

Councilmember Olson acknowledged some reservations about turf but noted environmental advantages including elimination of lawn mowers and grass clippings. He supported allowing artificial turf with strict standards, including a permit requirement and adherence to the existing landscape code.
Councilmember Rudy supported allowing it if proper standards were followed, acknowledging that it does conserve water. He asked for context on the original council initiative.

Councilmember Roth support for allowing artificial turf provided that compliance standards.

Councilmember Huddleston supported allowing artificial turf if product and installation standards were clearly defined, with drainage and permeable installation required.

Mayor Hall stated he wished to review what specific code language would look like before committing to approval.

Staff indicated the draft would be refined based on council feedback, reviewed by the Planning Commission for a recommendation, and returned to Council for formal adoption.

Compliance Strategy
Mr. Demers presented a priority-based compliance approach for staff enforcement of existing landscape standards.

He noted that 200 landscape cases were opened in 2025, with 99 scheduled for hearing, and that 66 cases had already been opened through June of 2026. He stated that full compliance can be costly for residents and that staff resources are limited, making prioritization necessary.

Mr. Demers outlined available tools including education, early communication, referrals to assistance programs and phased compliance timelines for property owners making genuine progress.

Council indicated general support for the priority-based approach.

Councilmember Olson raised the issue of city-owned properties that themselves do not meet landscape standards, stating that enforcement credibility is undermined when the city does not hold itself to the same expectations. He also suggested a schedule of escalating fines for property owners unwilling to cooperate.

Mayor Hall summarized council direction for staff.

- High Priority: focusing enforcement on bare dirt, erosion, tall weeds, dead landscaping, and abandoned yards,
- Lower priority: maintained but technically “noncompliant” yards

Mayor Hall thanked staff for their work on the presentation.

6. 2027 Capital Improvement Plan Budget Review
Deputy Director of Budget and Policy Kalen Myers introduced the item at 6:39 p.m.

Ms. Myers presented the proposed 2027 Capital Improvement Plan (CIP), joined by Director of Budget and Policy Nathan Mosley, Facilities Manager Jason Maas, and Deputy Director of Culture, Parks, and Recreation Daniel Lawrence. Ms.

Myers noted that the evening's discussion was intended as a high-level overview, with a more detailed review scheduled for the September 11th work session retreat.

CIP Development Process
Ms. Myers described the collaborative, multi-department process used to develop the proposed CIP. Projects were submitted in the spring from master plans, strategic plans, and field-identified safety concerns. They were scored against a framework using criteria including community need, business growth opportunity, alignment with strategic priorities and master plans, and regulatory compliance.

A cross-departmental steering committee met in June to evaluate and prioritize projects from a city-wide perspective. Ms. Myers noted that scoring served as a starting point and that the final recommendation must also account for community and council input, project readiness, cash flow, and long-term financial sustainability.

Financial Constraints Shaping the 2027 CIP
Ms. Myers stated that the proposed 2027 CIP is more constrained than in prior years due to three major simultaneous capital commitments:

- the West Greeley project with a 20-year debt repayment obligation;
- the downtown revitalization effort, including the new city hall financed through a Certificates of Participation issuance and significant utility work; and
- the MERGE project involving Highway 34 interchange improvements.

These three commitments consume a substantial portion of the city's most flexible funding sources leaving limited discretionary capacity for other priorities.

Representative Projects
Ms. Myers highlighted representative projects within each CIP category.

Deferred Projects and Trade-offs
Ms. Myers identified categories of deferred projects including HVAC replacements, facility upgrades, irrigation systems, playground replacements, and a water and sewer facility campus. She stressed that these items were not removed from the capital program but deferred based on available financial capacity, and staff will actively monitor asset conditions.

Councilmember Olson said he would like to see deferred maintenance moved up in priority, at least through 2028 or 2029, before major debt repayments begin. He suggested ending fund balances across the food tax, quality of life, and other funds, stating that tax dollars sitting as cash balance while deferred maintenance goes unaddressed is problematic.

Ms. Myers explained that the cash balances in quality-of-life funds were being conserved to meet future debt obligations as West Greeley repayments grow. She noted that the food tax fund is more fully programmed and there may be opportunities to free up capacity and appropriate additional funds as more firm cost figures become available.

Councilmember Huddleston asked about lead times for critical equipment such as transformers and ice rink refrigeration systems. Mr. Maas confirmed that staff works proactively with lead times, using down payment structures to begin procurement. Ms. Myers added that the asset management framework being developed by staff would bring greater intelligence to prioritization and would be presented to council.

Councilmember Huddleston suggested that the irrigation system replacement at Highland Hills Golf Course, estimated at $6.5 million, be approached in phases. Ms. Myers stated that staff had already discussed phasing as part of the plan for that replacement.

Councilmember DeBoutez noted that several smaller, dedicated funds were carrying significant balances and wondered if those could be redirected.

She asked about the September 11th retreat, as it felt late for making major budget changes. Mr. Mosley clarified that the extended timeline this year provided was within statutory deadlines.

Mayor Hall thanked staff for the presentation.

7. Scheduling of Meetings, Other Events
None.

8. Adjournment
With no further business to come before the Council, the meeting adjourned at 7:24 p.m.

Approved:

X

_____
Dale Hall
Mayor

Attested:

X _____
Heidi Leatherwood
City Clerk

Council Agenda Summary

August 18, 2026
Key Staff Contact: Roch Labossiere, Civil Engineer IV, Seth Sorensen, Public Works Director, Steven Younkin, Interim Deputy Director Public Works/Chief Engineer, Tanvir Iqbal

Title:

Resolution authorizing the city to enter into a contract for consulting services between the City of Greeley and Stanton Constructability Services LLC for cost estimating services for construction projects within the City of Greeley

Summary:

The contract with Stanton Constructability Services LLC is for the MERGE Interchange project at 35th and 47th Avenue to provide Independent Cost Estimating (ICE) Services and will be split into two task orders. These task orders will provide cost estimates and make sure that the packages proposed by contractors are correctly estimated and cost appropriate and apportioned to the correct milestones. They will facilitate coordination and make sure all requirements are met and procedures are followed and are in compliance with both federal and state guidelines. They will also provide risk-based cost modeling to support value engineering or scope adjustments.

Task Order #1 will provide ICE Services for project review and coordination, variance analysis, negotiation support of Guaranteed Maximum Price (GMP) packages, federal and state compliance, quality control and capacity, and schedule for the 35th & 47th Avenue interchanges.

Task Order #2 will provide ICE Services for project review and coordination, variance analysis, negotiation support of Guaranteed Maximum Price (GMP) packages, federal and state compliance, quality control and capacity, and schedule for the 15th Avenue Underpass.

Fiscal Impact:

If approved, it will result in a negative on the budget.

Negative Impact: Onetime amount: $923,421.75
Is it budgeted? Yes
If not, will it require a new appropriation? No
If yes, what source and fund will be used? FUND 323 - MERGE
Are there any long-term financial impacts? No
Is there grant funding for this item? No

Does this action have potential long-term fiscal implications? No

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility
Safe and Secure Communities

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 116, 2026
2. Exhibit A - Task Order No. 1 - Stanton Constructability Services Cost Proposal
3. Exhibit B - Task Order No. 2 - Stanton Constructability Services Cost Proposal
4. COG Master Services-Consulting Stanton F25-10-073

CITY OF GREELEY, COLORADO
RESOLUTION NO. 116, 2026

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT FOR CONSULTING SERVICES BETWEEN THE CITY OF GREELEY AND STANTON CONSTRUCTABILITY SERVICES, LLC FOR COST ESTIMATING SERVICES FOR CONSTRUCTION PROJECTS WITHIN THE CITY OF GREELEY

WHEREAS, the City desires to construct intersection improvements at 35th Avenue and 47th Avenue (the "MERGE Project"), and an underpass at 15th Avenue in Greeley (the "Underpass Project"), (collectively the "Projects"); and

WHEREAS, the City seeks independent cost estimating services for the Projects ("Services"); and

WHEREAS, the most qualified consultant was determined to be Stanton Constructability Services, LLC ("Stanton") who submitted proposals for the Services in the amount of $711,783.50 for the MERGE Project, and $211,638.25 for the Underpass Project; and

WHEREAS, the City has an existing contract with Stanton; and

WHEREAS, the Services may be contracted through execution of Task Orders to the existing contact with Stanton; and

WHEREAS, the City has funding available to support execution of the Task Orders for the Services; and

WHEREAS, execution of Task Orders in the amount of $711,783.50 and $211,638.25 will increase the existing contract with Stanton to $923,421.75; and

WHEREAS, in accordance with Section 2-184 of the City of Greeley Municipal Code, the City Council must approve a contract for professional or consulting services (including change orders, task orders, and amendments to existing contracts) in amounts of $200,000 or more; and

WHEREAS, it is in the best interest of the citizens of the City to undertake the Projects through execution of Task Orders for the Services with Stanton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City Council hereby authorizes the City to enter into Task Order #1 with Stanton in the amount of $711,783.50, a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 2. That the City Council hereby authorizes the City to enter into Task Order #2 with Stanton in the amount of $211,638.25, a copy of which is attached hereto and incorporated herein as Exhibit B.

Section 3. That the City Council hereby delegates authority to City staff and legal counsel to make changes and modifications to the Task Orders before execution, provided the material substance remains unchanged.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

EXHIBIT A - TASK ORDER FORM

PURSUANT TO A MASTER SERVICE/CONSULTING CONTRACT
BETWEEN THE CITY OF GREELEY
and STANTON CONSTRUCTABILITY SERVICES LLC

Task Order Number: #1

Project Title: MERGE Interchange at 35th & 47th Avenue ICE Services

RFP Number & Name: F25-10-073-Independent Cost Estimating Services

Master Contract Effective Date: 6/9/2026

Owner's Representative: Roch Labossiere

Task Order Commencement Date: 8/19/2026

Task Order Completion Date: 6/8/2028

Maximum Fee
(time and reimbursable direct costs): $711,783.50

Description/Scope of Services: Please see attached scope of work.

SERVICE PROVIDER agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Services Contract between the parties. In the event of a conflict between or ambiguity in the terms of the Master Contract and this Task Order (including the attached forms) the Master Contract shall control.

The attached forms are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

THE CITY OF GREELEY Approved as to Substance		SERVICE PROVIDER:	
Signed:	_____	Signed:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

THE CITY OF GREELEY
Approved as to Legal Form

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: _____

Date: _____

STANTON
CONSTRUCTABILITY SERVICES, LLC

City of Greeley
Task Order 1
Merge Interchange at 35th Ave and 47th AVE Project - ICE Services
Stanton Constructability Services Cost Proposal
12-May-26

	Task	Assumptions	Emp	Hours	Hrly Rate	Total
1	Project Review and Coordination		EJ	118	$ 210.00	$ 24,780.00
	•Review design documents, contractor proposals, and project-specific assumptions related to stormwaterconveyance, detention, treatment, and flood mitigation features, roadway design, traffic control, utilities, and associated transportation improvements.	3 personnel at 40 hours each to review documents and contractor proposals (120 hours)	KH	139	$ 194.00	$ 26,966.00
	•Participate in kickoff and coordination meetings with City staff and stakeholders.	Initial kickoff 4 personnel at 12 hours. 2 additional personnel for coordination meetings bi-weekly 4 hours per week for 2 years. (256 hours)	CM	191	$ 179.00	$ 34,189.00
	•Maintain regular communication with the City's Project Manager and provide timely updates.	1 hours per week for 2 years (104 hours)	PP	32	$ 183.00	$ 5,856.00
2	Independent Cost Estimates		EJ	300	$ 210.00	$ 63,000.00
	•Prepare detailed ICEs at key project milestones (conceptual, preliminary design, GMP negotiations).	Develop Cost estimates at 30%, 60%, 90% and CAP. Includes coordination with contractor for quantity and cost reconciliation. (1800 hours)	KH	400	$ 194.00	$ 77,600.00
	•Develop quantity takeoffs and unit pricing for stormwater and transportation infrastructure, including excavation,earthwork, piping, inlets/outlets, structures, pump stations, detention basins, erosion control, channelimprovements, roadway construction, traffic control, utilities, and site restoration.		DB	400	$ 194.00	$ 77,600.00
	•Incorporate costs for labor, equipment, materials, subcontractors, overhead, profit, contingencies, escalation,and environmental compliance measures.	Coordination with contractor on labor, equipment, plugs and quotes for subcontractors and suppliers, overhead, profit, contingencies, escalation and compliance. (incl above)	CM	600	$ 179.00	$ 107,400.00
			PP	100	$ 183.00	$ 18,300.00
3	Variance Analysis and Negotiation Support		EJ	92	$ 210.00	$ 19,320.00
	•Conduct variance analyses comparing ICE results with contractor estimates.	Develop a variance report at each milestone. (16 hours)	KH	92	$ 194.00	$ 17,848.00
	•Provide written recommendations and justifications to support negotiation of Guaranteed Maximum Price(GMP) packages.	Develop a report and meet with City of Greeley on agenda for reconclie meeting at each milestone. (96 hours)	DB	92	$ 194.00	$ 17,848.00
	•Support the Owner during meetings and negotiations by presenting ICE findings and rationale.	Attend reconcile meetings with CMGC and City of Greeley. Either lead the meetings or support Greeley during the meetings. 4 personnel at each milestone.(256 hours)	CM	92	$ 179.00	$ 16,468.00
4	Federal and State Compliance		EJ	15	$ 210.00	$ 3,150.00
	•Ensure all ICE deliverables comply with FHWA and CDOT requirements, including Davis-Bacon wageprovisions, Buy America compliance, and cost eligibility rules as needed for the project under consideration.	Coordination amongst all parties to make sure requirements are met. (20 hours)	KH	15	$ 194.00	$ 2,910.00
	•Prepare ICE documentation suitable for inclusion in FHWA/CDOT project records.	Develop Documentation at GMP milestone (40 hours)	DB	15	$ 194.00	$ 2,910.00
			CM	15	$ 179.00	$ 2,685.00
5	Quality Control and Documentation		EJ	16	$ 210.00	$ 3,360.00
	•Implement quality control procedures to verify estimate accuracy and coordination.	Develop procedures (16 hours)	KH	16	$ 194.00	$ 3,104.00

	•Provide clear documentation, including editable Excel spreadsheets and summary memos.	Provide documentation (16 hours)	DB	16	$ 194.00	$ 3,104.00
	•Deliver draft and final ICE reports with all supporting backup materials.	Develop Draft and Final ICE Report. (32 hours)	CM	16	$ 179.00	$ 2,864.00
6	Capacity and Schedule		EJ	25	$ 210.00	$ 5,250.00
	•Deliver ICE reports within 2-4 weeks of receiving contractor estimates, or per the project schedule.	Included above	KH	100	$ 194.00	$ 19,400.00
	•Provide sufficient staff resources to support multiple ICE packages (e.g., early utility/earthwork GMP,	Additional effort for two Early Works Packages (250 hours)	DB	25	$ 194.00	$ 4,850.00
			CM	100	$ 179.00	$ 17,900.00
	•Submit and maintain a project schedule showing milestones such as estimate reviews, ICE preparation,variance analysis, and final report delivery.	Develop Preconstruction Schedule and update through Preconstruction Phase (10 hours for initial, 2 hours for update each month 46 hours)	PP	56	$ 183.00	$ 10,248.00
7	Optional Services (as requested)		EJ	75	$ 210.00	$ 15,750.00
	•Perform or Review Master Schedules as prepared by contractors.	Initial Schedule review for specifications, risk and reasonableness (30 hours). Mothly schedule reviews for two year project at 8 hours per review (192 Hours)	KH	75	$ 194.00	$ 14,550.00
	•Perform escalation studies and cost trend forecasting for long-duration stormwater and transportation projects.	Research recent cost trends as needed (20 Hours)	DB	75	$ 194.00	$ 14,550.00
	•Provide risk-based cost modeling to support value engineering or scope adjustments.	Attend Risk Register Review Meetings, 1 per each milestone. Provide input on ownership, costs and probabilities. (80 hours)	CM	75	$ 179.00	$ 13,425.00
	•Review contractor-proposed change orders or claims for cost reasonableness.	Limited Items with no major claims (200 hours)	PP	222	$ 183.00	$ 40,626.00
			SUBTOTAL =	**3600**		**$ 687,811.00**

Based on Construction Value of $110,000,000 and two Early Works Packages.
ICE Services to commence on August 19, 2026 and complete on June 8,2028. 24 Months Total.

Cost Proposal Summary

Description	Qty	Unit	Unit Cost	Total
Ed Jones	641	Hr	$210.00	$134,610.00
Kurt Hindman	837	Hr	$194.00	$162,378.00
Devin Bunnell	623	Hr	$194.00	$120,862.00
Tony Breinholt	0	Hr	$194.00	$0.00
Justin McQueen	0	Hr	$183.00	$0.00
Dean Bigelow	0	Hr	$179.00	$0.00
Cameron Mang	1089	Hr	$179.00	$194,931.00
Pamela Pala	410	Hr	$183.00	$75,030.00
RT Flights	15	RT	$800.00	$12,000.00
Lodging	30	Day	$215.00	$6,450.00
Per Diems	30	Day	$92.00	$2,760.00
Rental Car	10	Day	$150.00	$1,500.00
Fuel For Rental Cars	40	Gal	$5.00	$200.00
Parking	30	Day	$15.00	$450.00
Uber	5	Ea	$50.00	$250.00
Mileage	500	Mile	$0.725	$362.50
			TOTAL =	**$711,783.50**

Billing Rates as Per SOQ good through 11/6/2026
Escalations will be applied at 3.5% per year afterwards

Employee	Hourly Rate
Ed Jones	$210.00
Kurt Hindman	$194.00
Devin Bunnell	$194.00
Tony Breinholt	$194.00
Justin McQueen	$183.00
Dean Bigelow	$179.00
Cameron Mang	$179.00
Pamela Pala	$183.00

EXHIBIT B - TASK ORDER FORM

PURSUANT TO A MASTER SERVICE/CONSULTING CONTRACT
BETWEEN THE CITY OF GREELEY
and STANTON CONSTRUCTABILITY SERVICES LLC

Task Order Number: #2

Project Title: 15th Avenue Underpass ICE Services

RFP Number & Name: F25-10-073-Independent Cost Estimating Services

Master Contract Effective Date: 6/9/2026

Owner's Representative: Roch Labossiere

Task Order Commencement Date: 8/19/2026

Task Order Completion Date: 6/8/2028

Maximum Fee
(time and reimbursable direct costs): $211,638.25

Description/Scope of Services: Please see attached scope of work.

SERVICE PROVIDER agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Services Contract between the parties. In the event of a conflict between or ambiguity in the terms of the Master Contract and this Task Order (including the attached forms) the Master Contract shall control.

The attached forms are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

THE CITY OF GREELEY Approved as to Substance		SERVICE PROVIDER:	
Signed:	_____	Signed:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

THE CITY OF GREELEY
Approved as to Legal Form

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: _____

Date: _____

STANTON
CONSTRUCTABILITY SERVICES, LLC

City of Greeley
Task Order 2
15th Avenue Underpass
Stanton Constructability Services Cost Proposal
12-May-26

	Task	Assumptions	Emp	Hours	Hrly Rate	Total
1	Project Review and Coordination		EJ	32	$ 210.00	$ 6,720.00
	•Review design documents, contractor proposals, and project-specific assumptions related to stormwaterconveyance, detention, treatment, and flood mitigation features, roadway design, traffic control, utilities, and associated transportation improvements.	3 personnel at 40 hours each to review documents and contractor proposals (120 hours)	KH	80	$ 194.00	$ 15,520.00
	•Participate in kickoff and coordination meetings with City staff and stakeholders.	Initial kickoff 2 personnel at 12 hours. 2 personnel for coordination meetings bi-weekly 2 hours per week for 1 year. (76 hours)	CM	106	$ 179.00	$ 18,974.00
	•Maintain regular communication with the City's Project Manager and provide timely updates.	1 hours per week for 1 year (52 hours)	PP	30	$ 183.00	$ 5,490.00
2	Independent Cost Estimates		EJ	20	$ 210.00	$ 4,200.00
	•Prepare detailed ICEs at key project milestones (conceptual, preliminary design, GMP negotiations).	Develop Cost estimates at 90% and GMP. Includes coordination with contractor for quantity and cost reconciliation. (200 hours)	KH	80	$ 194.00	$ 15,520.00
	•Develop quantity takeoffs and unit pricing for stormwater and transportation infrastructure, including excavation,earthwork, piping, inlets/outlets, structures, pump stations, detention basins, erosion control, channelimprovements, roadway construction, traffic control, utilities, and site restoration.		DB	50	$ 194.00	$ 9,700.00
	•Incorporate costs for labor, equipment, materials, subcontractors, overhead, profit, contingencies, escalation,and environmental compliance measures.	Coordination with contractor on labor, equipment, plugs and quotes for subcontractors and suppliers, overhead, profit, contingencies, escalation and compliance. (incl above)	CM	40	$ 179.00	$ 7,160.00
			PP	10	$ 183.00	$ 1,830.00
3	Variance Analysis and Negotiation Support		EJ	46	$ 210.00	$ 9,660.00
	•Conduct variance analyses comparing ICE results with contractor estimates.	Develop a variance report at each milestone. (8 hours)	KH	46	$ 194.00	$ 8,924.00
	•Provide written recommendations and justifications to support negotiation of Guaranteed Maximum Price(GMP) packages.	Develop a report and meet with City of Greeley on agenda for reconclie meeting at each milestone. (48 hours)	DB	46	$ 194.00	$ 8,924.00
	•Support the Owner during meetings and negotiations by presenting ICE findings and rationale.	Attend reconcile meetings with CMGC and City of Greeley. Either lead the meetings or support Greeley during the meetings. 4 personnel at each milestone.(128 hours)	CM	46	$ 179.00	$ 8,234.00
4	Federal and State Compliance		EJ	7	$ 210.00	$ 1,470.00
	•Ensure all ICE deliverables comply with FHWA and CDOT requirements, including Davis-Bacon wageprovisions, Buy America compliance, and cost eligibility rules as needed for the project under consideration.	Coordination amongst all parties to make sure requirements are met. (10 hours)	KH	8	$ 194.00	$ 1,552.00
	•Prepare ICE documentation suitable for inclusion in FHWA/CDOT project records.	Develop Documentation at GMP milestone (20 hours)	DB	8	$ 194.00	$ 1,552.00
			CM	7	$ 179.00	$ 1,253.00
5	Quality Control and Documentation		EJ	8	$ 210.00	$ 1,680.00
	•Implement quality control procedures to verify estimate accuracy and coordination.	Develop procedures (8 hours)	KH	8	$ 194.00	$ 1,552.00

	•Provide clear documentation, including editable Excel spreadsheets and summary memos.	Provide documentation (8 hours)	DB	8	$ 194.00	$ 1,552.00
	•Deliver draft and final ICE reports with all supporting backup materials.	Develop Draft and Final ICE Report. (16 hours)	CM	8	$ 179.00	$ 1,432.00
6	Capacity and Schedule		EJ	10	$ 210.00	$ 2,100.00
	•Deliver ICE reports within 2-4 weeks of receiving contractor estimates, or per the project schedule.	Included above	KH	30	$ 194.00	$ 5,820.00
	•Provide sufficient staff resources to support multiple ICE packages (e.g., early utility/earthwork GMP,	Additional effort for one Early Works Packages (80 hours)	DB	20	$ 194.00	$ 3,880.00
			CM	20	$ 179.00	$ 3,580.00
	•Submit and maintain a project schedule showing milestones such as estimate reviews, ICE preparation,variance analysis, and final report delivery.	Develop Preconstruction Schedule and update through Preconstruction Phase (10 hours for initial, 1 hours for update each month 11 hours)	PP	21	$ 183.00	$ 3,843.00
7	Optional Services (as requested)		EJ	15	$ 210.00	$ 3,150.00
	•Perform or Review Master Schedules as prepared by contractors.	Initial Schedule review for specifications, risk and reasonableness (20 hours). Mothly schedule reviews for one year project at 8 hours per review (88 Hours)	KH	60	$ 194.00	$ 11,640.00
	•Perform escalation studies and cost trend forecasting for long-duration stormwater and transportation projects.	Research recent cost trends as needed (10 Hours)	DB	60	$ 194.00	$ 11,640.00
	•Provide risk-based cost modeling to support value engineering or scope adjustments.	Attend Risk Register Review Meetings, 1 per each milestone. Provide input on ownership, costs and probabilities. (40 hours)	CM	15	$ 179.00	$ 2,685.00
	•Review contractor-proposed change orders or claims for cost reasonableness.	Limited Items with no major claims (100 hours)	PP	88	$ 183.00	$ 16,104.00
			SUBTOTAL =	**1033**		**$ 197,341.00**

Based on Construction Value of $6,500,000 and two Early Works Packages.
ICE Services to commence on August 19, 2026 and complete on June 8,2027. 12 Months Total.

Cost Proposal Summary

Description	Qty	Unit	Unit Cost	Total
Ed Jones	138	Hr	$210.00	$28,980.00
Kurt Hindman	312	Hr	$194.00	$60,528.00
Devin Bunnell	192	Hr	$194.00	$37,248.00
Tony Breinholt	0	Hr	$194.00	$0.00
Justin McQueen	0	Hr	$183.00	$0.00
Dean Bigelow	0	Hr	$179.00	$0.00
Cameron Mang	242	Hr	$179.00	$43,318.00
Pamela Pala	149	Hr	$183.00	$27,267.00
RT Flights	9	RT	$800.00	$7,200.00
Lodging	18	Day	$215.00	$3,870.00
Per Diems	18	Day	$92.00	$1,656.00
Rental Car	6	Day	$150.00	$900.00
Fuel For Rental Cars	24	Gal	$5.00	$120.00
Parking	18	Day	$15.00	$270.00
Uber	2	Ea	$50.00	$100.00
Mileage	250	Mile	$0.725	$181.25
			TOTAL =	**$211,638.25**

Billing Rates as Per SOQ good through 11/6/2026
Escalations will be applied at 3.5% per year afterwards

Employee	Hourly Rate
Ed Jones	$210.00
Kurt Hindman	$194.00
Devin Bunnell	$194.00
Tony Breinholt	$194.00
Justin McQueen	$183.00
Dean Bigelow	$179.00
Cameron Mang	$179.00
Pamela Pala	$183.00

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CONTRACT APPROVAL FORM Charter Sec 5-3(b)

Did you complete the attached Contractor/Employee Worksheet? ☒ YES ☐ NO

If the duties/services described in this form appear to be that of an employee, the Human Resources Department will review the information and assess if this person should be a Part-Time employee instead of an Independent Contractor.

FROM: ***Wendy Bethel*** DATE: ***June 3, 2026***

CONTACT INFORMATION

CONTRACTOR: ***Stanton Constructability Services LLC***

CONTACT PERSON: ***Ed Jones*** EMAIL: ***ejones@stantoncs.com***

ADDRESS: ***2040 E. Murray-Holladay Road, Suite 204*** CITY: ***Holladay*** **STATE:** ***UT*** **ZIP:** ***84117***

PHONE: ***406-560-2558***

GOOD / SERVICE / COMMODITY

☐ CIP ☒ Consulting / Professional Services* ☐ Economic Development ☐ Equipment / Vehicles ☐ Goods ☐ Grants / IGA

☐ Health Care ☐ Insurance *(premiums / claims)* ☐ Repairs & Maintenance ☐ Supplies / Commodity ☐ Other Services

☐ Trade Services ☐ Property Tax ☐ Technology *(hardware/software/SaaS)* ☐ Utilities

**** Consulting / Professional Services $200,000 or greater require Council approval***

CONTRACT TERMS / FUNDING SOURCE(S)

PROJECT MANAGER: ***Roch Labossiere***

Individual responsible for monitoring the contract & performance measures

Is this a new contract or an amendment / revision to an existing contract?

New: ☒ **Revision/Amendment:** ☐

** NEW Contracts require the Scope of Service / Work to be attached to this form.*

Revise amount: ☐ YES ☐ NO *If YES - Add or Decrease by:* $

Revise term: ☐ YES ☐ NO *If YES - Extend Term to:*

Revised scope: ☐ YES ☐ NO *If YES, please attach scope of work*

Is this contract funded by federal, state or grant money? ☐ YES ☒ NO

If YES – attach SAM.gov verification, AND provide Grant Name and Award #:

TOTAL AMOUNT: ***$0.00*** COA: ***N/A*** START DATE: ***4/20/2026*** END DATE: ***12/31/2026***

FUNDING SOURCE: *Write full sentences that explain where the appropriation (if applicable) and offsetting revenue can be found in the budget; specifically how the cost is going to be offset, information about the Fund, grant, state or federal revenue etc., if the appropriation is in the approved budget.*

Funding source will be assigned as task orders are created.

Once this form has been completed, please return to Procurement.

RATE OF PAYMENT: ☒ Lump Sum

☐ Milestone/Progress Payments *(Attach payment schedule proposed by Vendor)*

☐*Hourly / Monthly / Quarterly Rate: __.

** If a Contractor is requesting an hourly / quarterly / monthly rate of payment, pre-approval is required from the Chief Financial Officer. If multiple rates, attach rate schedule.*

BRIEFLY DESCRIBE THE REASON/NEED FOR THE CONTRACT: *(attach scope of work or additional information)*

.F25-10-073 – RFQ - Merge Interchange at 35th Ave and 47th AVE Project - ICE Services Stanton Constructability Services. This will have task orders associated with Stanton as they come for the MERGE Project for the 35th & 47th Avenue Interchanges.

Selection process used to establish the best value through open and fair competition:

☐ 3 Quotes *(attach)* ☐ BID *(attach)* ☐ RFP *(attach)* ☒ RFQ *(attach)*

☐ Non-Competitive Procurement Request *(attach)* ☐ Cooperative Procurement Request *(attach)*

☐ Other: *(explain)*

The potential contractors who provided a price for the work/service were: ***(If below $100K may attach the quote form)***

	Estimate #1	Estimate #2	Estimate #3
Name:			
Address:			
Phone:			
Price:			

Explain WHY the selected vendor best meets your needs*: (If space is too small, attach your explanation to this form)*

APPROVAL:

NO WORK SHALL COMMENCE until a contract has been fully executed. This form does not take the place of a contract.

DEPARTMENT REPRESENTATIVE: Signed by: Rocki Labossiere 3E24EB2B2BDD404... DATE: 6/3/2026 | 4:00:06 PM MDT

DEPARTMENT DIRECTOR: Signed by: Seth Sorensen 93919CE34FE04DD... DATE: 6/4/2026 | 8:10:16 AM MDT

BUDGET REPRESENTATIVE: DocuSigned by: Erin Stoll 7690E145AED64F8... DATE: 6/4/2026 | 1:22:27 PM MDT

IT REPRESENTATIVE: _____ DATE: _____

(if hardware/software/SaaS)

BUDGET DIRECTOR: DocuSigned by: Karen Myers B70E2FB46BCF439... DATE: 6/4/2026 | 3:23:06 PM MDT

($100,000 or greater)

FINANCE DIRECTOR: Signed by: Kirk Jones 612263B6299147C... DATE: 6/5/2026 | 9:55:29 AM MDT

($100,000 or greater)

CHIEF FINANCIAL OFFICER: Signed by: Allena Portis 98CD392CB6A04B8... DATE: 6/8/2026 | 7:48:50 AM MDT

(Professional or Consulting Services $200,000 or greater)

Once this form has been completed, please return to Procurement.

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CONTRACTOR / EMPLOYEE WORKSHEET

For clarification on determining Independent Contractor or Employee status, please visit:
https://cdle.colorado.gov/independent-contractors

Contractor's Name: ***Stanton Constructability Services LLC***

		YES	NO
1.	Is the worker given instructions in the way the work is to be done?	☐	☒
2.	Is the worker performing the same or similar tasks as other employees of the City?	☐	☒
3.	Are City assets used by the worker to perform their tasks (e.g. majority of tools, equipment, supplies and materials; incurred mileage and/or travel expenses are reimbursed; worker uses City vehicle)?	☐	☒
4.	Does the City set hours of work for the worker?	☐	☒
5.	Is payment to worker made based on unit of times (hourly, weekly, bi-weekly, monthly)?	☐	☒
6.	Does the worker perform services for the City only? (No other clients)	☐	☒

Comments:

CONTRACTOR VS. EMPLOYEE REVIEW

HUMAN RESOURCES RECOMMENDATION: ☒ CONTRACTOR ☐ EMPLOYEE

Deputy Director
Human Resources: _____ DATE: _____

Please submit this worksheet with the preceding form

Once this form has been completed, please return to Procurement.

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MASTER SERVICE/CONSULTING CONTRACT with TASK ORDERS

F25-10-073 - Independent Cost Estimating Services (ICE) - RFQ

This Contract is made as of **June 9th, 2026,** by and between the City of Greeley, Colorado, hereinafter referred to as the CITY, and **Stanton Constructibility Services** authorized to do business in the State of Colorado, hereinafter referred to as the SERVICE PROVIDER, whose address is 2040 E. Murray-Holladay Rd. Suite 204, Holladay UT 84117.

In consideration of the mutual promises contained herein, the CITY and the SERVICE PROVIDER agree as follows:

ARTICLE 1 - SERVICES

A. This Master Service Contract shall constitute the contract between the parties for Cost Estimation services. Each proposal in the form of Exhibit A Task Order Form, attached hereto, together with any exhibits shall define the scope of services for a particular assignment under this contract. Each Task Order Form shall specify the Project Description and Scope of Services.

B. The conditions set forth herein shall apply to all services performed by the SERVICE PROVIDER on behalf of the CITY and particularly described in Task Orders agreed upon in writing by the parties from time to time. Such Task Orders, incorporated herein by this reference, shall include a description of the services to be performed, the location and time for performance, the amount of payment, any materials to be supplied by the CITY and any other special circumstances relating to the performance of services. The only services authorized under this Contract are those that are performed after receipt of such Task Order, except in emergency circumstances where oral service requests may be issued. Oral requests for emergency actions will be confirmed by issuance of a written Task Order within two (2) working days. SERVICE PROVIDER shall be solely responsible for performance of all duties hereunder.

C. The CITY may at any time during the term of a particular Task Order and without invalidating such Task Order, make changes to the scope of the particular services. Such changes shall be agreed upon in writing by the parties by a Contract Amendment.

D. The CITY reserves the right to independently solicit any services rather than issuing services to the SERVICE PROVIDER pursuant to this Contract. Nothing within this Contract shall obligate the CITY to have any particular service performed by the SERVICE PROVIDER.

E. The services to be performed pursuant to this Contract shall be initiated as specified by each written Task Order or oral emergency service request. Oral emergency service requests will be acted upon without waiting for a written Task Order. Time is of the essence. The services of the SERVICE PROVIDER shall be under the direction of the Project Manager who has been designated by the Director of Public Works to act as the CITY'S representative during the performance of this Contract.

ARTICLE 2 - SCHEDULE

This Contract shall be in force and effect for a period of two (2) years commencing June 9th, 2026and ending **June 8th, 2028**, unless terminated sooner. Written notice of renewal shall be provided to the SERVICE PROVIDER and sent no later than thirty (30) days prior to contract end.

ARTICLE 3 - PAYMENTS TO SERVICE PROVIDER

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A. The CITY agrees to pay and the SERVICE PROVIDER agrees to accept as full payment for all services provided and all materials furnished and for all costs and expenses incurred in performance of the services the sums set forth for the hourly labor rate and material costs, with markups, stated within the SERVICE PROVIDERs RFP Response, attached hereto as Exhibit B, and incorporated herein by this reference. Payment shall be made by the CITY only upon acceptance of the services by the CITY and upon the SERVICE PROVIDER furnishing satisfactory evidence of payment of all wages, taxes, supplies and materials, and other costs incurred in connection with the performance of such services.

B. Invoices received from the SERVICE PROVIDER pursuant to this Contract will be reviewed and approved by the Project Manager, indicating that services have been rendered in conformity with the Contract and then will be sent to the Finance Department for payment.

C. Payment Terms shall be Net 30 Days from the date of the SERVICE PROVIDER's invoice.

ARTICLE 4 - STANDARD OF CARE AND WARRANTY

A. SERVICE PROVIDER warrants that all services performed hereunder shall be performed with the highest degree of competence and care in accordance with accepted standards for services of a similar nature.

B. Unless otherwise provided in this Contract, all materials and equipment incorporated into any services shall be new and, where not specified, of the most suitable grade of their respective kinds for their intended use, and all workmanship shall be acceptable to CITY.

C. SERVICE PROVIDER warrants all equipment, materials, labor and other services, provided under this Contract, except CITY-furnished materials, equipment and labor, against defects and nonconformance in design, materials and workmanship/workwomanship for a period beginning with the start of the services and ending twenty-four (24) months from and after final acceptance under this Contract, regardless whether the same were furnished or performed by SERVICE PROVIDER or by any of its subcontractors of any tier. Upon receipt of written notice from CITY of any such defect or nonconformance, the affected item or part thereof shall be redesigned, repaired or replaced by SERVICE PROVIDER in a manner and at a time acceptable to CITY.

ARTICLE 5 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the SERVICE PROVIDER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in this Contract are accurate, complete, and current as of the date of this Contract.

The said rates and costs shall be adjusted to exclude any significant sums should the CITY determine that the rates and costs were increased due to inaccurate, incomplete, or non-current wage rates or due to inaccurate representations of fees paid to outside SERVICE PROVIDERs. The CITY shall exercise its rights under this "Certificate" within one (1) year following final payment.

ARTICLE 6 - TERMINATION

This Contract may be terminated by the SERVICE PROVIDER upon 30 days' prior written notice to the CITY in the event of substantial failure by the CITY to perform in accordance with the terms of this Contract through no fault of the SERVICE PROVIDER. It may also be terminated by the CITY, with or without cause, immediately upon written notice to the SERVICE PROVIDER. Unless the SERVICE PROVIDER is in breach of this Contract, the SERVICE PROVIDER shall be paid for services rendered to the CITY'S satisfaction through the date of termination. After receipt of a Termination Notice and except as otherwise directed by the CITY the SERVICE PROVIDER shall:

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A. Stop services on the date and to the extent specified.

B. Terminate and settle all orders and subcontracts relating to the performance of the terminated services.

C. Transfer all services in process, completed services, and other material related to the terminated services to the CITY.

D. Continue and complete all parts of the services that have not been terminated.

The SERVICE PROVIDER shall be paid for services actually rendered to the date of termination.

ARTICLE 7 - PERSONNEL

The SERVICE PROVIDER represents that it has, or will, secure at its own expense all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

All of the services required herein under shall be performed by the SERVICE PROVIDER or under its supervision, and all personnel engaged in performing the services shall be fully qualified and if required, authorized or permitted under state and local law to perform such services. Any changes or substitutions in the SERVICE PROVIDER'S key personnel, as may be listed in the proposal for the services, must be made known to the CITY'S representative and written approval granted by the CITY before said changes or substitutions can become effective.

The SERVICE PROVIDER declares that all services shall be performed by skilled and competent personnel to the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

ARTICLE 8 - SUB-CONTRACTOR

The CITY reserves the right to accept the use of a SUB-CONTRACTOR or to reject the selection of a particular SUB-CONTRACTOR and to inspect all facilities of any SUB-CONTRACTOR in order to make a determination as to the capability of the SUB-CONTRACTOR to perform properly under this Contract. The contractor is encouraged to seek minority and women business enterprises for participation in SUB-CONTRACTING opportunities.

If a SUB-CONTRACTOR fails to perform or make progress, as required by this Contract, and it is necessary to replace SUB-CONTRACTOR to complete the services in a timely fashion, the contractor shall promptly do so, subject to acceptance of the new SUB-CONTRACTOR by the CITY.

ARTICLE 9 - FEDERAL AND STATE TAX

The CITY is exempt from payment of Colorado State Sales and Use Taxes. The CITY will sign an exemption certificate submitted by the SERVICE PROVIDER. The SERVICE PROVIDER shall not be exempted from paying sales tax to their suppliers for materials used to fulfill contractual obligations with the CITY, nor is the SERVICE PROVIDER authorized to use the CITY'S tax exemption number in securing such materials.

The SERVICE PROVIDER shall be responsible for payment of his/her own FICA and Social Security benefits with respect to this Contract.

ARTICLE 10 - AVAILABILITY OF FUNDS

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When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract may be cancelled, and the CITY shall reimburse the SERVICE PROVIDER for expenses incurred during the contract period.

ARTICLE 11 - INSURANCE

A. The SERVICE PROVIDER shall not commence services under this Contract until SERVICE PROVIDER has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.

B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Colorado. The SERVICE PROVIDER shall furnish Certificates of Insurance to the CITY prior to the commencement of operations. The Certificates shall clearly indicate that the SERVICE PROVIDER has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without at least thirty (30) days prior written notice to the CITY. Compliance with the foregoing requirements shall not relieve the SERVICE PROVIDER of its liability and obligations under this Contract.

C. The SERVICE PROVIDER shall maintain, during the life of this Contract, Comprehensive General Liability in the amount of $1,000,000 per occurrence to protect the SERVICE PROVIDER of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the SERVICE PROVIDER or by anyone directly employed by or contracting with the SERVICE PROVIDER.

D. The SERVICE PROVIDER shall maintain, during the life of this Contract, comprehensive Automobile Liability Insurance in the amounts of $1,000,000 combined single limit bodily injury and $50,000 property damage to protect the SERVICE PROVIDER from claims for damages for bodily injury, including wrongful death, as well as from claims for property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations by the SERVICE PROVIDER or by any directly or indirectly employed by the SERVICE PROVIDER.

E. The SERVICE PROVIDER shall maintain, during the life of this Contract, adequate Workmen's Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees performing services for the CITY pursuant to this Contract.

F. Liability insurance may be arranged by Comprehensive General Liability and Comprehensive Automobile Liability policies for the full limits required; or by a combination of underlying Comprehensive Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy. If the Contractor elects to obtain a combination of Comprehensive Liability and an Excess or Umbrella Liability policy, the Excess or Umbrella Liability policy must provide coverage equal to or greater than the Comprehensive Liability coverage. Upon request, the SERVICE PROVIDER shall provide a copy of any policy including the Excess or Umbrella policy for the CITY's review and approval.

G. All insurance, other than Workmen's Compensation is to be maintained by the SERVICE PROVIDER shall specifically include the CITY as an "Additional Insured". If the CONSULTANT elects to use multiple policies to suffice the coverage requirement, the City of Greeley shall be listed as an "additional Insured" on each policy.

ARTICLE 12 - INDEMNIFICATION

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The SERVICE PROVIDER shall indemnify and save harmless the CITY, its agents, servants, and employees from and against any and all claims, liability, demands, losses, and/or expenses resulting from any negligent act or omission of the SERVICE PROVIDER, its agents, servants, subcontractors, suppliers or employees in the performance of services under this Contract. Such duty to indemnify and save harmless the CITY shall be for an amount represented by the degree or percentage of negligence or fault attributable to the SERVICE PROVIDER its agents, servants, subcontractors, suppliers or employees. If the SERVICE PROVIDER is providing architectural, engineering, design, or surveying services, the obligation to indemnify and pay costs, expenses, and attorneys' fees, is limited to the amount represented by the degree or percentage of negligence or fault attributable to the SERVICE PROVIDER, or the SERVICE PROVIDER's agents, representatives, employees, servants, subcontractors, or suppliers as determined by adjudication, alternative dispute resolution, or otherwise resolved by mutual agreement between the SERVICE PROVIDER and the CITY. The SERVICE PROVIDER's indemnification obligation shall not be construed to extend to any injury, loss, or damage caused by the CITY's own negligence.

ARTICLE 13 - SUCCESSORS AND ASSIGNS

The CITY and the SERVICE PROVIDER each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above, neither the CITY nor the SERVICE PROVIDER shall assign, sublet, convey, or transfer its interest on this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CITY, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CITY and the SERVICE PROVIDER.

ARTICLE 14 - COLORADO LAW

This Contract shall be governed by the laws of the State of Colorado. Any and all legal action necessary to enforce the Contract will be held in Weld County and the contract will be interpreted according to the laws of Colorado. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 15 - CONFLICT OF INTEREST

The SERVICE PROVIDER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Colorado Statutes and ordinances of the City of Greeley. The SERVICE PROVIDER further represents that no person having any interest shall be employed for said performance.

The SERVICE PROVIDER shall promptly notify the CITY in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance that may influence or appear to influence the SERVICE PROVIDER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of services that the SERVICE PROVIDER may undertake and request an opinion of the CITY as to whether the association, interest or circumstance would, in the opinion of the CITY, constitute a conflict of interest if entered into by the SERVICE PROVIDER. The CITY agrees to notify the SERVICE PROVIDER of its opinion by certified mail within 30 days of receipt of notification by the SERVICE PROVIDER. If, in the opinion of the CITY, the prospective business association, interest or circumstance would not constitute a conflict of interest by the SERVICE PROVIDER, the CITY shall so state in the notification and the SERVICE PROVIDER shall, at his/her option, enter into said association, of interest with respect to services provided to the CITY by the SERVICE PROVIDER under the terms of this

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Contract.

ARTICLE 16 - EXCUSABLE DELAYS

The SERVICE PROVIDER shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the SERVICE PROVIDER'S control and without its fault or negligence. Such causes may include, but are not limited to acts of God, the CITY'S omissive and commissive failures, natural or public health emergencies, labor disputes, freight embargoes, and severe weather conditions. If failure to perform is caused by the failure of the SERVICE PROVIDER'S sub-SERVICE PROVIDER(s) to perform or make progress, and if such failure arises out of causes reasonably beyond the control of the SERVICE PROVIDER and its sub-SERVICE PROVIDER(s) and is without the fault or negligence of either of them, the SERVICE PROVIDER shall not be deemed to be in default.

Upon the SERVICE PROVIDER'S request, the CITY shall consider the facts and extent of any failure to perform the services and, if the SERVICE PROVIDER'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly; subject to the CITY'S rights to change, terminate, or stop any or all of the services at any time.

ARTICLE 17 - ARREARS

The SERVICE PROVIDER shall not pledge the CITY'S credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The SERVICE PROVIDER further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 18 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The SERVICE PROVIDER shall deliver to the CITY for approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by and for the CITY under this Contract.

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the SERVICE PROVIDER and will not be disclosed to any other party, directly or indirectly, without the CITY'S prior written consent unless required by a lawful order. All drawings, maps, sketches, and other data developed, or purchased, under this Contract or at the CITY'S expense shall be and remain the CITY'S property and may be reproduced and reused at the discretion of the CITY.

ARTICLE 19 - INDEPENDENT CONTRACTOR RELATIONSHIP

The SERVICE PROVIDER is, and shall be, in the performance of all services and activities under this Contract, as Independent Consultant, and not an employee, agent, or servant of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the SERVICE PROVIDER'S sole direction, supervision, and control. The SERVICE PROVIDER shall exercise control over the means and manner in which it and its employees perform the services, and in all respects the SERVICE PROVIDER'S relationship and the relationship of its employees to the CITY shall be that of an independent SERVICE PROVIDER and not as employees or agents of the CITY.

The SERVICE PROVIDER does not have the power or authority to bind the CITY in any promise, agreement, or representation other than specifically provided for in this Contract.

ARTICLE 20 - CONTINGENT FEES

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The SERVICE PROVIDER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the SERVICE PROVIDER to solicit or secure this Contract and that is has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the SERVICE PROVIDER, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Contract.

ARTICLE 21 - ACCESS AND AUDITS

The SERVICE PROVIDER shall maintain adequate records to justify all charges, expenses, and costs incurred in performing the services for at least three (3) years after completion of this Contract. The CITY shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CITY'S cost, upon five (5) days written notice.

ARTICLE 22 - NONDISCRIMINATION

The SERVICE PROVIDER declares and represents that all of its employees are treated equally during employment without regard to race, color, religion, physical handicap, sex, age, or national origin.

ARTICLE 23 - SURVIVAL

All covenants, agreements, representations, and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 24 - AUTHORITY TO PRACTICE

The SERVICE PROVIDER hereby represents and declares that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner.

ARTICLE 25 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Contract, or the application of such terms or provision, to person or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 26 - AMENDMENTS AND MODIFICATION

No amendment and/or modifications of this Contract shall be valid unless in writing and signed by each of the parties.

The CITY reserves the right to make changes in the services, including alterations, reductions therein or additions thereto. Upon receipt by the SERVICE PROVIDER of the CITY'S notification of a contemplated change, the SERVICE PROVIDER shall (1) if requested by CITY, provide an estimate for the increase or decrease in cost due to the contemplated change, (2) notify the CITY of any estimated change in the completion date, and (3) advise the CITY in writing if the contemplated change shall effect the SERVICE PROVIDER'S ability to meet the completion dates or schedules of this Contract.

If the CITY so instructs in writing, the SERVICE PROVIDER shall suspend services on that portion of the Services affected by a contemplated change, pending the CITY'S decision to proceed with the change.

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If the CITY elects to make the change, the CITY shall issue a Contract Amendment and the SERVICE PROVIDER shall not commence services on any such change until such written amendment has been issued and signed by each of the parties.

ARTICLE 27 - COUNTERPARTS AND ELECTRONIC SIGNATURES

The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

ARTICLE 28 - FORCE MAJEURE

To the extent that either party is not able to perform an obligation under this Contract due to fire; flood; acts of God; severe weather conditions; strikes or labor disputes; war or other violence; acts of terrorism; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, or other cause beyond that Party's reasonable control, that Party may be excused from such performance so long as such Party provides the other Party with prompt written notice describing the condition and takes all reasonable steps to avoid or remove such causes of nonperformance and immediately continues performance whenever and to the extent such causes are removed.

ARTICLE 29 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

THE CITY OF GREELEY: The City of
Greeley
Public Works Dept.
Roch Labossiere
1001 11th Ave.
Greeley, CO 80631
Email: Roch.Labossiere@Greeleygov.com
Phone: 970-617-8514

SERVICE PROVIDER:
Stanton Constructibility Services
Ed Jones
Principal
2040 E. Murray-Holladay Rd. Ste. 204
Holladay, UT 84117
Email: ejones@stantoncs.com
Phone: (406) 560-2558

ARTICLE 30 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the SERVICE PROVIDER agree that this Contract sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms, and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

IN WITNESS WHEREOF, the parties have made and executed this Contract and have hereunto set his/her hand the day and year above written.

THE CITY OF GREELEY
Approved as to Substance

SERVICE PROVIDER:
Stanton Constructibility Services

Signed: Signed by: Brian K McBroom FA3AF812F8A645A...

Name: Brian McBroom

Title: City Manager

Date: 7/2/2026 | 3:22:06 PM MDT

Signed:

Name: Ed Jones

Title: Senior Vice President

Date: 6-10-26

THE CITY OF GREELEY
Approved as to Legal Form

Signed: Signed by: caroline schmiedt 018A04A3F199478...

Name: caroline schmiedt

Title: Assistant City Attorney

Date: 7/2/2026 | 11:21:36 AM MDT

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: Signed by: Kirk Jones 612263B6299147C...

Name: Kirk Jones

Title: Director of Finance

Date: 7/2/2026 | 1:32:11 PM MDT

Docusign Envelope ID: 97A209F0-FB78-8613-8207-3A6BCA1B052B

EXHIBIT A - TASK ORDER FORM

PURSUANT TO A MASTER SERVICE/CONSULTING CONTRACT
BETWEEN THE CITY OF GREELEY
and Stanton Constructibility Services

Task Order Number: [Enter Number]

Project Title: [Enter Project Title]

RFP Number & Name: F25-10-073 Cost Estimating Services

Master Contract Effective Date: [Enter Date]

Owner's Representative: [Enter CITY's Contact]

Task Order Commencement Date: [Enter Date]

Task Order Completion Date: [Enter Date]

Maximum Fee
(time and reimbursable direct costs): [Enter $]

Description/Scope of Services: [Enter Description of Services]

SERVICE PROVIDER agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Services Contract between the parties. In the event of a conflict between or ambiguity in the terms of the Master Contract and this Task Order (including the attached forms) the Master Contract shall control.

The attached forms are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

THE CITY OF GREELEY
Approved as to Substance

Signed: _____

Name: _____

Title: _____

Date: _____

SERVICE PROVIDER:

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY
Approved as to Legal Form

Signed: _____

Name: _____

Docusign Envelope ID: 97A209F0-FB78-8613-8207-3A6BCA1B052B

Title: _____

Date: _____

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: _____

Date: _____

Docusign Envelope ID: 97A209F0-FB78-8613-8207-3A6BCA1B052B

Billing Rates

The following billing rates are valid through November 6, 2026.

Name	Classification	Billing Rate
Ed Jones	Project Management	$210.00
Kurt Hindman	Lead/Discipline Estimating	$194.00
Devin Bunnell	Lead/Discipline Estimating	$194.00
Tony Breinholt	Lead/Discipline Estimating	$194.00
Justin McQueen	Specialty Discipline Estimating	$183.00
Dean Bigelow	Discipline Estimating	$179.00
Cameron Mang	Discipline Estimating	$179.00
Pamela Pala	Scheduling	$183.00

Council Agenda Summary

August 18, 2026
Key Staff Contact: Justin Scharton, Natural Areas & Trails Manager, Jill Krantz, Cultural Parks and Recreation Deputy Director

Title:
Resolution authorizing the City to enter into a contract with Otak, inc. for Trail Design Services

Summary:
The City's Natural Areas & Trails (NAT) division is pursuing a contract with Otak, Inc. to provide design services for a new trailhead and realignment of the Poudre River Trail in the Sheep Draw Natural Area. NAT manages approximately 11 miles of the regional Poudre River Trail within City limits and in unincorporated Weld County, and the trail boasts upwards of 300,000 visits per year. The Poudre River is dynamic, moving and changing its course over time. This natural movement has caused riverbank erosion along the Poudre River in several sections. This erosion has or will affect the Poudre River Trail in a number of locations within the river corridor. A study of the corridor, completed in 2019, considered options for repairing, replacing, or re-routing the trail, and several priority projects were identified in that study. A section of the Poudre River Trail within the Sheep Draw Natural Area (west of 59th Ave) has become threatened by the natural movement of the river and needs to be realigned.

There is a need to design and construct a new trailhead and connecting trail to the Poudre River Trail within the same area of Sheep Draw Natural Area. Parking at nearby trailheads often fills up on weekends, leading to people parking dangerously on roadways. This new trailhead will also serve the Sheep Draw Trail, for which the nearest parking area is 2.5 miles away from the project location.

To leverage City funding for the planning and construction design of the trail re route, trailhead and connecting trail, NAT was awarded grant funds through the State Trails Program. The total project cost for the design project will be $286,217, with $228,717 from the City, $12,500 from Poudre River Trail Corridor, Inc., and $45,000 from the State Trails program. The City funds will come from the Trails Development Fund, which has sufficient funds for this project.

This project will provide design, engineering, permitting, and construction documents to realign approximately 600 linear feet of the Poudre River Trail and for a trailhead accessible from 59th Ave with a connecting trail to the Poudre River Trail. City Council Agenda - City of Greeley, Colorado In its current location, the trail is situated within the floodway of the Poudre River. The realigned portion of the trail will remain within the floodway and the new trailhead will be located within the 100-year floodplain. This project will require floodplain modeling in order to ensure regulatory compliance and construction feasibility, while also informing design measures intended to minimize flood-related risks and improve long-term resilience. Floodplain modeling is highly specialized work that requires technical expertise beyond City staff's current capabilities. NAT frequently contracts with qualified companies to complete floodplain modeling, and the proposed costs are consistent with those expected for a project of this scope and complexity. Design work can begin immediately upon completion of the contract and is

expected to be completed in June or July 2027. Construction will be completed at a later phase.

Staff requests that Council approve a resolution to sign the contract with Otak, Inc. for these design services.

Fiscal Impact:

This project requires the use of $228,717 from the Trails Development Fund, which is funded by development fees. This amount is available in that fund and has been budgeted for this project. This is a one-time expense for purchased services and does not represent an on-going commitment. As mentioned above, the trail is being actively impacted by river migration and a fix is required soon. Delaying design will only increase costs in the future.

This project includes a $45,000 grant from the State Trails program and a $12,500 contribution from Poudre River Trail Corridor, Inc.

Legal Issues:

None

Other issues and Considerations:

N/A

Strategic Focus Area:

Infrastructure and Mobility
Quality of Life

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 117, 2026 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 117, 2026

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH OTAK, INC. FOR TRAIL DESIGN SERVICES

WHEREAS, the City manages approximately eleven miles of the Poudre River Trail within Greeley City limits and unincorporated Weld County; and

WHEREAS, a section of the Poudre River Trail within the Sheep Draw Natural Area has become threatened by the natural movement of the river and needs to be realigned; and

WHEREAS, there is a need to design a new trailhead and connecting trail to the Poudre River Trail within the same area of Sheep Draw Natural Area (the "Project"); and

WHEREAS, Otak, Inc. is qualified to complete the Project and has agreed to complete the Project in the amount of $286,217; and

WHEREAS, the City seeks to contract with Otak, Inc. as it has an existing contract; and

WHEREAS, the Project may be contracted through extension of a Work Order to the exiting contract with Otak, Inc.; and

WHEREAS, supplemental funding has been secured through the Colorado State Trails Program and Poudre River Trail Corridor, Inc; and

WHEREAS, the City has sufficient funds available to support execution of the Work Order for the Project; and

WHEREAS, in accordance with Section 2-184 of the City of Greeley Municipal Code, the City Council must approve a contract for professional or consulting services, including task orders and amendments to existing contracts, in amounts of $200,000 or more; and

WHEREAS, it is in the best interest of the citizens of the City to undertake the Project through execution of a Work Order with Otak, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City Council hereby authorizes the City to enter into this Work Order with Otak, Inc. in the amount of $286,217, a copy of which is attached as Exhibit A.

Section 2. That the City Council hereby delegates authority to City staff and legal counsel to make changes and modifications to the Work Order before execution, provided the material substance remains unchanged.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

EXHIBIT A

RESOLUTION NO. 117, 2026
CITY OF GREELEY, COLORADO

Docusign Envelope ID: B657900F-4D0F-8FDC-80A1-BF436ACA5FCC

EXHIBIT A – WORK ORDER FORM

PURSUANT TO A MASTER CONTRACT BETWEEN
THE CITY OF GREELEY
AND Otak

WORK ORDER NUMBER: 6

PROJECT TITLE: Poudre River Trail Realignment & Trailhead Design at Sheep Draw

ORIGINAL BID/RFP NUMBER & NAME: Otak Master Consulting Contract, M25-03-022

MASTER CONTRACT EFFECTIVE DATE: 3/21/2025

OWNER'S REPRESENTATIVE: Kristen Wilkinson

WORK ORDER COMMENCEMENT DATE: 07/06/2026

WORK ORDER COMPLETION DATE: 07/01/2027

MAXIMUM FEE: (time and reimbursable direct costs): $286,217

PROJECT DESCRIPTION/SCOPE OF WORK:

Description of Project
The Poudre River Trail is a regional concrete, multi-use trail that extends from Island Grove in Greeley to Laporte. Within Greeley, the trail is managed by City of Greeley Natural Areas & Trails Division (NAT). This project is focused on a section of the Poudre River Trail located within the Sheep Draw Natural Area, immediately west of 59th Ave in Greeley. The scope of the project includes realignment of approximately 600 linear feet (lf) of the Poudre River Trail, a new trailhead, and approximately 1,000 lf connecting trail between the existing trail and new trailhead.

This project will relocate the trail to a more sustainable and resilient location in response to the Poudre River migration that is threatening the existing alignment. Since the original construction of this section of trail in 2005, the river has migrated over 60 feet and is within 5 feet of the existing trail. Most of the project area is located in the floodway and the 100-year floodplain. While the entire area is subject to seasonal inundation, much of it is shallow inundation during the spring snowmelt season.

Additionally, the Poudre River Trail serves a large number of trail users daily and the nearest trailheads are frequently at capacity. A new trailhead is needed at 59th Ave to better serve current and future trail users. The new trailhead will link to the existing trail via a connecting trail and may include 20 to 30 parking spaces, information kiosk, vault toilet, bike parking, benches, shade structure with tables and landscaping.

The new trail alignment, trailhead and connecting trail will be designed to weather future flooding events with minimal damage. Furthermore, these amenities will be designed to minimize impacts to wildlife. Identifying and addressing trail and trailhead maintenance and management of the new facility will be major factors in the design.

Goals
The City of Greeley is requesting professional design services (Concept through 80% Design Documents) for the Poudre River Trail realignment and connection to a new trailhead in the Sheep Draw Natural Area. Funding for construction is not currently available. This project is intended to advance the design, develop clear design visuals, and further define the project's technical requirements and anticipated costs to strengthen and support future funding requests.

Docusign Envelope ID: B657900F-4D0F-8FDC-80A1-BF436ACA5FCC

Scope of Work

Task 1. Concept Design and 30% Design Documents

Upon reviewing the background data and initial investigations, Otak will prepare up to three concept-level trail alignments and trailhead locations for the project area, with an effort to:

- Evaluate options to relocate the current trail crossing of the Sheep Draw.
- Evaluate options to relocate trail alignment farther from the river to reduce environmental impacts and improve long-term resilience.
- Evaluate potential locations for a new trailhead, parking area and associated connecting trail(s) including access, visibility, and operational considerations.

The goals of the concept design are to:

- Minimize impacts to wildlife and sensitive environmental resources.
- Evaluate design options that can feasibly meet no-rise conditions for floodplain permitting purposes.
- Address long-term maintenance, operations, and management considerations in coordination with City maintenance and operations staff.
- Consider user safety, accessibility, and consistency with applicable City standards and trail guidelines

Concept through 30% Design Documents is expected to take four (4) months to develop and deliver.

Project Initiation, Schedule, and Management

Otak will establish and manage the overall project schedule, work plan, and deliverables for the trail design effort.

Otak will facilitate one (1) virtual project kickoff meeting and up to two (2) virtual bi-weekly coordination meetings during the 30% Design phase. In addition, one (1) milestone virtual review meeting will be held after the 30% Design Document submittal.

Site Assessment

Up to two (2) Otak staff will complete a preliminary site visit with selected concept plan.

Topographic Survey

Flatirons, Inc. will conduct a topographic survey including utility locates and a title binder. Flatirons will also survey Poudre River cross sections and complete a Bathymetric Survey for Sheep Draw. A detailed scope of work is attached.

Environmental & Wetland Study

ERO Resources will complete preliminary wetland and cultural resource review. A detailed scope of work is attached.

Subsurface Survey Exploration

CobbFendley will complete a level C/D Utility locate survey. A detailed scope of work is attached.

Floodplain Modeling

Otak will evaluate feasibility of 30% design demonstrating no-rise conditions for the proposed trail realignment and trailhead (additional details provided in permitting task), including:

- Development of Corrected Effective hydraulic model based on survey and LiDAR data. The basis of the modeling for the Poudre River will be the RiskMAP model. For Sheep Draw, the model will be based on the LOMR model in development by Olsson associated with 71st Ave. bridge and trail improvements, which is not effective but is considered the best available data. Both Corrected Effective models will be developed in the same version in which the original model was created.
- Development of Proposed Conditions hydraulic models based on the Corrected Effective models and proposed model features developed in previous tasks.

Concept Design

Otak will prepare illustrative renderings and visualization tools that communicate the design intent and are

suitable for use in pursuing project funding. Each concept alternative will include the following:

- 1 Illustrative Plan Rendering per concept
- 1 Photo Simulation per concept
- 1 Illustrative Section per concept

For each concept alternative, Otak will:

- Prepare concept design plans and visualizations
- Visualization materials shall be suitable for use in stakeholder engagement and community outreach efforts.

Public Engagement

Public engagement will include both broad, community outreach as well as targeted stakeholder involvement during the concept phase. Otak will participate in one (1) concept stakeholder meeting to present concept designs and receive feedback from City staff, and the Technical Advisory Committee (TAC), which includes subject-matter experts from relevant agencies. We will also participate in two (2) community outreach events which might include pop up events on the trail.

30% Design Documents

With the City selected concept design and the necessary feedback received through public engagement, Otak will advance the concept design to 30% Design Documents. This phase is expected to include:

- Additional site data collection:
    - Geotechnical Investigation (Ground Engineering): up to 3 pavement borings and 2 structural borings and a Geotechnical Investigation Report
    - Traffic Impact Study (Next Phase Engineering): Auxiliary turn lane review and traffic memorandum (traffic counts, access requirements, and analysis).
    - Floodplain Permit Review (Otak): Existing floodplain condition review

The 30% design document plans will include the following sheets: cover, notes, stormwater management motes, overall site plan, trailhead site plan, sheep draw crossing type, trail plan and profile, trailhead grading plan, typical sections, site details, and landscape plans. Preliminary Basin Maps will be developed to support water quality and drainage features.

TASK 1 DELIVERABLES

- Concept Plans and associated renderings
- 30% Design Documents
- 30% OPCC

Task 2. 50% Design Documents

Project Initiation, Schedule, and Management

Otak will monitor and maintain the schedule, work plan, and coordination with the City and subconsultants. This task includes participation in up to two (2) virtual bi-weekly coordination meetings and one (1) milestone virtual review meeting will be held after the 50% Design Document submittal.

50% Design Documents

Upon receiving comments from the City staff, Otak will advance the 30% Design Documents to 50% Design Documents. This phase is expected to include:

- 50% design document plans for existing conditions, demolition, cover, notes, overall site plan, trailhead site plan, trail plan and profile, trailhead grading plan, typical sections, site details, layout and materials plans, access drive plan and profile, erosion control, cross sections, landscape plans, striping plan, and site furnishing selections.
- Preliminary Drainage Report with hydrologic, hydraulic, and water quality calculations in accordance with City of Greeley Standards.
- Design Review and Quality Control
    - Verify that design documents align with applicable codes, accessibility requirements, environmental constraints, and City of Greeley Trails Master Plan and Trail Design Standards.

    - Identify elements of the design that present elevated cost risk and recommend areas for further evaluation, refinement, or resolution.
- A City Planning & Engineering Review application and submission.
- Additional TAC review and comments.

50% Design Documents and deliverables have an anticipated schedule of two (2) months. The City Planning and Engineering Review period is three (3) weeks.

Floodplain Modeling
Otak will evaluate feasibility of the 50% design demonstrating no-rise conditions for the proposed trail realignment and trailhead (additional details provided in permitting task), including iterations of the Proposed Conditions model to determine necessary revisions to achieve conditions of no rise on both the Poudre River and Sheep Draw models.

TASK 2 DELIVERABLES
- 50% Design Documents
- 50% OPCC
- Preliminary Drainage Report
- City of Greeley Engineering Review Application

Task 3. 80% Design Documents
Project Initiation, Schedule, and Management
Otak will monitor and maintain the schedule, work plan, and coordination with the City and subconsultants. This task includes participation in up to two (2) virtual bi-weekly coordination meetings, one (1) on-site meeting, and one (1) milestone virtual review meeting will be held after the 80% Design Document submittal.

80% Design Documents
Upon receiving City comments and the City's notice to proceed, Otak will advance the 50% Design Documents to 80% Design Documents, which will be developed to a level sufficient to support cost validation and preparation of a reliable OPCC.
A site visit will be conducted at this phase to review 50% comments and confirm constructability. This phase includes:
- 80% design document plans and details which include existing conditions, demolition, cover, notes, overall site plan, trailhead site plan, trail plan and profile, trailhead grading plan, typical sections, site details, layout and materials plans, access drive plan and profile, erosion control, cross sections, landscape plans, striping plan, traffic control plan, and site furnishing selections.
- Final Drainage Report
- Subsurface Survey Exploration (CobbFendley)
    - Level "A" Utility Service Locates, include 10-potholes
- Floodplain Modeling – verification of 80% design demonstrating no-rise conditions for the proposed design, including iterations of the Proposed Conditions model to determine necessary revisions to achieve conditions of no rise on both the Poudre River and Sheep Draw models.

80% design document development will extend over three (3) months.

TASK 3 DELIVERABLES
- 80% Design Documents
- 80% OPCC
- 80% Specifications
- Final Drainage Report

Task 4. Permitting
Floodplain Permitting
The project area is located in the floodplains of two separate drainages: the Poudre River and Sheep

Draw, which is a tributary to the Poudre River. Some project features will be located in the Zone AE floodway, for which the project features will be required to demonstrate that they do not cause a rise in the 100-year water surface elevations above 0.01 ft (no-rise) for a local floodplain permit. Other project features, such as the crossing of 59th Avenue and potentially the trailhead, will likely be located in the Zone AE flood fringe and will be required to demonstrate that the proposed features do not result in a rise of the 100-year base flood elevations above 0.50 ft for a local floodplain permit.

Any change in the 100-year water surface elevations greater than or less than 0.30 ft will require a post-project Letter of Map Revision (LOMR), regardless of whether no-rise is achieved. The specific features proposed are expected to have a relatively small impact on the floodplain, and no-rise conditions are anticipated to be achievable without necessitating a post-project LOMR.

The following tasks will be completed to support floodplain permitting for the project:

- Coordination with the City of Greeley Floodplain Administrator to confirm the modeling approach.
- Preparation of a Hydraulic Report to document hydraulic modeling performed and resulting no rise conditions of the proposed design. No floodplain mapping will be included.
- Preparation of City of Greeley Floodplain Development Permit Application and submittal.
- Response to any comments on the Floodplain Development Permit Application submittal.

Environmental Permitting

The project may require authorization under Section 404 of the Clean Water Act for impacts to waters of the United States, including wetlands associated with the Poudre River and Sheep Draw. The following tasks will be completed to support Section 404 regulatory compliance:

- Prepare and submit a request for Nationwide Permit authorization under Section 404 of the Clean Water Act, including coordination with the U.S. Army Corps of Engineers
- Endangered Species Act (ESA) compliance, including agency coordination and documentation demonstrating effects determinations for listed species
- Migratory Bird Treaty Act (MBTA) compliance, including identification of seasonal constraints and recommended avoidance and minimization measures
- Cultural resources file search and coordination with the appropriate State Historic Preservation Office (SHPO), including documentation of findings and recommendations

PROJECT DELIVERABLES

- 3 Concept-level designs (3 Concept Plans)
- 30% Design Documents (Plans and OPCC)
- 50% Design Documents (Plans, Preliminary Drainage Report, and OPCC)
- 80% Design Documents (Plans, Final Drainage Report, OPCC, and Specifications)
- Traffic Impact Study Memorandum (Next Phase Engineering)
- Geotechnical Report (Ground Engineering)
- Topographic Survey (Flatirons Inc.)
- Environmental Assessment and Wetland Permit (ERO Resources)
- Floodplain Development Permit Applications and No Rise Memorandum
- 3 Illustrative Plan Renderings, 3 Photo Simulations, 3 Illustrative Section Visualizations

Project Assumptions and Exclusions

A. Renderings will be 2D concept level. Graphics will include color, texture and generalized material representation. Renderings will not be to scale for construction and will not include dimensions or specifications.
B. Assumed one set of City redlines per concept rendering.
C. Final Design and Construction documents are excluded but may be scoped upon future City funding applications.
D. The 80% plans will not be stamped or signed by a licensed Professional Engineer.
E. Reevaluation of a selected concept following 30% design submittal may require additional hours and fee.
F. Design check-in meetings will be held on bi-weekly basis.
G. Up to 16 hours of iterations per hydraulic model to determine feasible design options to meet no-rise

conditions.

H. Structural Engineering services for the potential shade structure, kiosk, and vault toilet are not included. Pricing for this work will be assumed and included in OPCC. Structural Engineering services will be scoped in Final Design and Construction Documents.
I. Scour countermeasure design for potential new crossings is not included in this scope at this time, to scoped as part of 80%-100% design phase.
J. Construction Engineering support services are excluded but may be scoped upon design completion.
K. Floodway analysis is not included in the Corrected Effective or Proposed Conditions floodway analysis.
L. A CLOMR is not expected to be required. If a CLOMR is necessary, this work would be completed in a separate work order.
M. Irrigation plan and details are excluded through 80% submittal but will be scoped upon future City funding applications.
N. If the 100-year flood water surface elevation is reduced by 0.3 feet or more, a LOMR will be required per CWCB requirements. This work would be completed in a separate work order after construction is completed.
O. Fees associated with permits are excluded.

Schedule

Design services from Concept Design through 50% Design Documents are expected advance over seven (7) months. 80% Design Documents will elapse over three (3) months. Permitting will extend one (1) month beyond 80% Design Document Completion. Total design schedule is anticipated to be eleven (11) months, with the contract anticipated to be complete by May 2027 to align with a June 2027 grant funding cycle. If the project requires an extension schedule, the scope and fee will be reassessed for additional design meetings and coordination.

Fee

The total fee for Concept Design through 50% Design is $185,300. An optional fee of $109,667 is proposed for advancing the project from 80% Design through Permitting. The total fee for all work described herein, including the optional services, is $286,217. All services are proposed to be billed on a time-and-materials basis.

Task	Otak	Survey	Environmental /Cultural	SUE	Traffic	Geotech	Subconsultant Total	Expense	Total
Concept Design and 30% Design	$91,094	$19,750	$6,474	$5,250	$6,480	$10,500	$48.454	$312	$139,548
50% Design	$45,752	-	-	-	-	-	-	-	$45,752
Concept – 50% Design Subtotal	**$136,846**						**$48,454**	**$312**	**$185,300**
80% Design	$55,589	-	-	$20,050	-	-	$20,050	$78	$75,639
Permitting	$13,859	-	$11,419	-	-	-	$11,419	-	$25,278
80% Design/Permitting Subtotal	**$69,448**	**-**	**$11,419**	**$20,050**	**-**	**-**	**$31,469**	**$78**	**$100,917**
Total	**$206,294**	**-**	**$11,419**	**$20,050**	**-**	**-**	**$79,923**	**$390**	**$286,217**

CONSULTANT agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Contract between the parties. In the event of a conflict between or ambiguity in the terms of the Master Contract and this Work Order (including the attached forms) the Master Contract shall control.

The attached forms are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

Docusign Envelope ID: B657900F-4D0F-8FDC-80A1-BF436ACA5FCC

The City of Greeley
Approved as to Substance

Signed: _____

Name: Brian McBroom

Title: City Manager

Date: _____

CONSULTANT: Otak, Inc.

Signed: DocuSigned by: Henry Alaman 758D9ABA737F458...

Name: Henry Alaman

Title: Regional Director, Colorado

Date: 7/23/2026 | 12:27:05 PM PDT

ENDORSED:
The City of Greeley
Approved as to Legal Form

Signed: _____

Name: _____

Title: City Attorney

Date: _____

ENDORSED:
The City of Greeley
Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: Finance Director

Date: _____

Council Agenda Summary

August 18, 2026
Key Staff Contact: Adam Turk, Police Chief

Title:
Resolution authorizing the City of Greeley to apply for a grant between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt grant funding provided by the Model Cities Initiative (MCI) Grant Program

Summary:
Greeley is applying for Department of Justice (DOJ) FY2026 Model Cities Initiative funding to expand its Real-Time Information Center into a 24/7 Real-Time Public Safety Operations Hub with field-based response capability.

The request includes technology, equipment, vehicles, secure collaboration tools, interoperable communications, and staffing to support real-time public safety operations. Funded personnel would include RTIC operators, analysts, sworn and specialty response staff, victim and behavioral-health support, IT/cybersecurity, compliance, fiscal, and command oversight roles. Together, these resources would strengthen real-time response, violent-crime reduction, officer safety, victim support, investigations, and coordinated public safety operations across Greeley.

Fiscal Impact:
If approved, will this item result in a positive, negative, or no impact on the budget? No Impact:
Is there grant funding for this item? Yes

Does this action have potential long-term fiscal implications? Yes (see below)
The City is requesting a one-time federal acceleration investment to build a durable, replicable Model City framework. The MCI award would fund the startup infrastructure, technology integration, staffing, partner-service capacity, training, and evaluation needed to test and mature the model over the 36-month award period. During Year 3, Greeley will identify the sustainable post-award operating model, including which functions should be absorbed into City operations, which should be continued through partner funding or future grants, which should be modified, and which demonstration components should sunset based on measured outcomes.

Legal Issues:
None

Other issues and Considerations:

Strategic Focus Area:
Safe and Secure Communities

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 118, 2026 with Exhibit A

CITY OF GREELEY, COLORADO

RESOLUTION NO. 118, 2026

A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO APPLY FOR A GRANT BETWEEN THE CITY OF GREELEY AND THE DEPARTMENT OF JUSTICE REGARDING RECEIPT OF GRANT FUNDING PROVIDED BY THE MODEL CITIES INITIATIVE (MCI) GRANT PROGRAM

WHEREAS, the City of Greeley's Police Department ("City") desires to apply for $50,000,000 in grant funds from the Model Cities Initiative (MCI) Grant Program with the Department of Justice; and

WHEREAS, the Model Cities Initiative (MCI) Grant Program requires the applicant's Mayor to sign the grant application; and

WHEREAS, the grant funds shall be used to expand its Real-Time Information Center into a 24/7 Real-Time Public Safety Operations Hub with field-based response capability. The request includes technology, equipment, vehicles, secure collaboration tools, interoperable communications, and staffing to support real-time public safety operations. Funded personnel would include RTIC operators, analysts, sworn and specialty response staff, victim and behavioral-health support, IT/cybersecurity, compliance, fiscal, and command oversight roles; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to apply for this grant funding.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. That the City Council hereby approves submission of a grant application in the amount of $50,000,000 provided by the Department of Justice, a copy of the grant application summary which is attached as Exhibit A, and authorizes the Mayor to sign the application.

Section 2. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS _____ DAY OF _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

RESOLUTION 118, 2026

CITY OF GREELEY, COLORADO

Docusign Envelope ID: 217E77FB-AF96-8C74-8141-37D1846933E7

GRANT APPLICATION REVIEW & APPROVAL

INSTRUCTIONS:
Save this form to your files prior to entering data.
Complete the entire form and save it prior to inserting an electronic signature.
For the signature, click on the signature line, then click "Add-Ins" and use Docusign.
For questions or assistance in completing this form, reach out to COGGrants@greeleygov.com

Application Due Date: 9/1/2026

Notice of Funding Opportunity: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.justice.gov/asg/media/1444021/dl?inline

Funding Organization: Department of Justice

Type of Funder: Federal

Name of Grant Program (if available): The **Department of Justice FY 2026 Model Cities Initiative (MCI)** is a federal grant program intended to support cities in implementing coordinated, evidence-informed strategies that improve public safety, strengthen justice system collaboration, and address community conditions that contribute to crime and violence.

Title of City Project: Greeley Model Cities Integrated Whole-Person Public Safety and Real-Time Response Initiative

City Project Summary: Greeley is applying for DOJ FY2026 Model Cities Initiative funding to expand its Real-Time Information Center into a 24/7 Real-Time Public Safety Operations Hub with field-based response capability. The request includes technology, equipment, vehicles, secure collaboration tools, interoperable communications, and staffing to support real-time public safety operations. Funded personnel would include RTIC operators, analysts, sworn and specialty response staff, victim and behavioral-health support, IT/cybersecurity, compliance, fiscal, and command oversight roles. Together, these resources would strengthen real-time response, violent-crime reduction, officer safety, victim support, investigations, and coordinated public safety operations across Greeley.

Impact If Grant Funding Is Not Received: This project cannot take place without grant funds.

Total Amount Being Requested: $50,000,000

Will Subcontracts be Included in the Budget: ☐ Yes ☐ No

Is Match Required: ☐ Yes ☒ No

If "Yes", Amount of Match/Cost Share Required: $0

Docusign Envelope ID: 217E77FB-AF96-8C74-8141-37D1846933E7

Match Type: Choose an item.

Source of Match: n/a

Total Project Cost: $ 100,000,000

Additional Departments to be Notified: Police Department – Lead agency for RTIC operations, crime reduction strategies, field response, investigations, UAS/DFR, ALPR, camera use, and grant reporting. **City Manager's Office –** Provides executive oversight, cross-department coordination, City Council communication, sustainability planning, and alignment with City priorities. **City Attorney's Office –** Reviews legal, privacy, policy, contract, records, civil rights, CJIS, Colorado law, and grant compliance issues. **Finance Department –** Manages grant accounting, budget tracking, reimbursement, financial reporting, allowable-cost review, audit preparation, and internal controls. **Procurement/Purchasing –** Supports competitive solicitations, vendor selection, contract routing, purchasing documentation, and compliance with procurement rules. **Information Technology –** Supports RTIC technology, cybersecurity, network connectivity, system integration, CJIS-aligned access, data storage, audit logs, and technical support. **Fire/EMS and Emergency Management –** Coordinate police, fire, EMS, emergency operations, incident command, disaster response, major incidents, special events, and training exercises. **Human Resources –** Assists with position descriptions, hiring, onboarding, compensation review, background requirements, training documentation, and personnel compliance. **Communications/Public Information –** Supports public messaging, media inquiries, community education, transparency, privacy communication, and neighborhood outreach. **Housing and Homelessness Services –** Supports outreach, service referrals, shelter or housing navigation, and response to chronic locations involving homelessness or victimization. **Code Compliance/Community Development –** Assists with nuisance properties, unsafe structures, squatting, chronic-location problem solving, and alternatives to enforcement where appropriate. **Public Works/Transportation –** Supports camera and ALPR placement, pole access, power, fiber, right-of-way permits, signage, traffic safety, lighting, and enforcement infrastructure. **Parks and Recreation –** Coordinates on safety concerns in parks, trails, recreation centers, public facilities, and special events. **Facilities Management –** Supports RTIC buildout, secure workspace, access control, electrical capacity, backup power, HVAC, secure storage, and operational space needs. **Risk Management –** Reviews liability and operational risks related to technology, UAS, vehicles, field response, data security, contracts, and interagency coordination. **Records Management/City Clerk –** Supports public records, retention schedules, Colorado Open Records Act considerations, archival requirements, and records request workflows.

Project Manager: Greg Ryan, greg.ryan@greeleypd.com, (970) 351-5471

Submitted by: Jamissia Masters, Budget Analyst, Police Department

Date Form Completed: 8/4/2026

Docusign Envelope ID: 217E77FB-AF96-8C74-8141-37D1846933E7

By signing this form as the Department Approving Official, I confirm that the application addresses a department need and that any funds indicated as a match have been reviewed and approved by me for use toward this purpose.

Approved by:

Signed by:
Adam Turk
E1E3B9936247460

Adam Turk 8/4/2026 | 3:41:25 PM MDT

Click or tap here to TYPE department lead's name and title.

Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.

Council Agenda Summary

August 18, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:
Public hearing and second reading of fifteen ordinances annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Serial 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 1/4, into the City of Greeley. The subject sites are comprised of a total of 325.63 acres.

Summary:
The property owner and applicant, Windsor Renewal I, LLC and GWIP, LLC, have petitioned the City of Greeley to annex a total of 325.85 acres of unincorporated property known as the GWIP Serial Annexation No. 1 through No. 15. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

The City Council heard and adopted the resolutions of substantial compliance for this serial annexation on March 17, 2026 (Res. No. 25-39, 2026). Additionally, the City Council heard and adopted the resolutions finding eligibility with State Annexation laws, as set in C.R.S 31-12-104; 105 on May 5, 2026 (Res. No. 58-72, 2026). Noticing and publication as required by C.R.S 31-12-108 was completed by the City Clerk's Office for the eligibility hearing. The Clerk's Office published notification of this serial annexation on March 27, April 3, April 10, April, 17, and April 24, 2026.

The annexation application was heard at the Planning Commission on May 26, 2026. Planning Commission recommended to approve the annexation, voting 4-1. Letters regarding the public hearing were mailed to property owners, signs were posted on the site, and public notice was published on the City of Greeley website. All other noticing requirements for public hearings were met for this case.

The annexation application was introduced at the August 4, 2026, City Council meeting for 1st reading. The item was pulled by Councilor DeBoutez. Councilors DeBoutez, Huddleston, and Olson asked clarifying questions based on the input heard earlier in the evening. The Interim Community Development Director responded to Council and further discussion of the case will occur at the 2nd reading. A majority vote of the Council set the public hearing and 2nd reading for August 18, 2026. Please see the media and agenda packet with this link: August 4, 2026 Agenda Packet

This office has reviewed the Petition for the GWIP Serial Annexation into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. § 31-12-107 and the City Development Code. Originally, the case was set to go to City Council for 1st reading on June 2, 2026, and 2nd reading on June 16, 2026. The City of Greeley and Town of Windsor held mediation, which postponed the serial annexation case to the new City Council dates of 1st reading on

August 4, 2026, and 2nd reading on August 18, 2026.

The Community Development Department sent mailed notice letters, posted a website notice, and completed all other notices as required by the City Development Code for the updated serial annexation public hearing. The public hearing for the GWIP Serial Annexation is set for August 18, 2026.

The following attachments can be found here: May 26, 2026, Planning Commission Packet

1. Staff Report
2. Project Narrative
3. Annexation No. 1 Petition, Legal Description, & Map
4. Annexation No. 2 Petition, Legal Description, & Map
5. Annexation No. 3 Petition, Legal Description, & Map
6. Annexation No. 4 Petition, Legal Description, & Map
7. Annexation No. 5 Petition, Legal Description, & Map
8. Annexation No. 6 Petition, Legal Description, & Map
9. Annexation No. 7 Petition, Legal Description, & Map
10. Annexation No. 8 Petition, Legal Description, & Map
11. Annexation No. 9 Petition, Legal Description, & Map
12. Annexation No. 10 Petition, Legal Description, & Map
13. Annexation No. 11 Petition, Legal Description, & Map
14. Annexation No. 12 Petition, Legal Description, & Map
15. Annexation No. 13 Petition, Legal Description, & Map
16. Annexation No. 14 Petition, Legal Description, & Map
17. Annexation No. 15 Petition, Legal Description, & Map
18. Vicinity Map
19. Neighborhood Notification Boundary Map
20. Staff Presentation
21. Applicant Presentation
22. GFD Will-Serve
23. GPD Will-Serve
24. Greeley Water and Sewer Will-Serve
25. Town of Windsor Letter
26. WSFR Letter

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinances as presented; or
2. Amend the ordinances and adopt as amended; or
3. Deny the ordinances; or
4. Continue consideration of these ordinances to a certain date.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 1.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 2.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 3.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 4.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 5.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 6.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 7.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 8.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 9.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 10.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 11.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 12.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 13.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 14.

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial Park (GWIP) Serial Annexation No. 15.

Attachments:

1. Ordinance No. 22, 2026 with Appendix A
2. Ordinance No. 23, 2026 with Appendix A
3. Ordinance No. 24, 2026 with Appendix A
4. Ordinance No. 25, 2026 with Appendix A
5. Ordinance No. 26, 2026 with Appendix A
6. Ordinance No. 27, 2026 with Appendix A
7. Ordinance No. 28, 2026 with Appendix A
8. Ordinance No. 29, 2026 with Appendix A
9. Ordinance No. 30, 2026 with Appendix A
10. Ordinance No. 31, 2026 with Appendix A
11. Ordinance No. 32, 2026 with Appendix A
12. Ordinance No. 33, 2026 with Appendix A
13. Ordinance No. 34, 2026 with Appendix A
14. Ordinance No. 35, 2026 with Appendix A
15. Ordinance No. 36, 2026 with Appendix A
16. 05.26.2026 Planning Commission Minutes
17. Item - Staff Presentation
18. Item - Applicant Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 22, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 1," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.002 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.0002-acre property it owns known as the GWIP Serial Annexation No. 1 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 25, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 58, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

6659787.2

APPENDIX A
ORDINANCE NO. 22, 2026

Legal Description of GWIP Serial Annexation No. 1 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 79°45’26” WEST, A DISTANCE OF 152.09 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE WESTERLY LIMITS OF THE GOLDEN TRIANGLE SECOND ANNEXATION AS RECORDED UNDER RECEPTION NUMBERS 01997981 AND 01997982 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'58" EAST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 23, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 2," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.006 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.0006-acre property it owns known as the GWIP Serial Annexation No. 2 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 26, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026 City Council adopted Resolution No. 59, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 23, 2026

Legal Description of GWIP Serial Annexation No 2 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 83°46’34” WEST, A DISTANCE OF 162.07 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 26.17 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 8.50 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 24, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 3," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.016 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.016-acre property it owns known as the GWIP Serial Annexation No. 3 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 27, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 60, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS __DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 24, 2026

Legal Description of GWIP Serial Annexation No. 3 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 84°16’04” WEST, A DISTANCE OF 188.21 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 25, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 4," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.059 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.059-acre property it owns known as the GWIP Serial Annexation No. 4 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 28, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 61, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 25, 2026

Legal Description of GWIP Serial Annexation No. 4 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 85°12’24” WEST, A DISTANCE OF 271.98 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 296.44 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 296.44 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 26, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 5," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.255 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.255-acre property it owns known as the GWIP Serial Annexation No. 5 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 29, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 62, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST:	**THE CITY OF GREELEY, COLORADO**
By:_____	**By:_____**
City Clerk	**Mayor**

APPENDIX A
ORDINANCE NO. 26, 2026

Legal Description of GWIP Serial Annexation No 5 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°18’20” WEST, A DISTANCE OF 568.33 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 1,135.27 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 1,135.27 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 27, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 6," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.306 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.306-acre property it owns known as the GWIP Serial Annexation No. 6 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 30, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 63, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 27, 2026

Legal Description of GWIP Serial Annexation No 6 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°58’38” WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 28, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 7," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.370 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.370-acre property it owns known as the GWIP Serial Annexation No. 7 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 31, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 64, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Section 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 28, 2026

Legal Description of GWIP Serial Annexation No 7 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 89°14’10” WEST, A DISTANCE OF 3,102.54 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 672.72 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.38 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 73.44 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.79 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.53 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 66.08 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 501.11 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 500.46 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.68 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.62 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.41 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.96 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.83 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.55 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.48 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.03 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.70 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.15 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 64.90 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.79 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 192.66 FEET;
THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.27 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 28.99 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 661.67 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;

2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;

4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;

6. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

7. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;

8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 29, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 8," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 1.134 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 1.134-acre property it owns known as the GWIP Serial Annexation No. 8 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 32, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 65, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 29, 2026

Legal Description of GWIP Serial Annexation No 8 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO; THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;

3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;

4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;

5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;

6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;

7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;

8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;

9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;

10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;

11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;

12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;

13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;

14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;

15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;

17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;

18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;

19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;

20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;

21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;

22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;

23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;

24. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.08 FEET;

25. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.53 FEET;

26. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.79 FEET;

27. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.44 FEET;

28. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.10 FEET;

29. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 41.07 FEET;

THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;

THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;

THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;

THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;

THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;

THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;

THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;

THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;

THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;

THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;

THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;

THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;

THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;

THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;

THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;

THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;

THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;

THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;

THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;

THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;

THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;

THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;

THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;

THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;

THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;

THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;

THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;

THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS

POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;

THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;

THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;

THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;

THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;

THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;

THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;

THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;

THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;

THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;

THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;

THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;

THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;

THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;

THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;

THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;

THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;

THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;

THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;

THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;

THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;

THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;

THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;

THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;

THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;

THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;

THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;

THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 30, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 9," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.001 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.001-acre property it owns known as the GWIP Serial Annexation No. 9 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 33, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 66, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 30, 2026

Legal Description of GWIP Serial Annexation No 9 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°56’58” WEST, A DISTANCE OF 3,561.27 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04’30” WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 11.07 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'29" EAST, A DISTANCE OF 10.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-4, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°43'53" WEST;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 31, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 10," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.005 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.005-acre property it owns known as the GWIP Serial Annexation No. 10 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 34, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 67, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 31, 2026

Legal Description of GWIP Serial Annexation No. 10 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°44’24” WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 32, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 11," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.016 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.016-acre property it owns known as the GWIP Serial Annexation No. ll and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 35, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 68, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property , that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 32, 2026

Legal Description of GWIP Serial Annexation No 11 Property

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°36’14” WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 33, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 12," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.055 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.055-acre property it owns known as the GWIP Serial Annexation No. 12 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 36, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 69, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 33, 2026

Legal Description of GWIP Serial Annexation No. 12 Property

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°10’42” WEST, A DISTANCE OF 3,675.39 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 290.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 34, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 13," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.256 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.256-acre property it owns known as the GWIP Serial Annexation No. 13 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 37, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 70, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Section 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 34, 2026

Legal Description of GWIP Serial Annexation No. 13 Property

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 16°52’18” WEST, A DISTANCE OF 3,952.07 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,189.42 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,189.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 35, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION NO. 14," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.723 ACRES.

WHEREAS, Windsor Renewal I, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 0.723-acre property it owns known as the GWIP Serial Annexation No. 14 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 38, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026, City Council adopted Resolution No. 71, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105, was previously adopted by the City Council; and

WHEREAS, the Property is owned by Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal

Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 35, 2026

Legal Description of GWIP Serial Annexation No 14 Property

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 17°55’55” WEST, A DISTANCE OF 3,757.02 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 2,496.22 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,099.28 FEET TO THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 AND SAID GREAT WESTERN INDUSTRIAL PARK
SERIAL ANNEXATION NO. 12, A DISTANCE OF 1,396.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 36, 2026

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) SERIAL ANNEXATION 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 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 322.427 ACRES.

WHEREAS, Windsor Renewal I, LLC and GWIP, LLC filed a petition for annexation ("Petition") with the City of Greeley ("City") Clerk for the approximately 322.427-acre property they own known as the GWIP Serial Annexation No. 15 and legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, on March 17, 2026, City Council adopted Resolution No. 39, 2026, finding that the Petition is in substantial compliance with the requirements set forth in Article II, Section 30(1)(b) of the Colorado Constitution and C.R.S. Section 31-12-107(1) and initiating annexation proceedings of the Property to the City; and

WHEREAS, on May 5, 2026City Council adopted Resolution No. 72, 2026, finding the Property is eligible for annexation to the City per Article II, Section 30 of the Colorado Constitution and C.R.S. Sections 31-12-104 and C.R.S 31-12-105; and

WHEREAS, the Property is owned by GWIP, LLC and Windsor Renewal I, LLC and is not solely a public street or right-of-way; and

WHEREAS, Section 24-214.c. of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the proposed annexation and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to annex the Property to the City.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The City Council hereby finds that the Petition complies with the Municipal Annexation Act (the "Act"), C.R.S. § 31-12-101, et seq.

Section 3. The City Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the Property, that a community of interest exists between the Property and the City, that the Property is urban or will be urbanized in the near future; and that the Property is integrated with or is capable of being integrated with the City.

Section 4. The City Council, hereby finds that the Property, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 5. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24 214.b, the City Council makes the following findings:

a) The proposed annexation is in conformance with the City's comprehensive plan;

b) The proposed annexation promotes geographical balance of the City's land use pattern;

c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with Code Section 24-305;

d) The proposed annexation provides for a continual and rational boundary; and

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

Section 6. The City Council finds that the Property legally described in Appendix A is hereby approved for annexation to the City of Greeley, Colorado.

Section 7. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the annexation map and the original copy of this Ordinance shall be filed with the City Clerk, and three (3) certified copies of this Ordinance and annexation map shall be filed for recording with the Clerk and Recorder of Weld County, Colorado. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and annexation map with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section. The recordation of documents authorized by this Section 6 shall not occur before the date on which the conditions set forth in Paragraph 8 of the Petition have been satisfied or waived in writing by Windsor Renewal I, LLC and GWIP, LLC.

Section 8. The City of Greeley hereby consents, pursuant to Section 37-45-136(3.6) of the Colorado Revised Statutes, to the inclusion of the subject property into the Municipal Subdistrict of the Northern Colorado Water Conservancy District. The City Clerk shall promptly transmit to the Municipal Subdistrict a certified copy of this Ordinance and cooperate with the Northern Colorado Water Conservancy District to include the Property within their Municipal Subdistrict pursuant to the provisions of Section 37-45-136(3.6) of the Colorado Revised Statutes.

Section 9. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS __DAY OF____, 2026.

ATTEST:	**THE CITY OF GREELEY, COLORADO**
By:_____	**By:_____**
City Clerk	**Mayor**

APPENDIX A
ORDINANCE NO. 36, 2026

Legal Description of GWIP Serial Annexation No 15 Property

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04’37” WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN
ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A

TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;

14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

BOARDS & COMMISSIONS

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 plating 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

Community Vitality

Great Western Industrial Park (GWIP) Serial Annexation No. 1 – 15 & Establishment of Zoning –

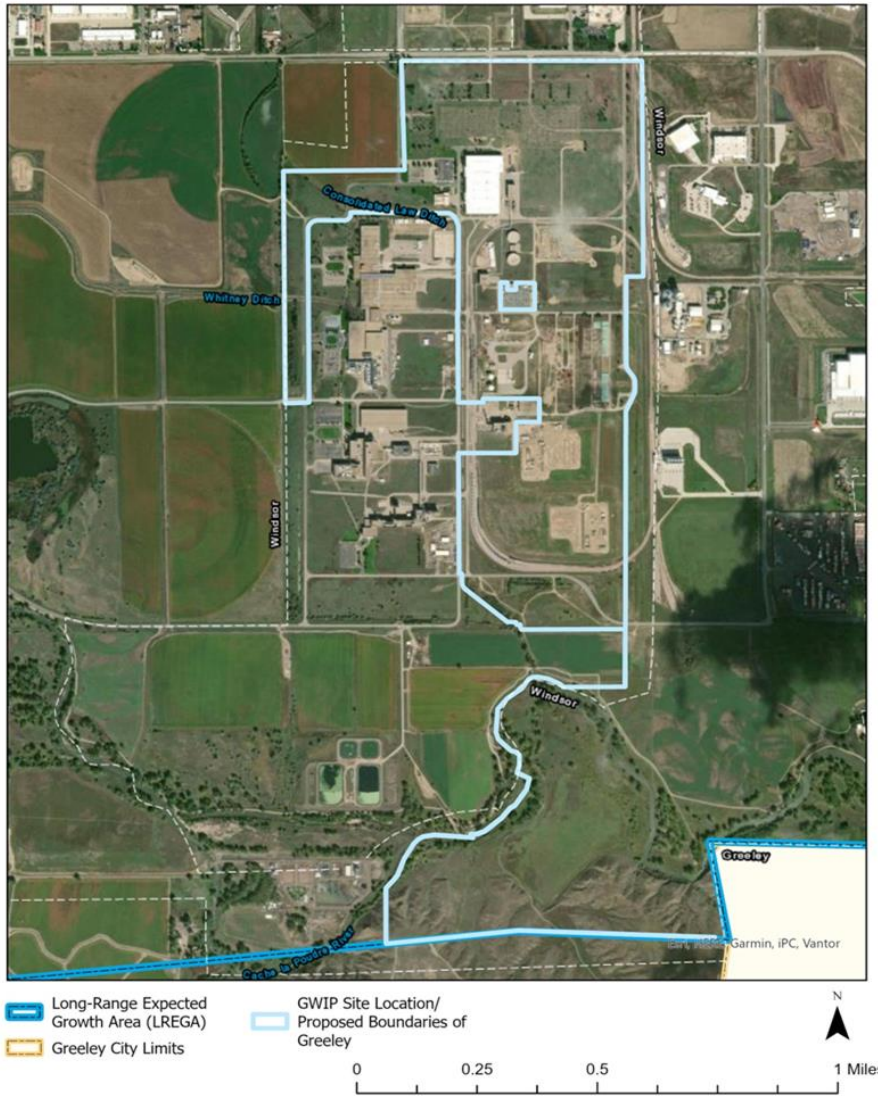
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Don Threewitt, Interim Community Development Director
Don.Threewitt@greeleygov.com | (970) 350-9802
City Council Meeting – August 18, 2026

Agenda

- **Request:**
  - Annexation Ordinance
  - Establishment of Zoning Ordinance
- **Background:**
  - Property contains former Kodak and other industrial uses part of the Great Western Industrial Park
  - Zoned in unincorporated Weld County as I-1 (Industrial)
  - Council pass substantial compliance resolutions 3/17/26 (Res. No. 25-39, 2026)
  - Council pass eligibility resolutions 5/5/2026 (Res. No. 58-72, 2026)
- **Council Action**
  - Adopt or deny the annexation and zoning ordinances

GWIP/BROE Site Boundary



Serial Annexation & Zoning Location



- Surrounding Land Use/Zoning:
  - North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor. Industrial and Undeveloped
  - South: ROL (Recreation & Open Lands) – Town of Windsor. Undeveloped and Open Space
  - East: HI – Town of Windsor. Industrial and Undeveloped
  - West: RMU-2 (Residential Mixed Use – Two) – Town of Windsor and I-1 – Weld County. Industrial and Undeveloped

Annexation Considerations

Approval Criteria

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

Notification

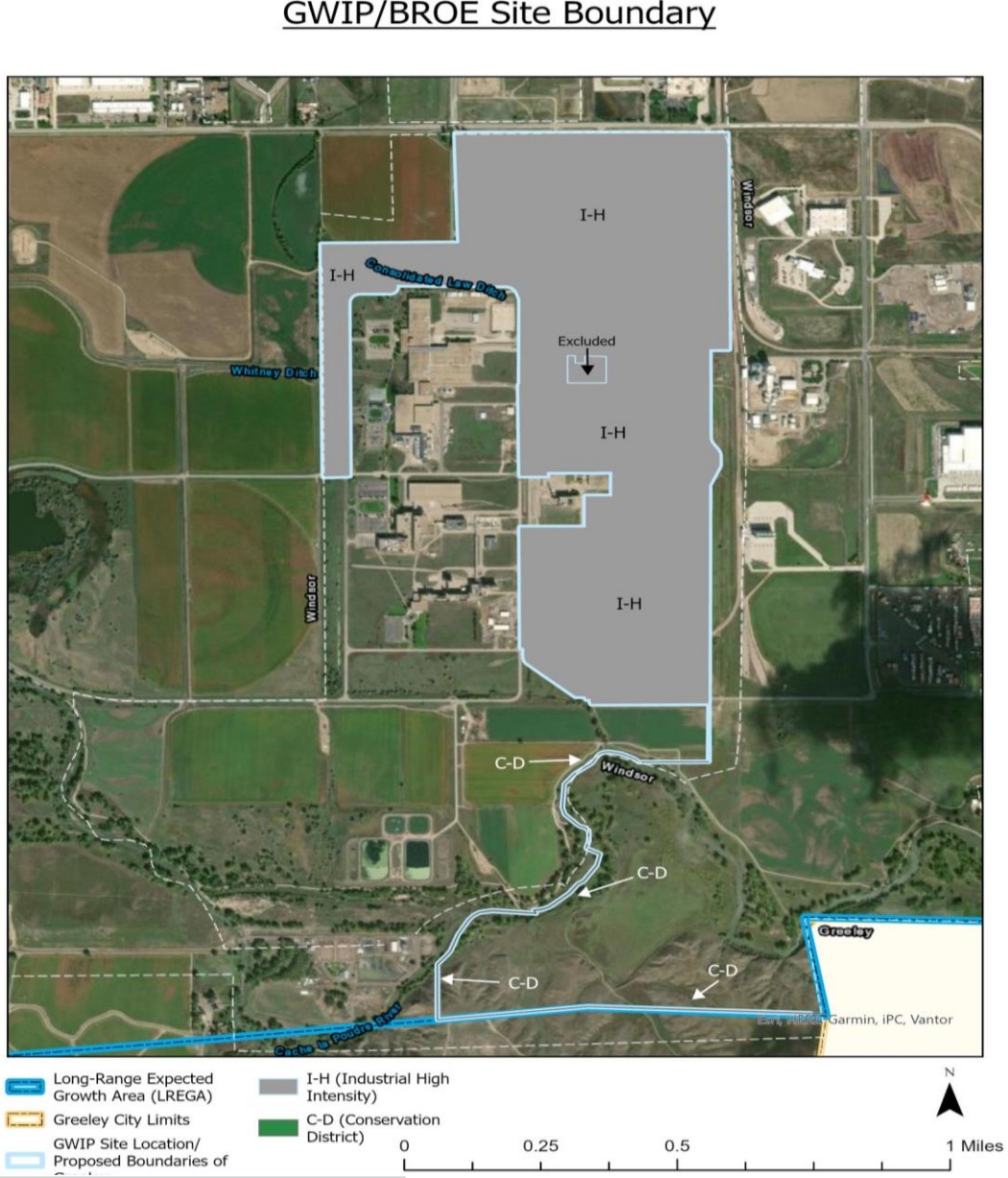
- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 5/26/26 with 4-1 vote
- Community Development recommends approval

Proposed Zoning

I-H & C-D



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

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 5/26/26 with 4-1 vote
- Community Development recommends approval

Thank you



Motion – Serial Annexation (Combined)

PLEASE MAKE 15 SEPARATE MOTIONS IN ORDER FROM 1 TO 15

Recommended (Approval)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves of the Great Western Industrial Park (GWIP) Annexation No. **[INSERT 1 THROUGH 15 IN ORDER].**

Alternative (Denial)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and, therefore; denies of the Great Western Industrial Park (GWIP) Annexation No. **[INSERT 1 THROUGH 15 IN ORDER]**

Motion – Zoning

Recommended (Approval)

- 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.

Alternative (Denial)

- 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.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 1
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 1.
- Annexation No. 2
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 2.
- Annexation No. 3
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 3.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 4
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 4.
- Annexation No. 5
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 5.
- Annexation No. 6
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 6.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 7
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 7.
- Annexation No. 8
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 8.
- Annexation No. 9
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 9.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 10
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 10.
- Annexation No. 11
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 11.
- Annexation No. 12
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 12.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 13
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 13.
- Annexation No. 14
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 14.
- Annexation No. 15
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 15.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAl (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

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.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and can be "developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

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 subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
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 properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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 Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

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 noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

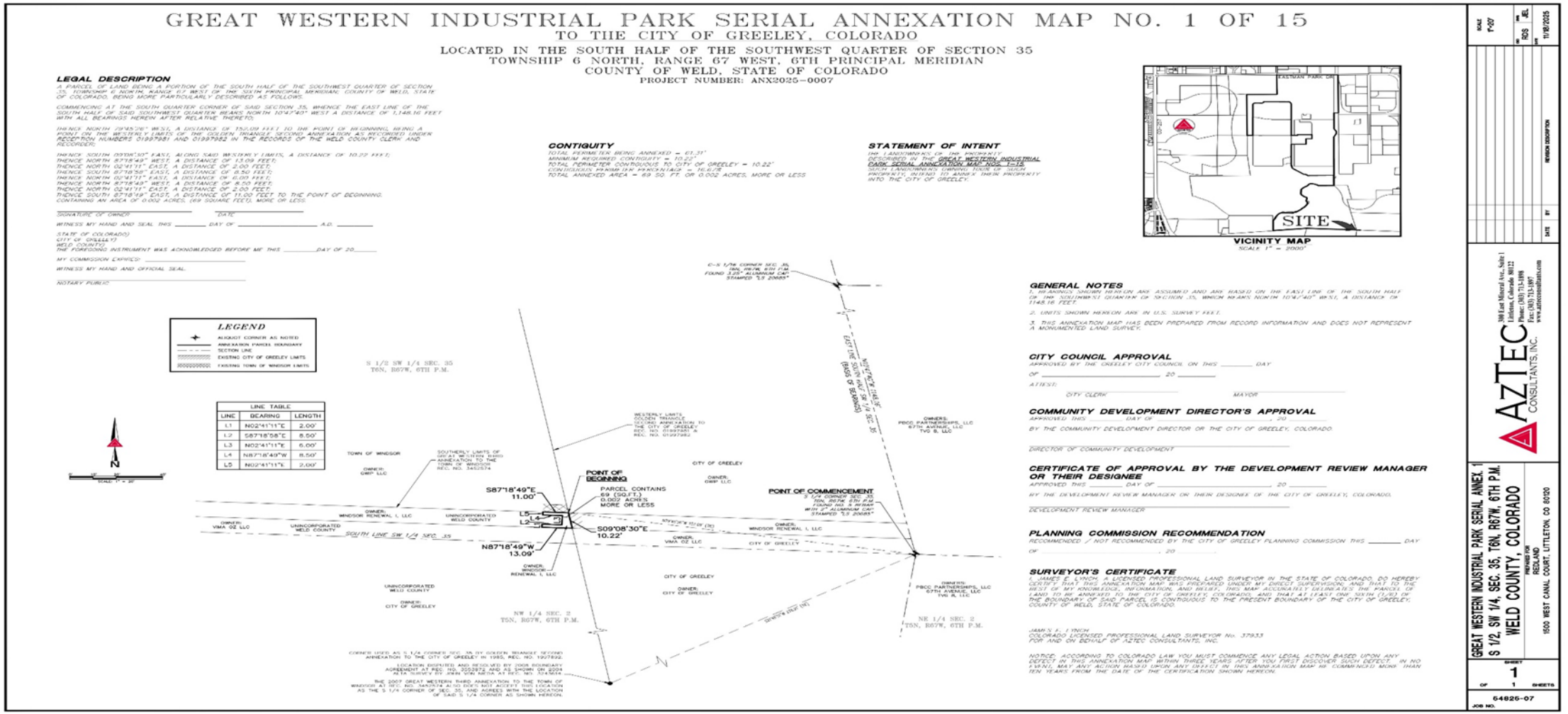
C-D and I-H Zoning Allowed Uses

- C-D Zoning Permitted Uses by Right
  - Farming
- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

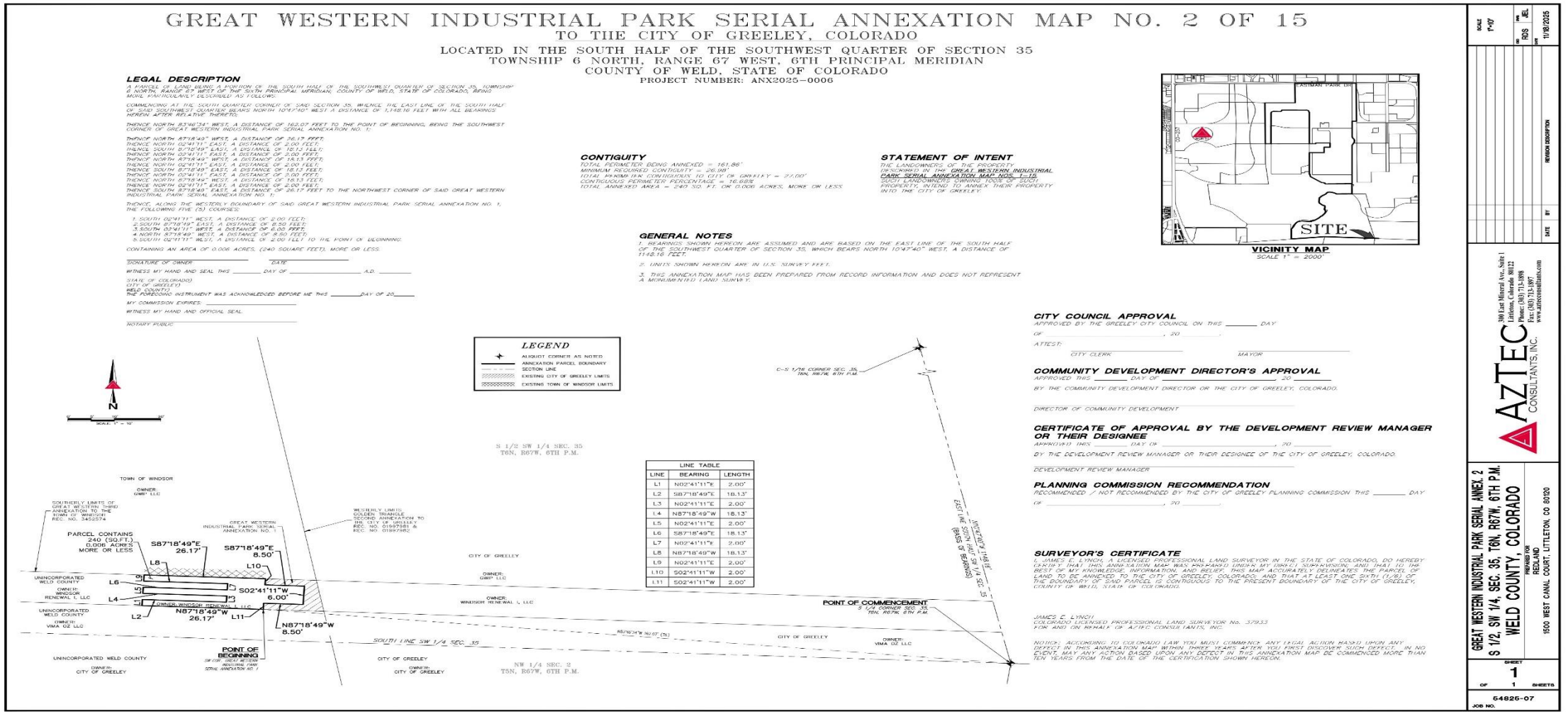
- I-H Zoning Permitted Uses by Right
  - Established Residential (all types)
  - Farming
  - Assembly
  - Cemeteries
  - Schools (Trade)
  - Transportation
  - Utilities
  - Adult Business
  - Auction House
  - Automobile
  - Childcare Home
  - Office
  - Retail – Outdoor flea market/swap
  - Commercial Services
  - Concrete/Asphalt Batch Plants
  - Crematoriums
  - Manufacturing
  - Natural Medicine
  - Warehousing/Storage
  - Waste Management
  - Water & Waste Water Treatment
  - Well drilling
  - Wireless Communication Facilities

- I-H Zoning Uses by Special Rev.
  - Transportation – Airport/Helipad
  - Utilities — General (towers over heights permitted by zone or large structures and cabinets)
  - Utilities – Lines over 33 KVA, overhead
  - Childcare Center, Preschool
  - Recreation — Outdoor large (lights or > 1.0 acre)
  - Recreation — Outdoor racetrack
  - Retail — General (3K—20K GLA)
  - Retail — Large (20K—100K GLA)
  - Retail — Warehouse (> 100K GLA)
  - Auto dismantling, junk & salvage yards
  - Foundries
  - Grain & feed elevators & supply
  - Livestock auctions
  - Manufacturing — Food & beverage major (3+ acres)
  - Manufacturing — Chemical plant
  - Manufacturing — Rendering, slaughter & packaging
  - Private smoking club
  - Waste management — Refuse & Transfer station

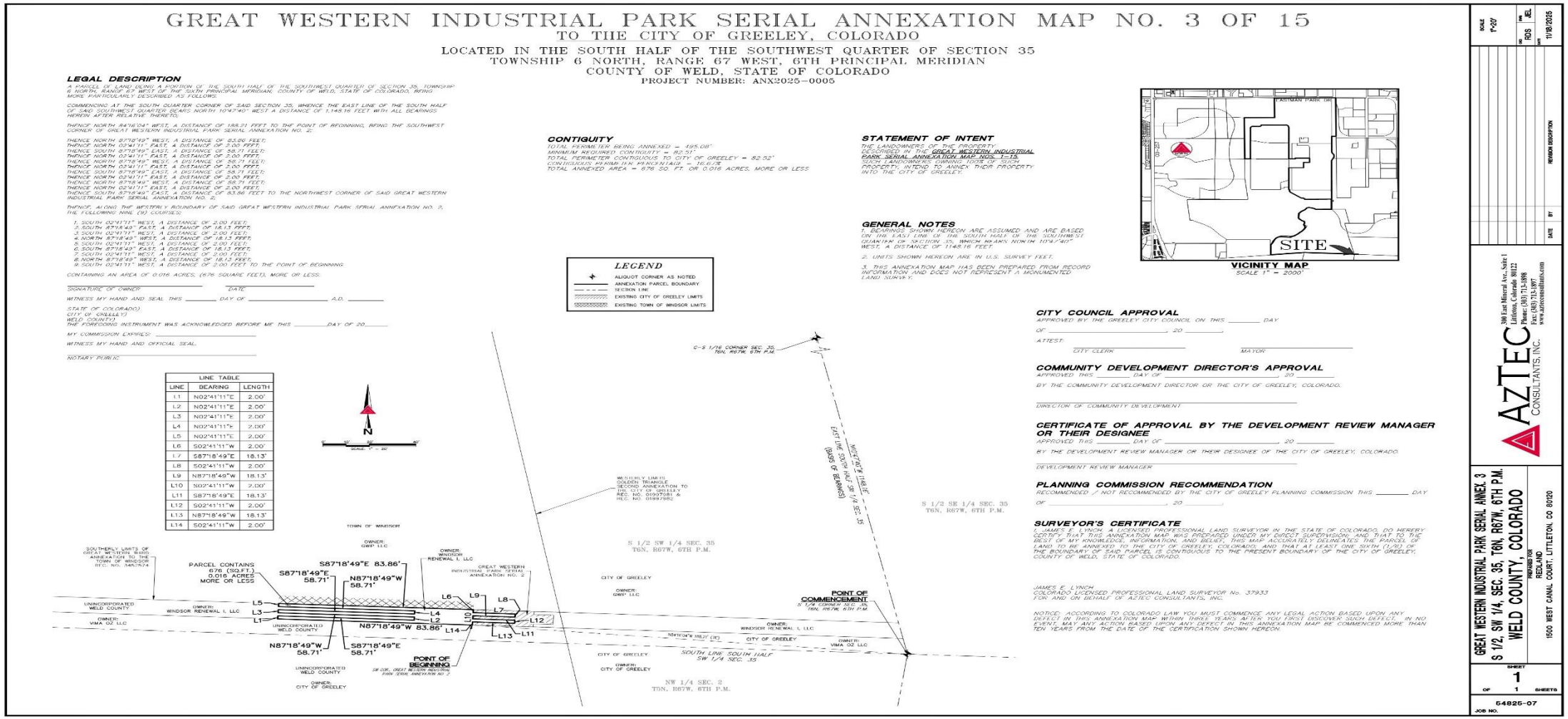
Serial Annexation No. 1



Serial Annexation No. 2

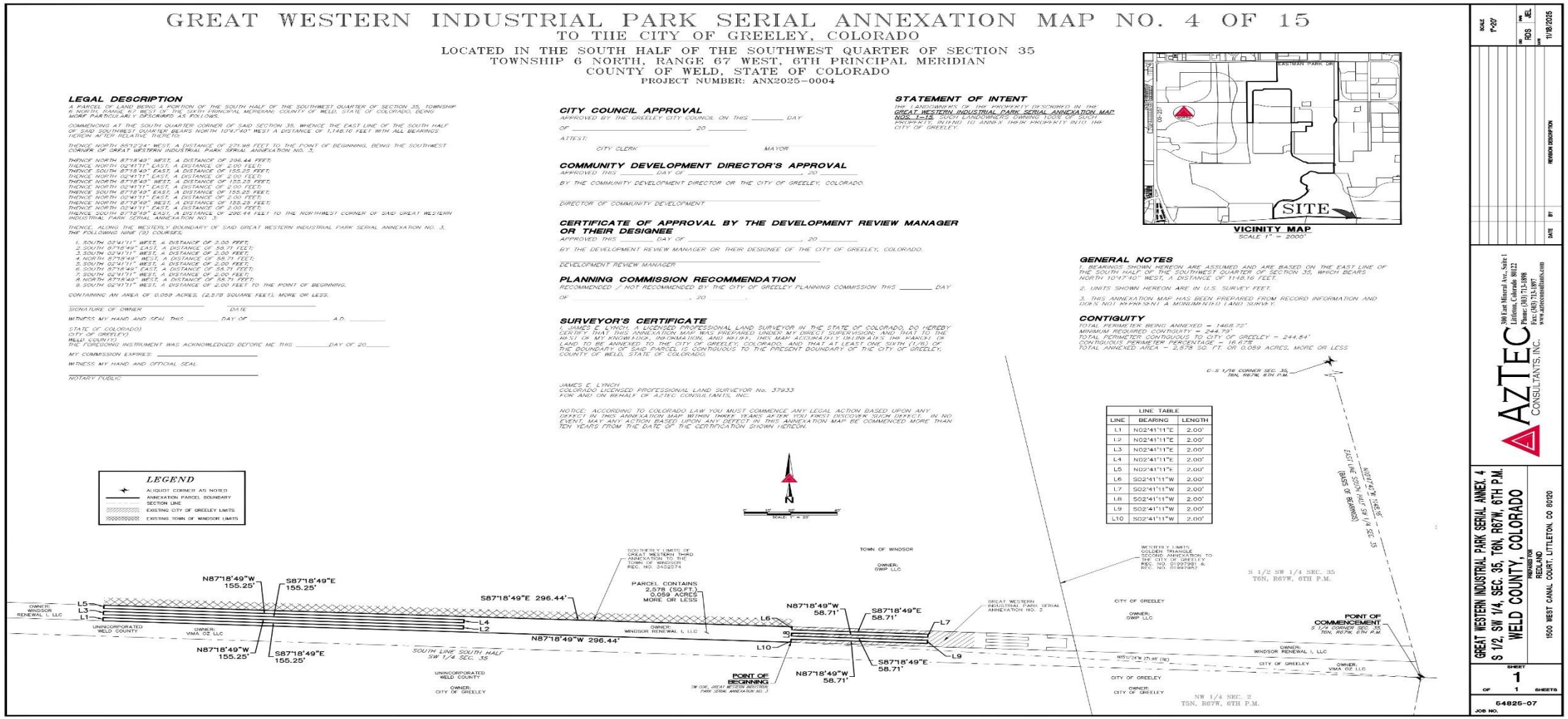


Serial Annexation No. 3

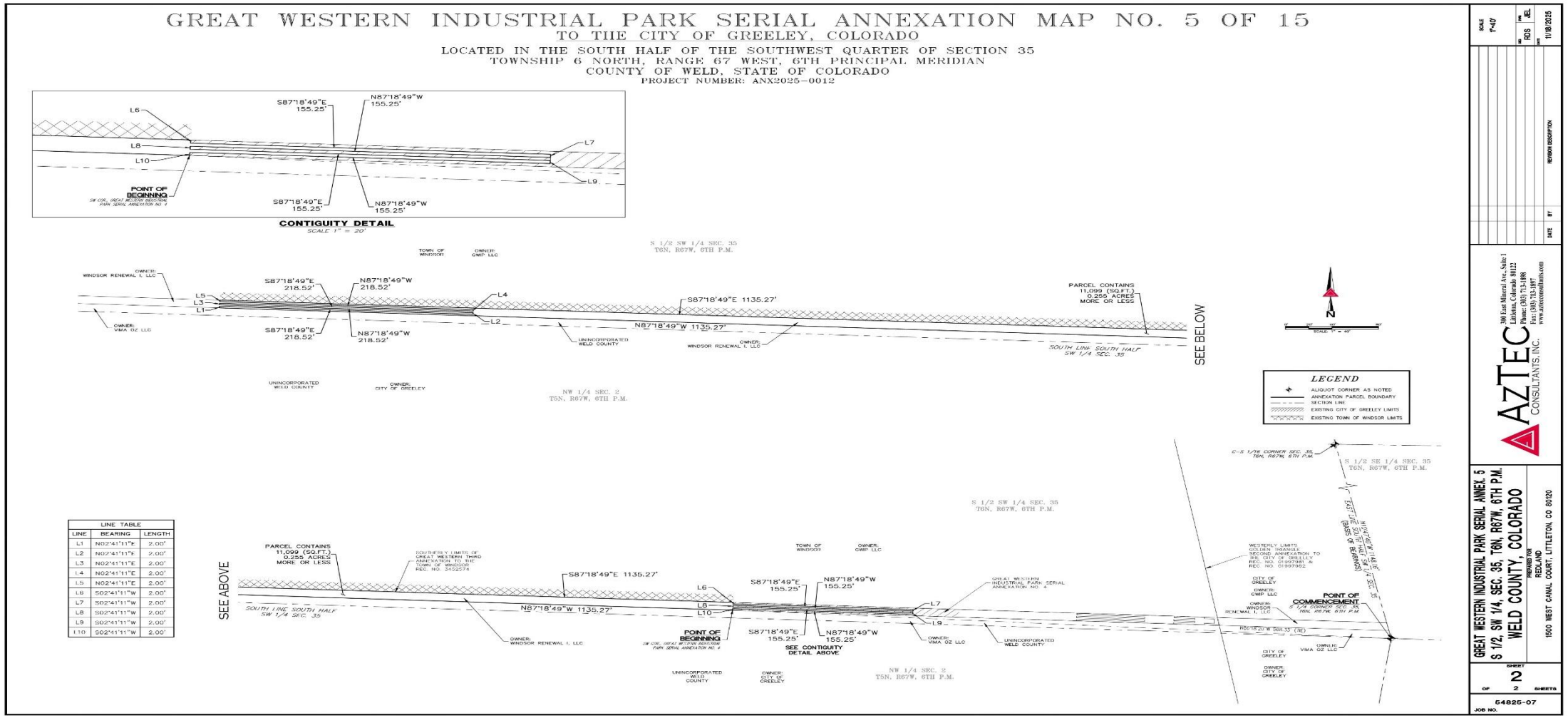


LINE TABLE		
LINE	BEARING	LENGTH
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L2	N02°41'11"E	2.00'
L3	N02°41'11"E	2.00'
L4	N02°41'11"E	2.00'
L5	N02°41'11"E	2.00'
L6	S02°41'11"W	2.00'
L7	S87°18'49"E	18.13'
L8	S02°41'11"W	2.00'
L9	N87°18'49"W	18.13'
L10	S02°41'11"W	2.00'
L11	S87°18'49"E	18.13'
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L13	N87°18'49"W	18.13'
L14	S02°41'11"W	2.00'

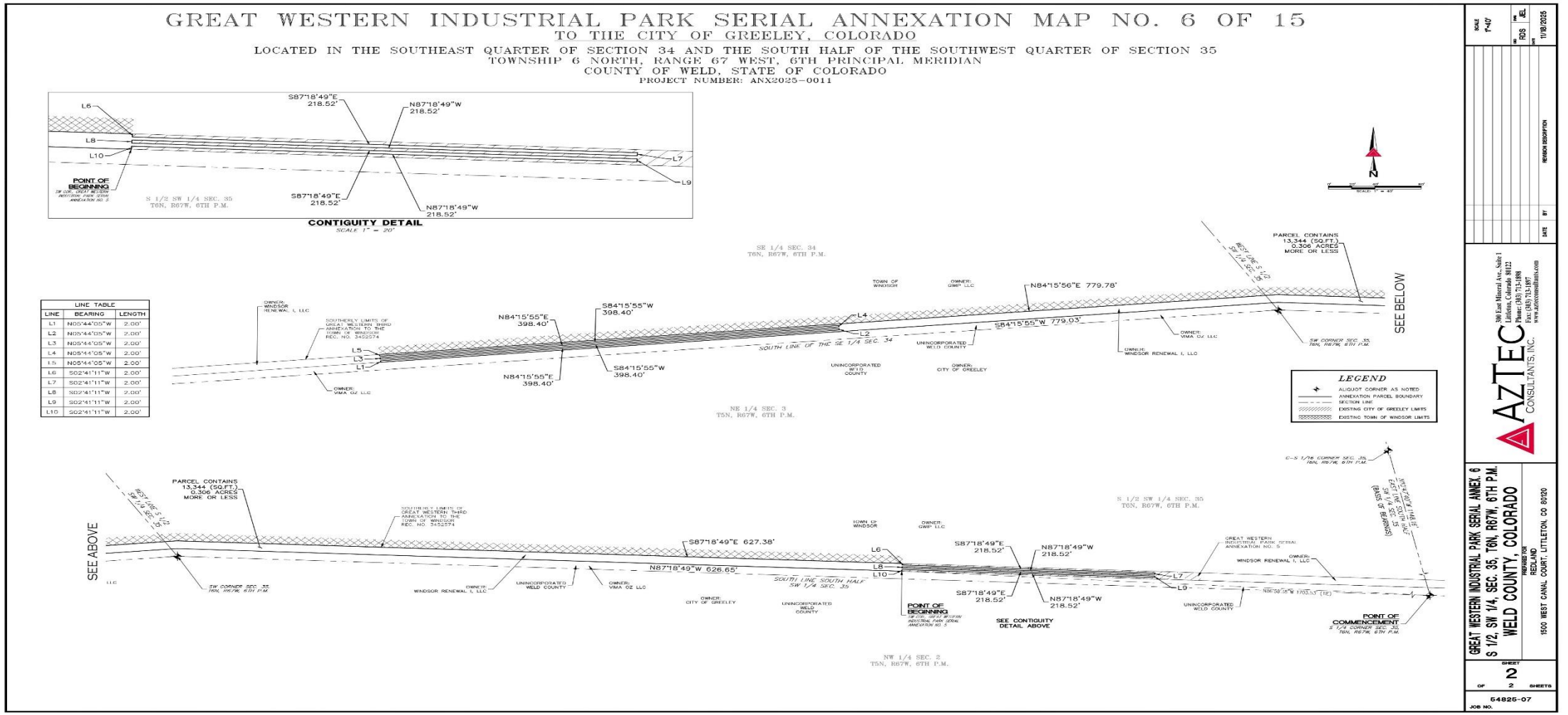
Serial Annexation No. 4



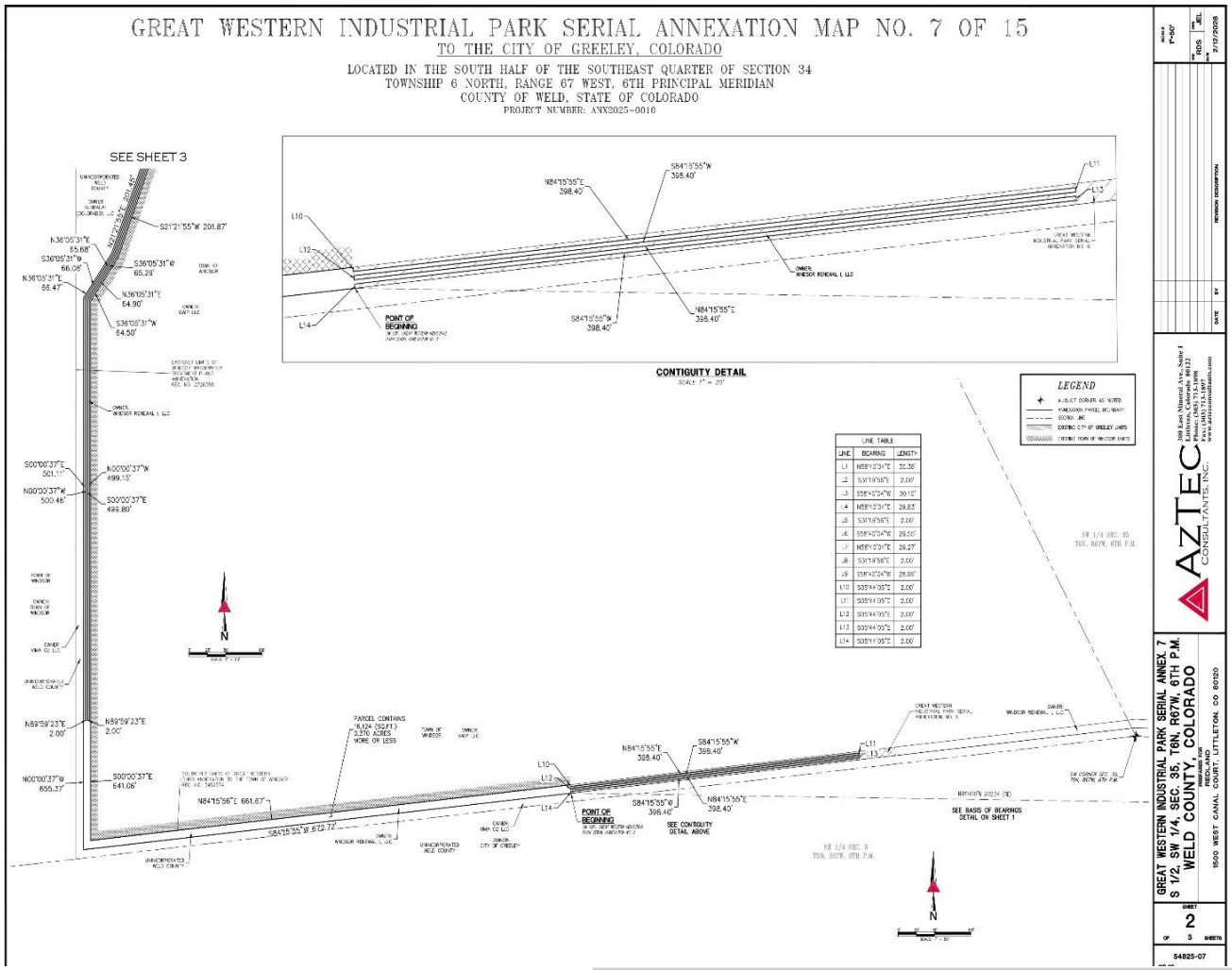
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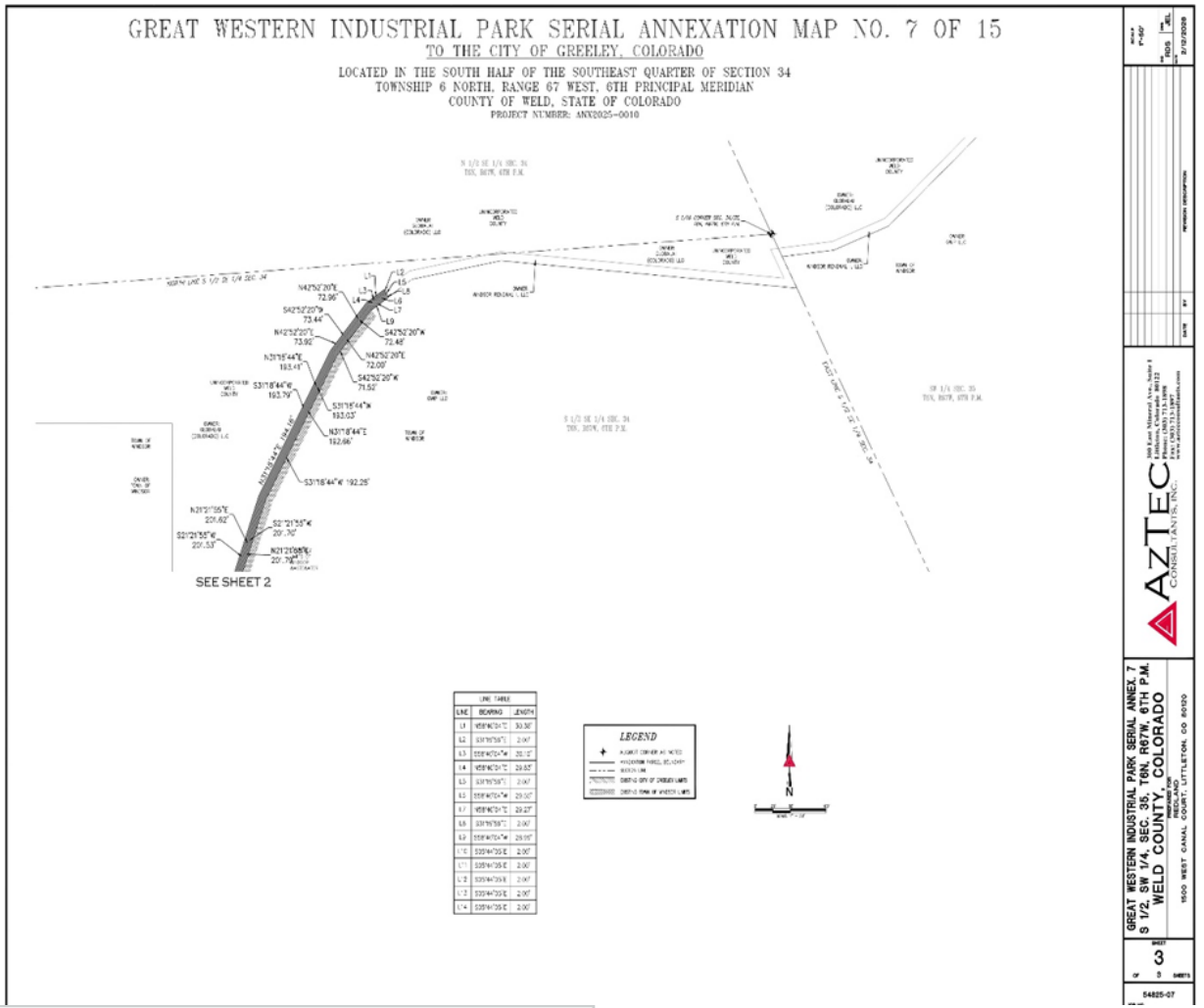


Serial Annexation No. 6

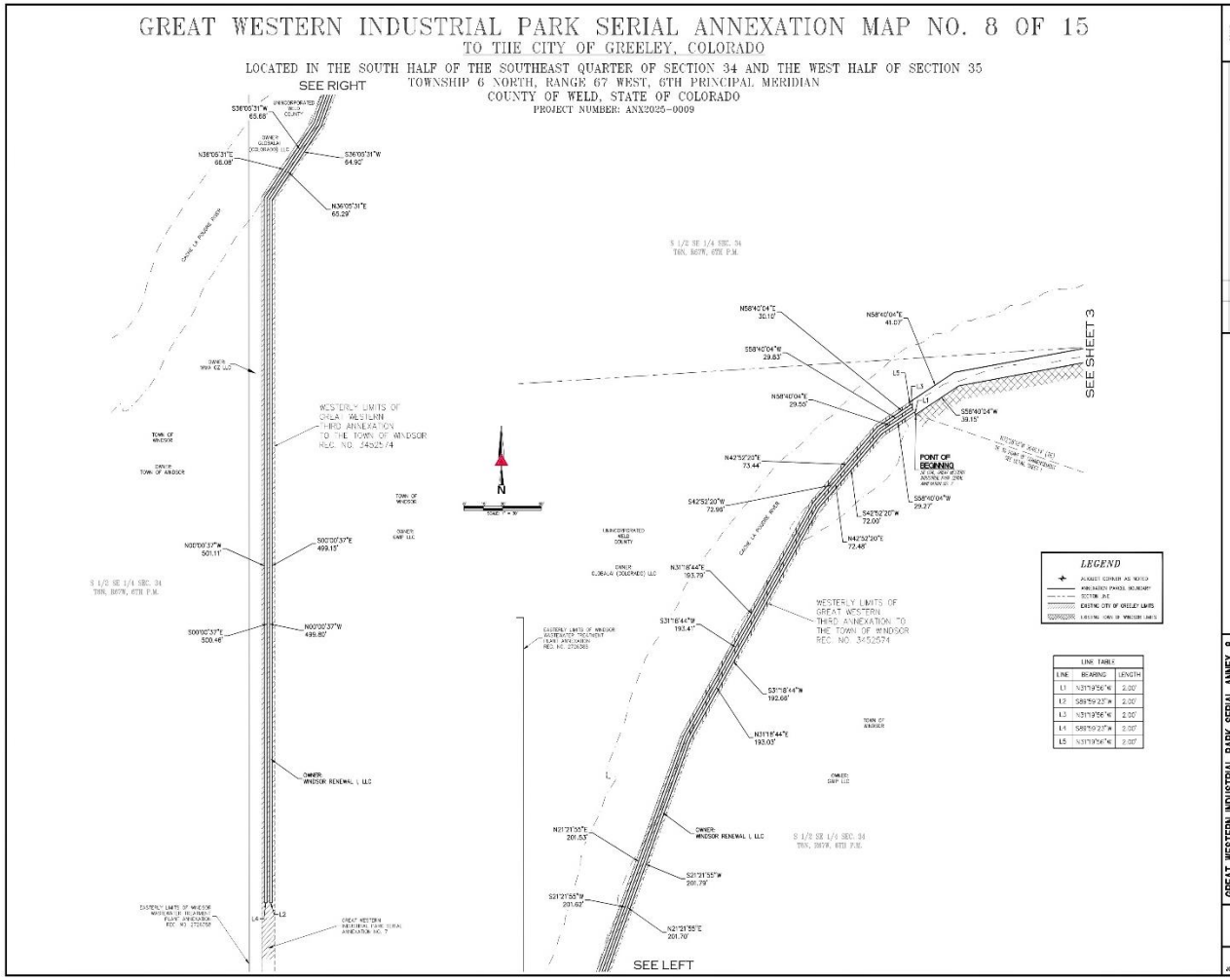


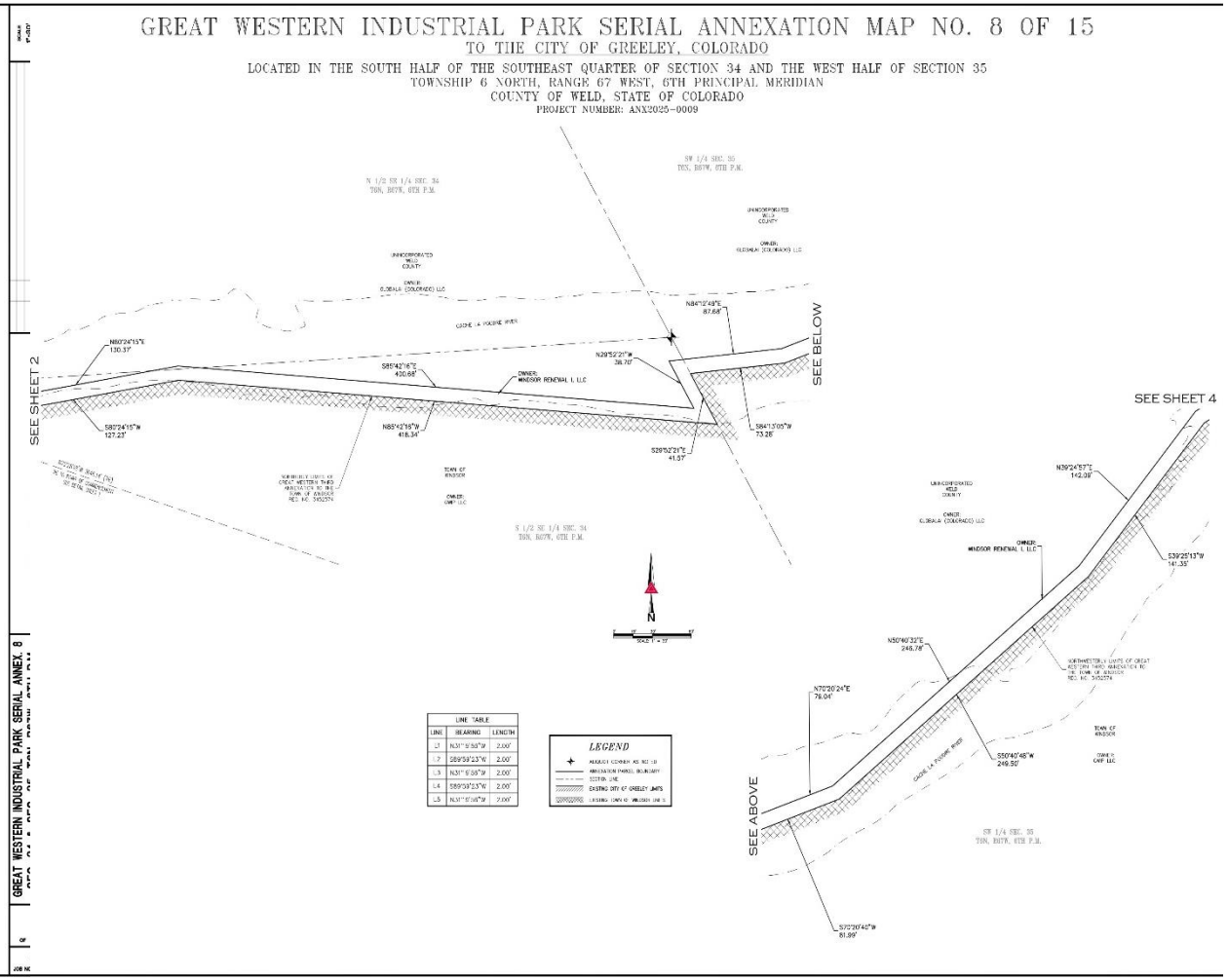
Serial Annexation No. 7



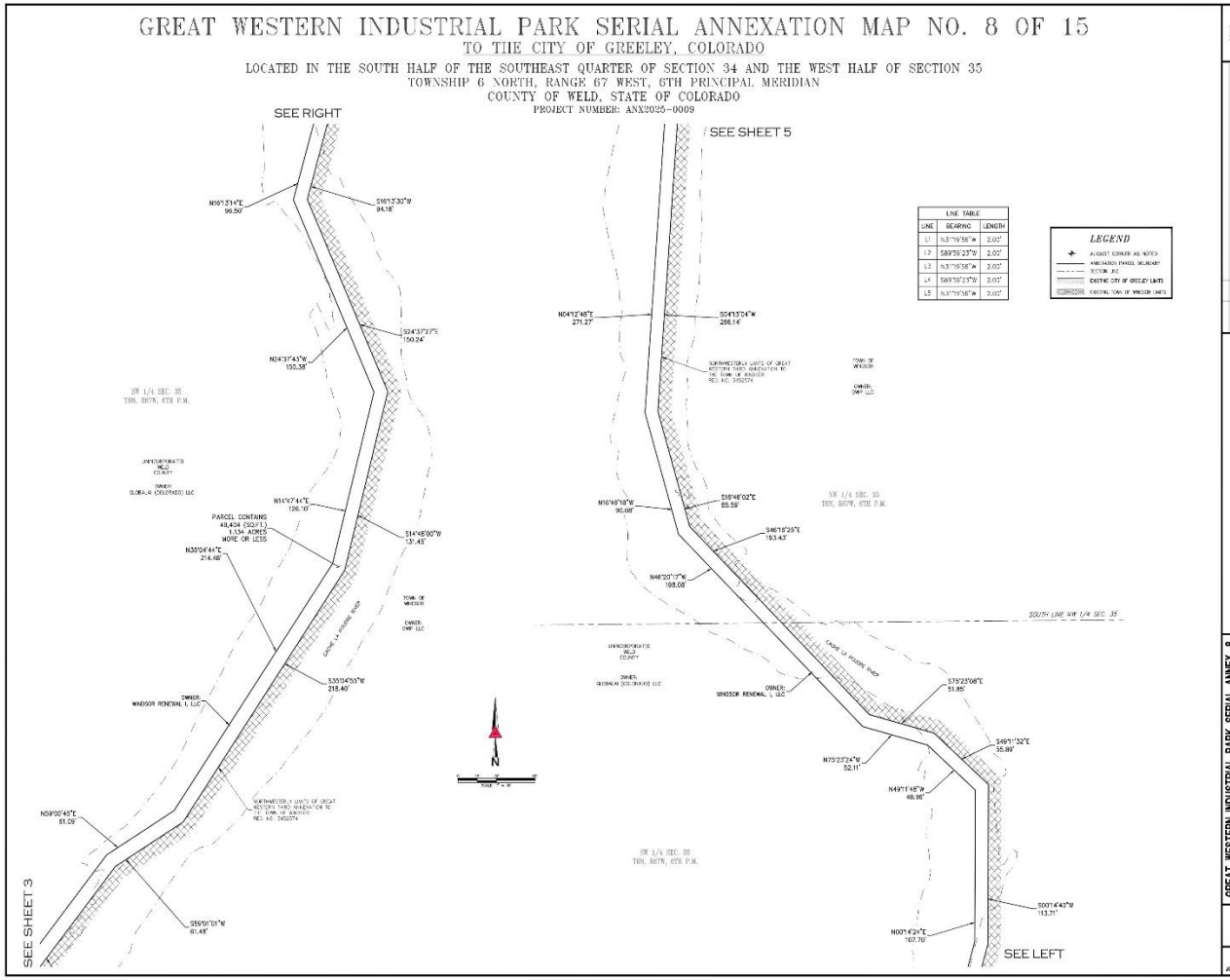


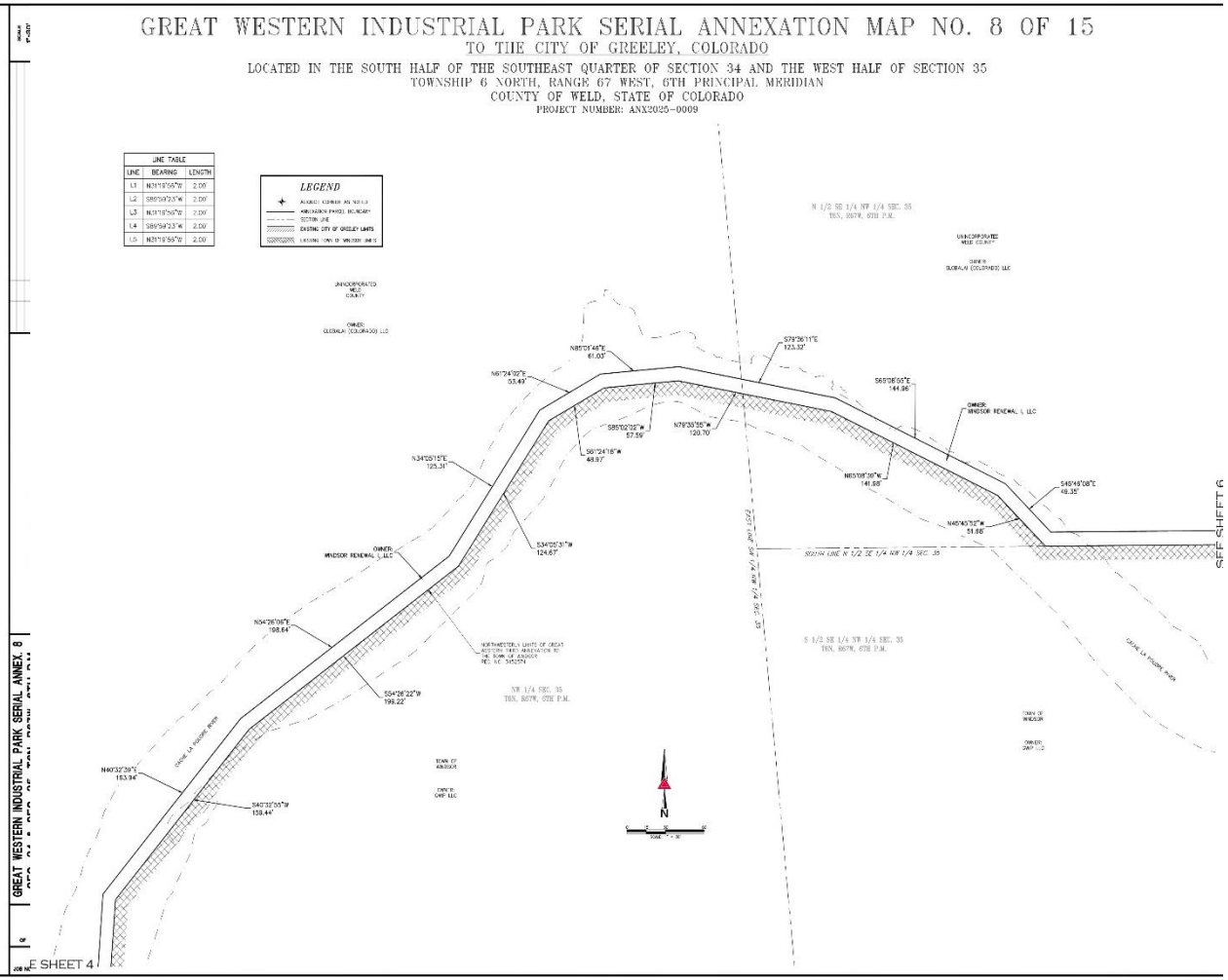
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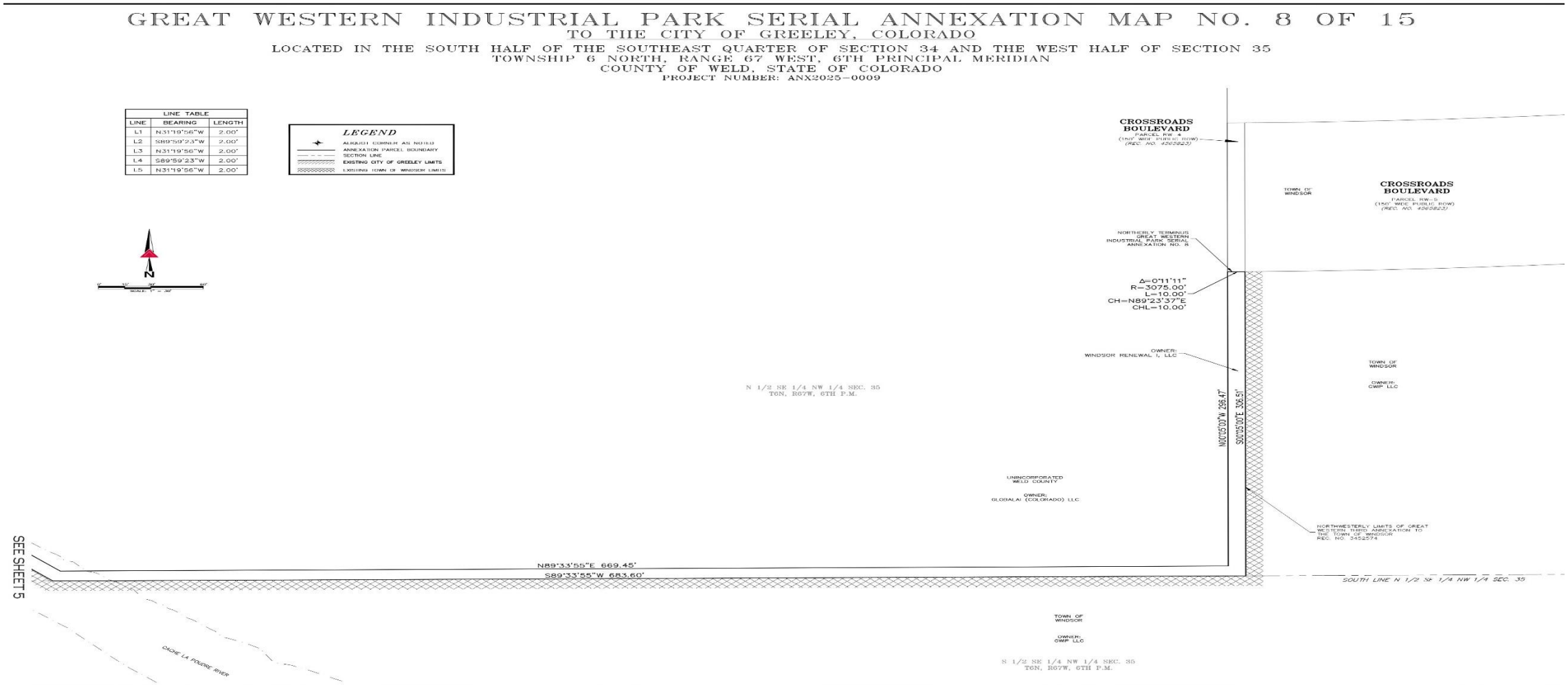


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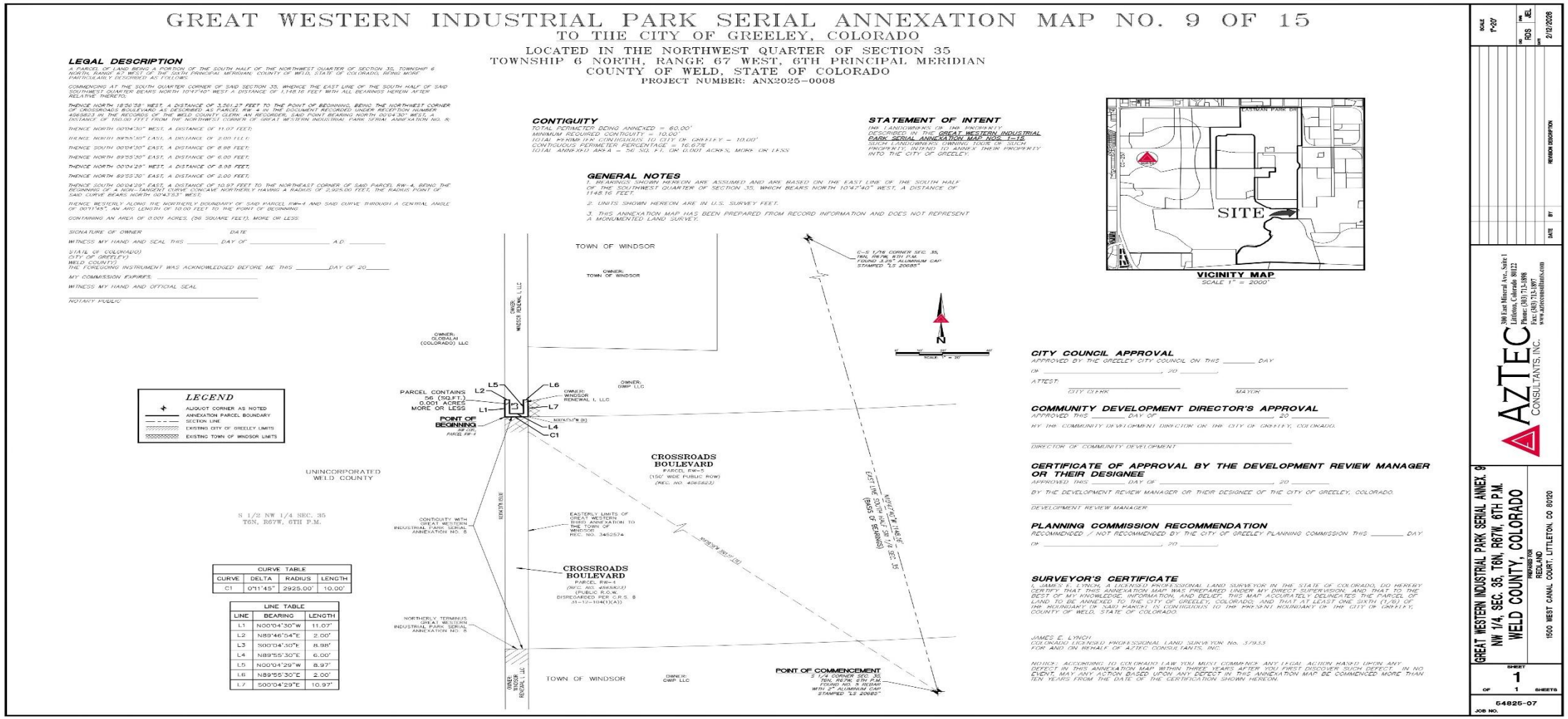




Serial Annexation No. 8



Serial Annexation No. 9



GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 9 OF 15
TO THE CITY OF GREELEY, COLORADO
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0008

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°36'58" WEST, A DISTANCE OF 3,261.27 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4383823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04'30" WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 11.07 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.97 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'29" EAST, A DISTANCE OF 10.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-4, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°47'33" WEST;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

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

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 60.00'
MINIMUM REQUIRED CONTIGUITY = 10.00'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 10.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 56 SQ. FT. OR 0.001 ACRES, MORE OR LESS

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15 SUCH LANDOWNERS OWNING FEE OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

VICINITY MAP
SCALE 1" = 2000'

LEGEND
ADJOUT CORNER AS NOTED
ANNEXATION PARCEL BOUNDARY
SECTION LINE
EXISTING CITY OF GREELEY LIMITS
EXISTING TOWN OF WINDSOR LIMITS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	0°11'45"	2925.00'	10.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°04'30"W	11.07'
L2	N89°46'54"E	2.00'
L3	S00°04'30"E	8.98'
L4	N89°55'30"E	6.00'
L5	N00°04'29"W	8.97'
L6	N89°55'30"E	2.00'
L7	S00°04'29"E	10.97'

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

ATTEST: _____ _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____.
BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE

APPROVED THIS _____ DAY OF _____, 20 _____.
BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

DEVELOPMENT REVIEW MANAGER

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND, TO BE ANNEXED, TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

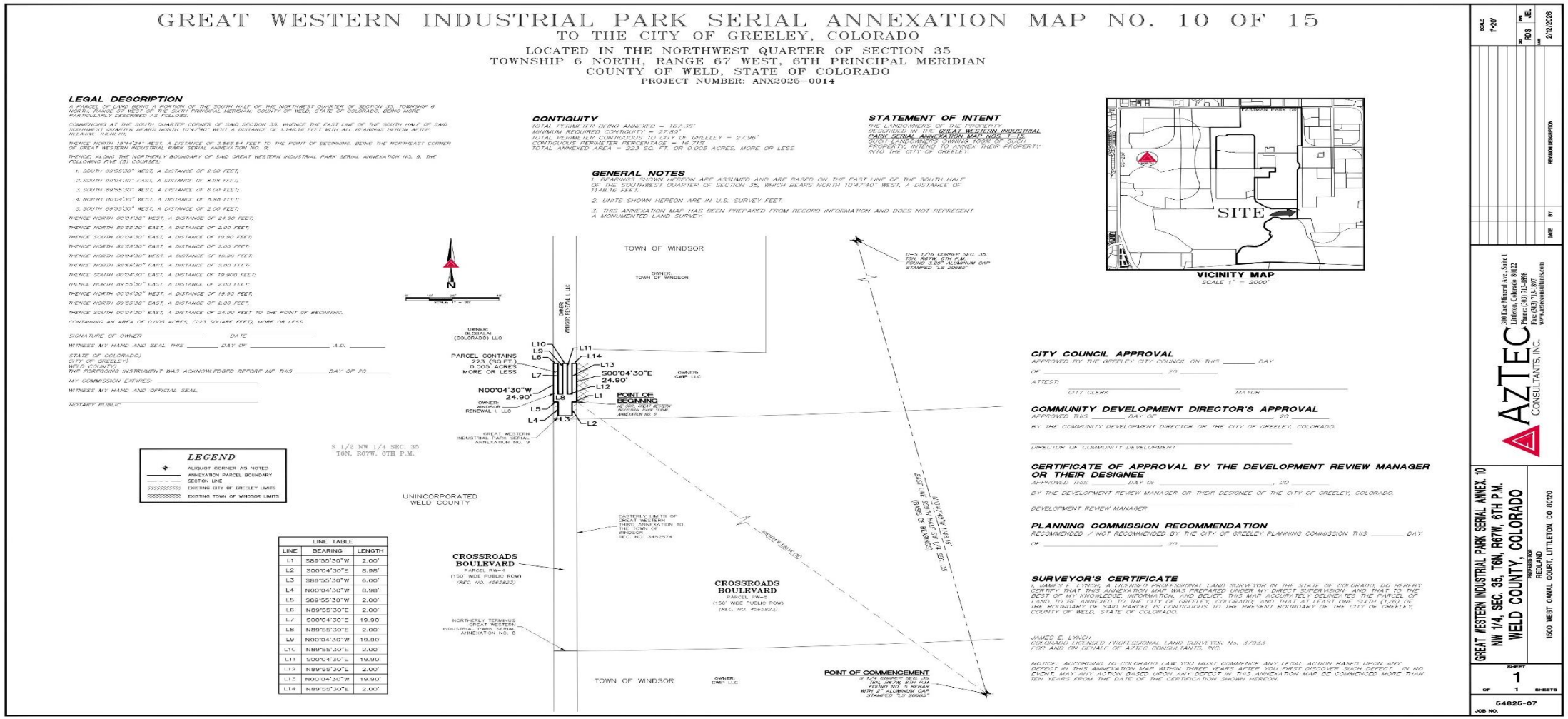
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

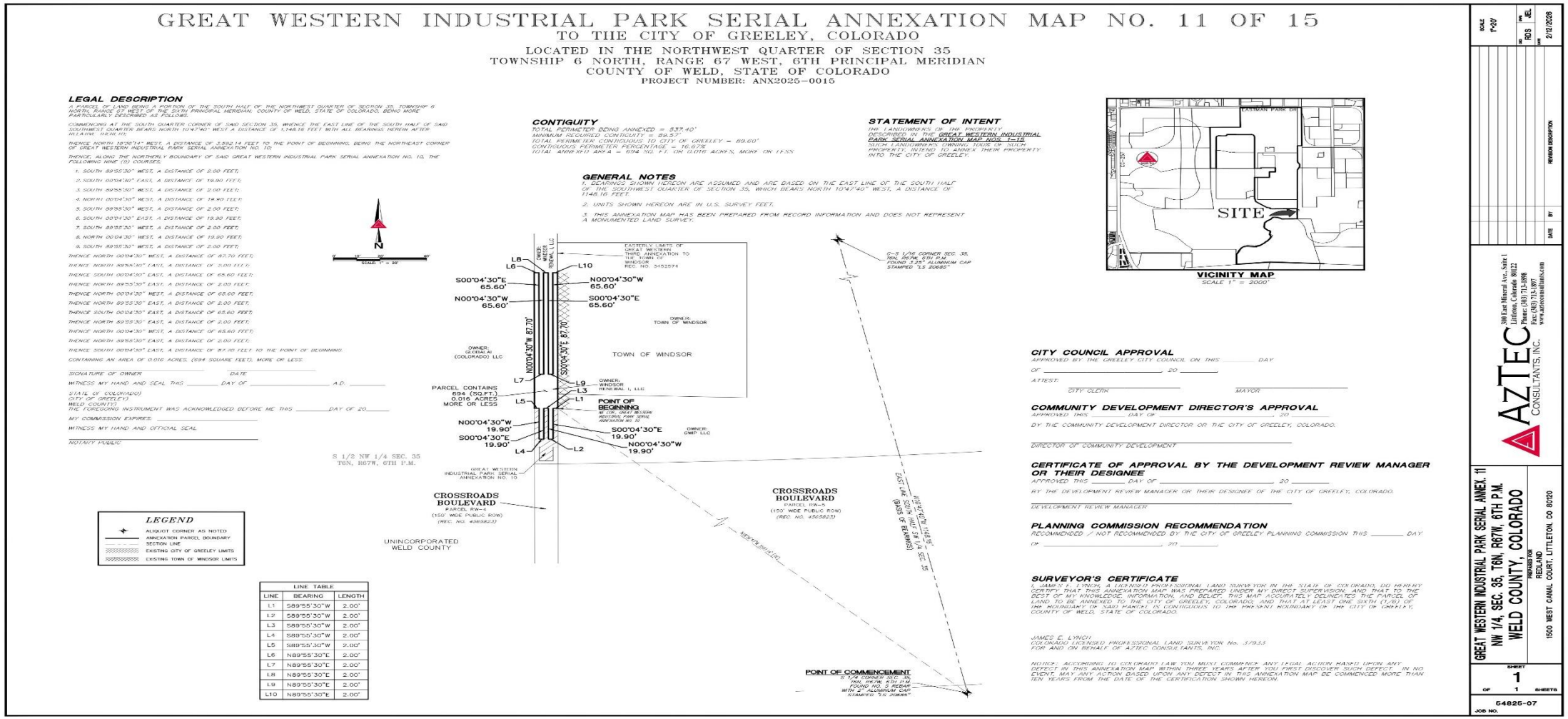
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 9
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS
JOB NO. 54825-07

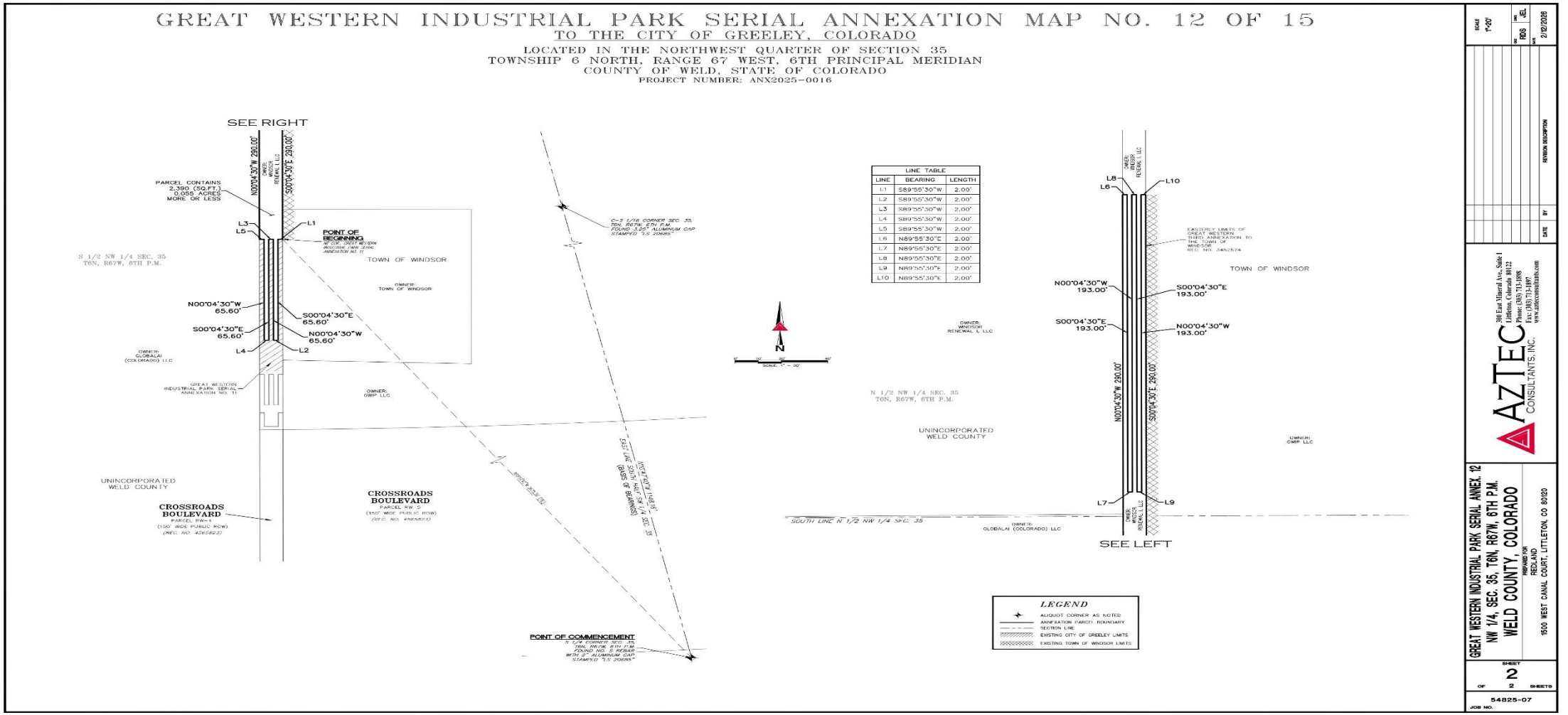
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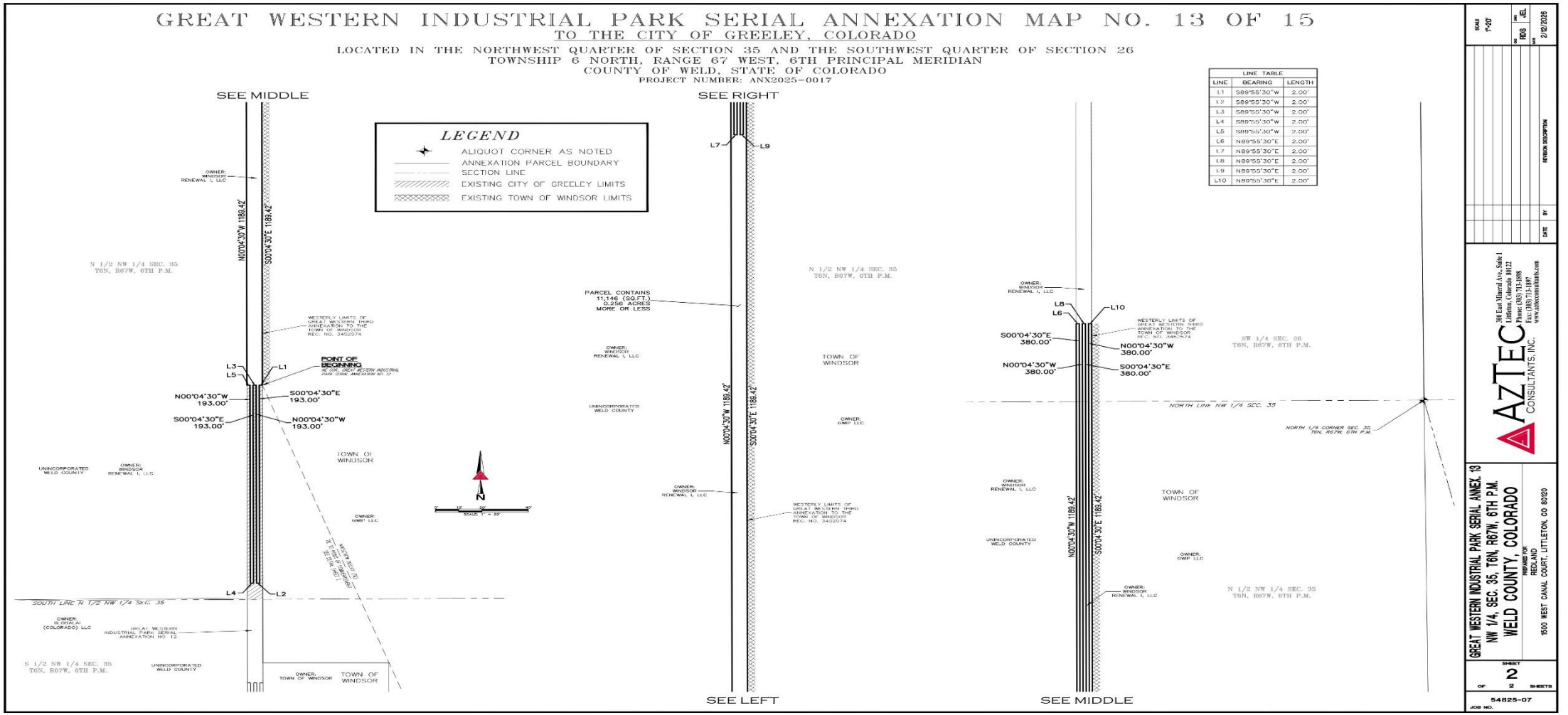
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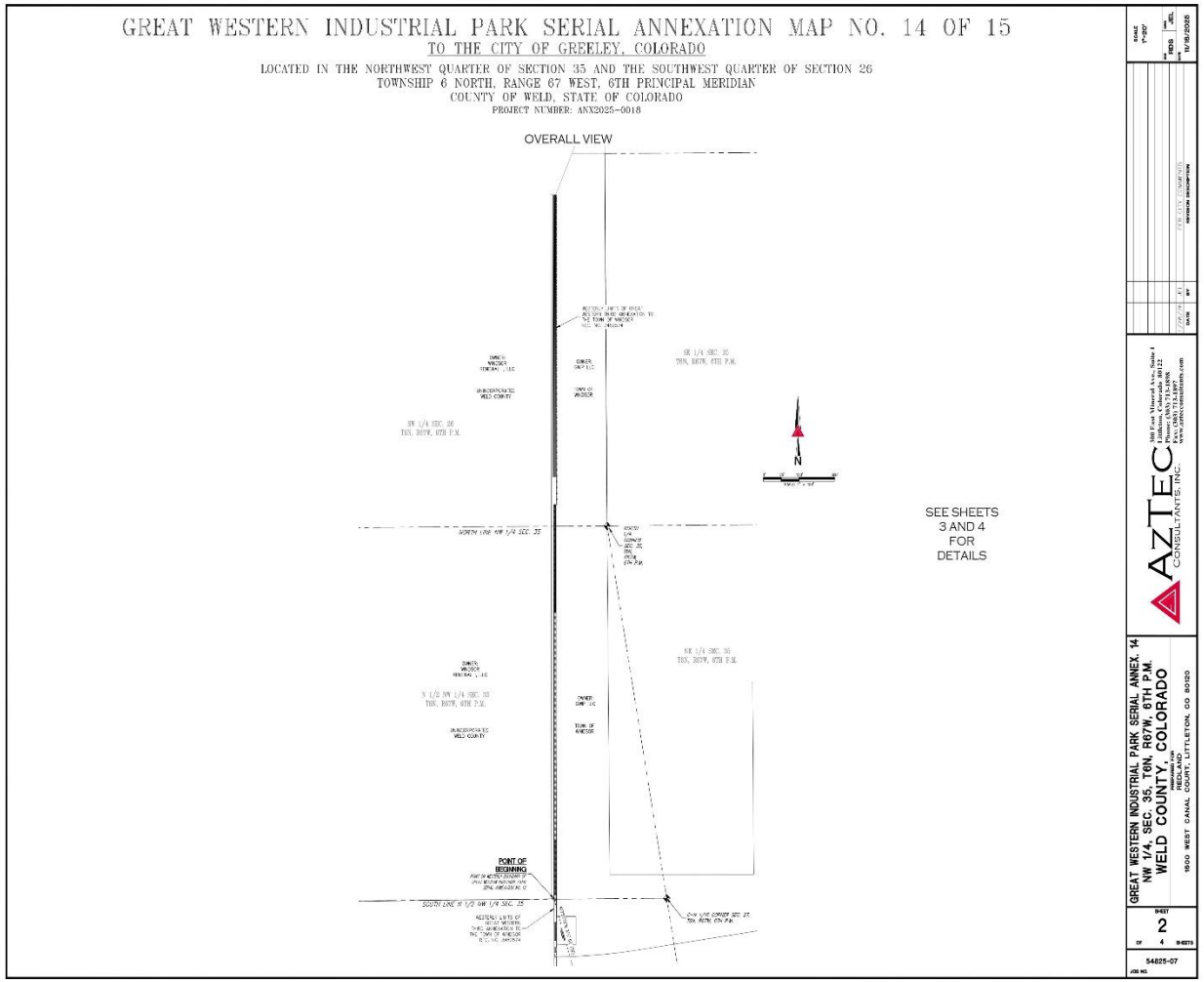
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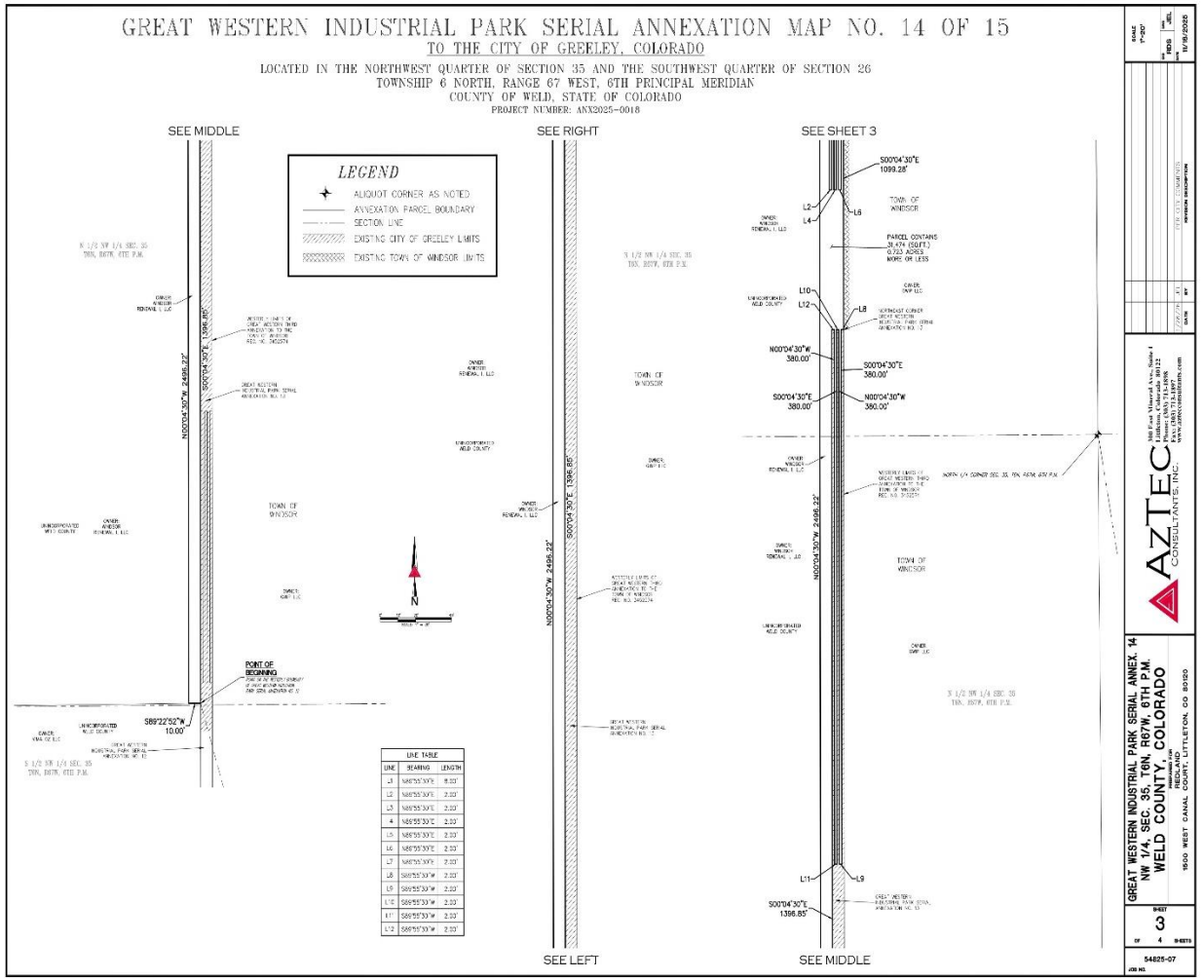


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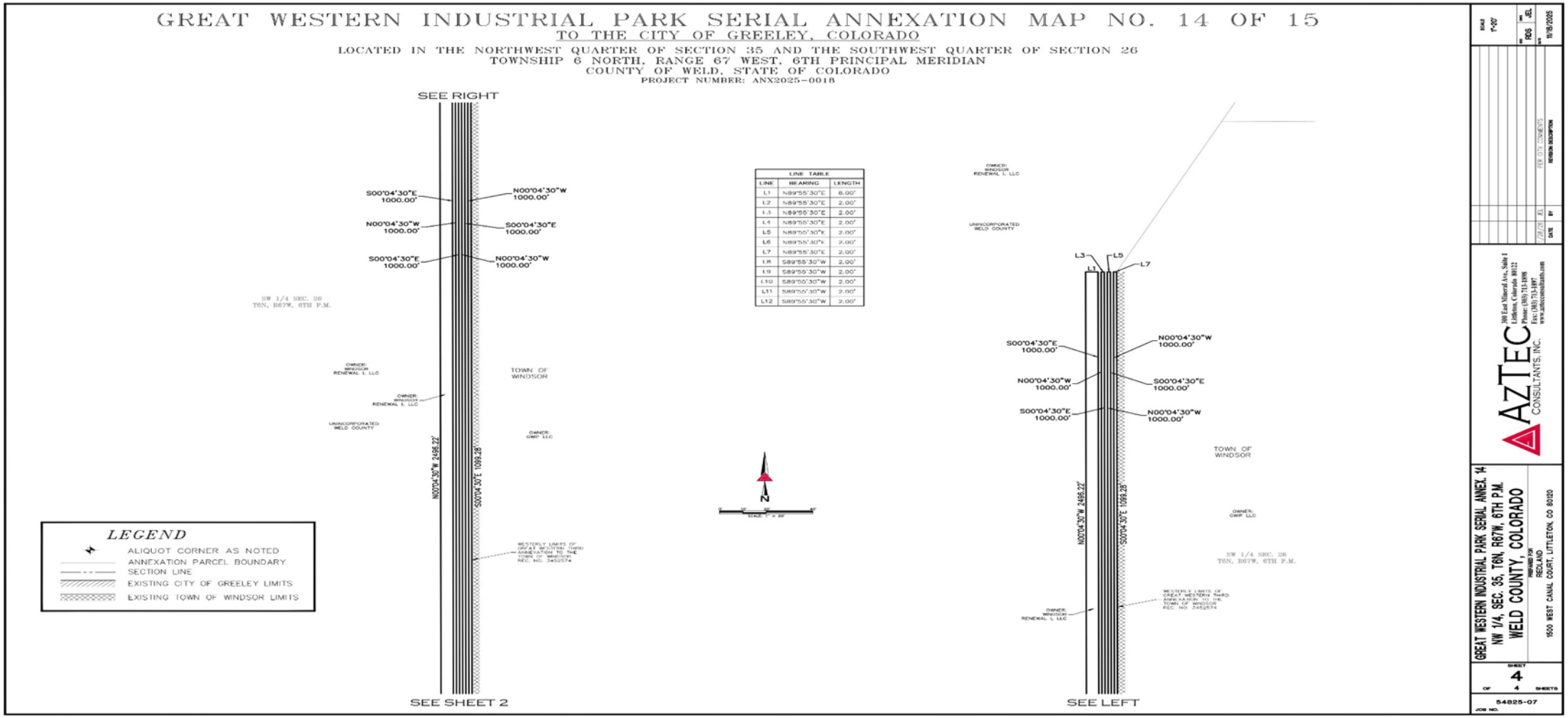


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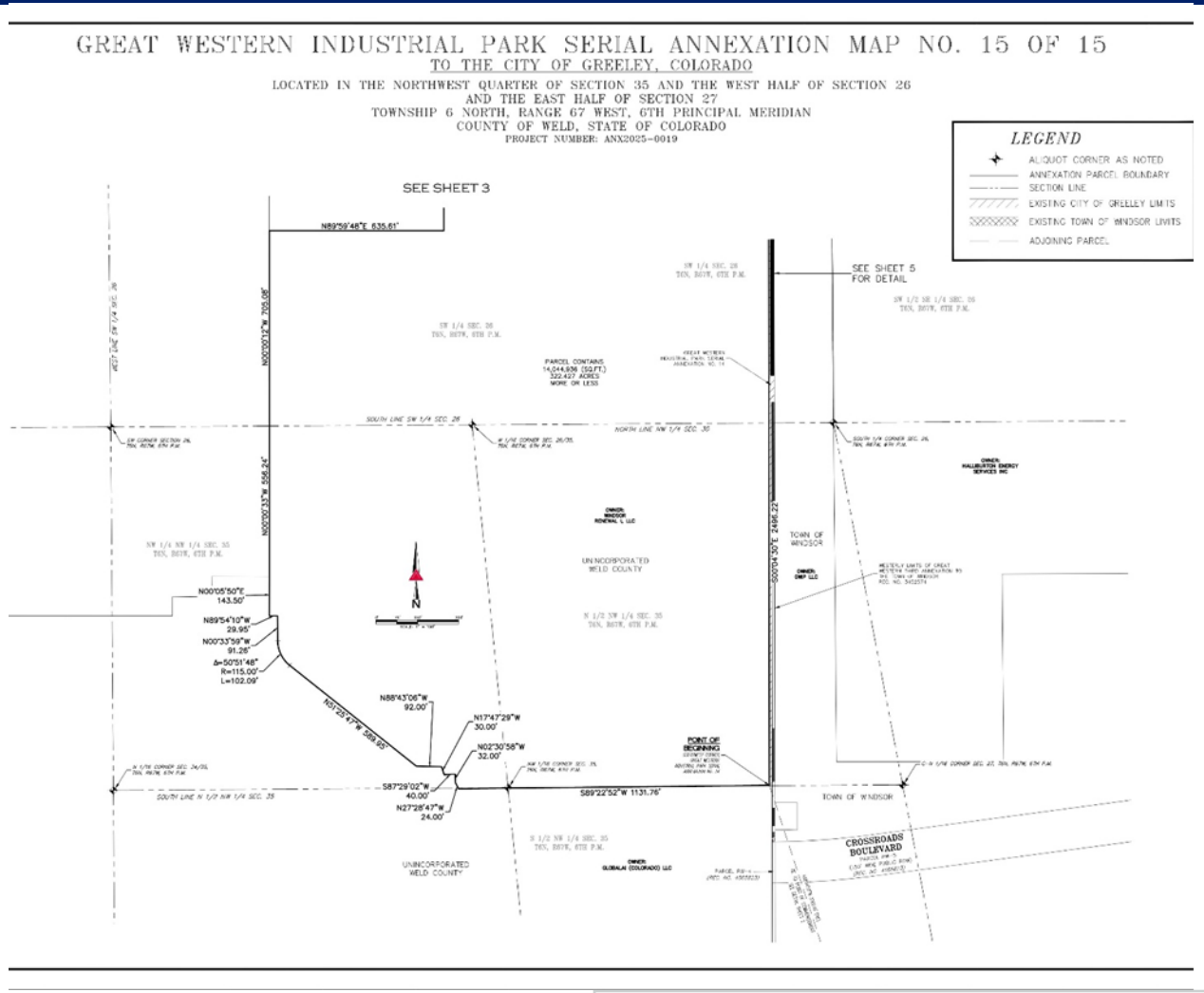


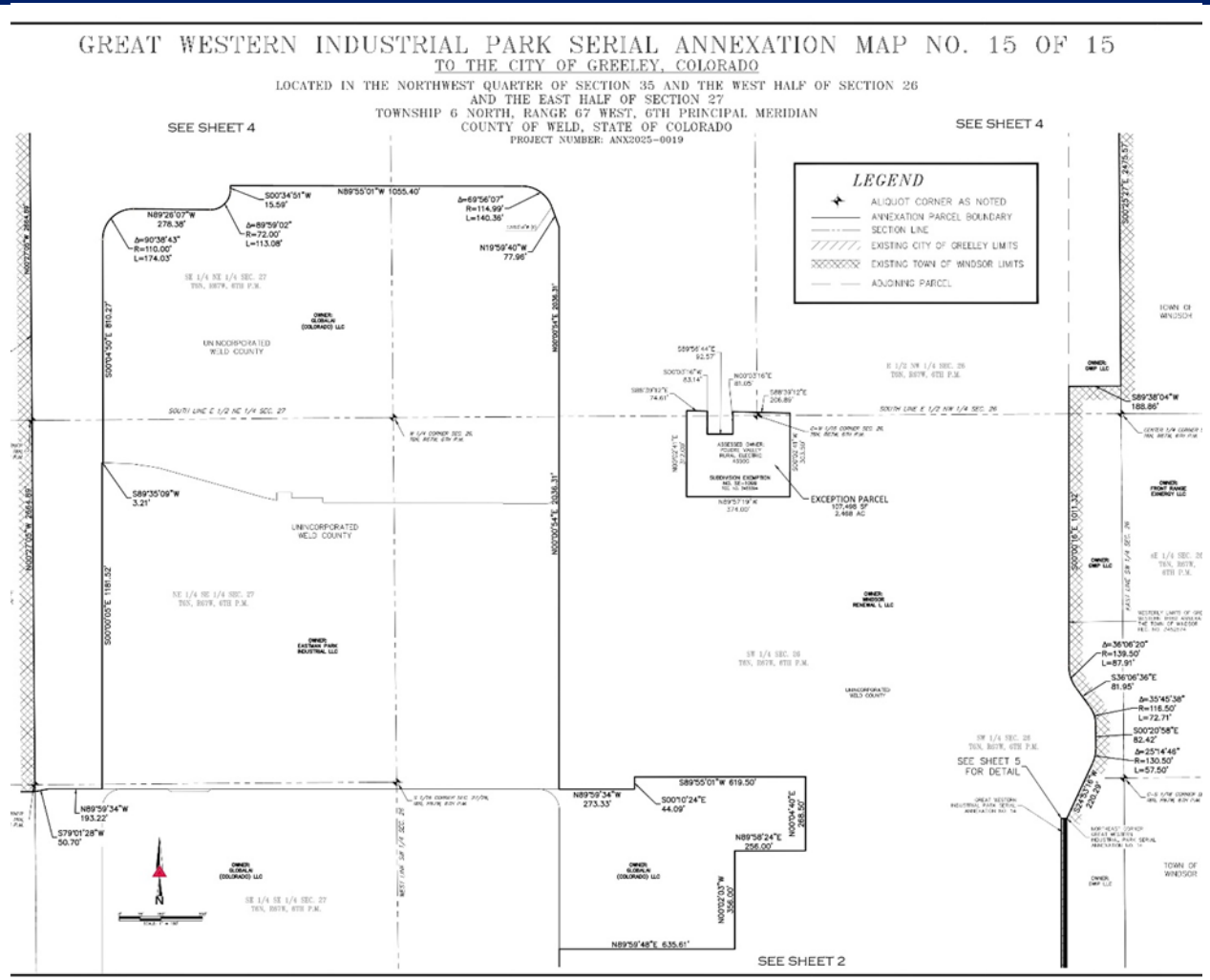


Serial Annexation No. 14

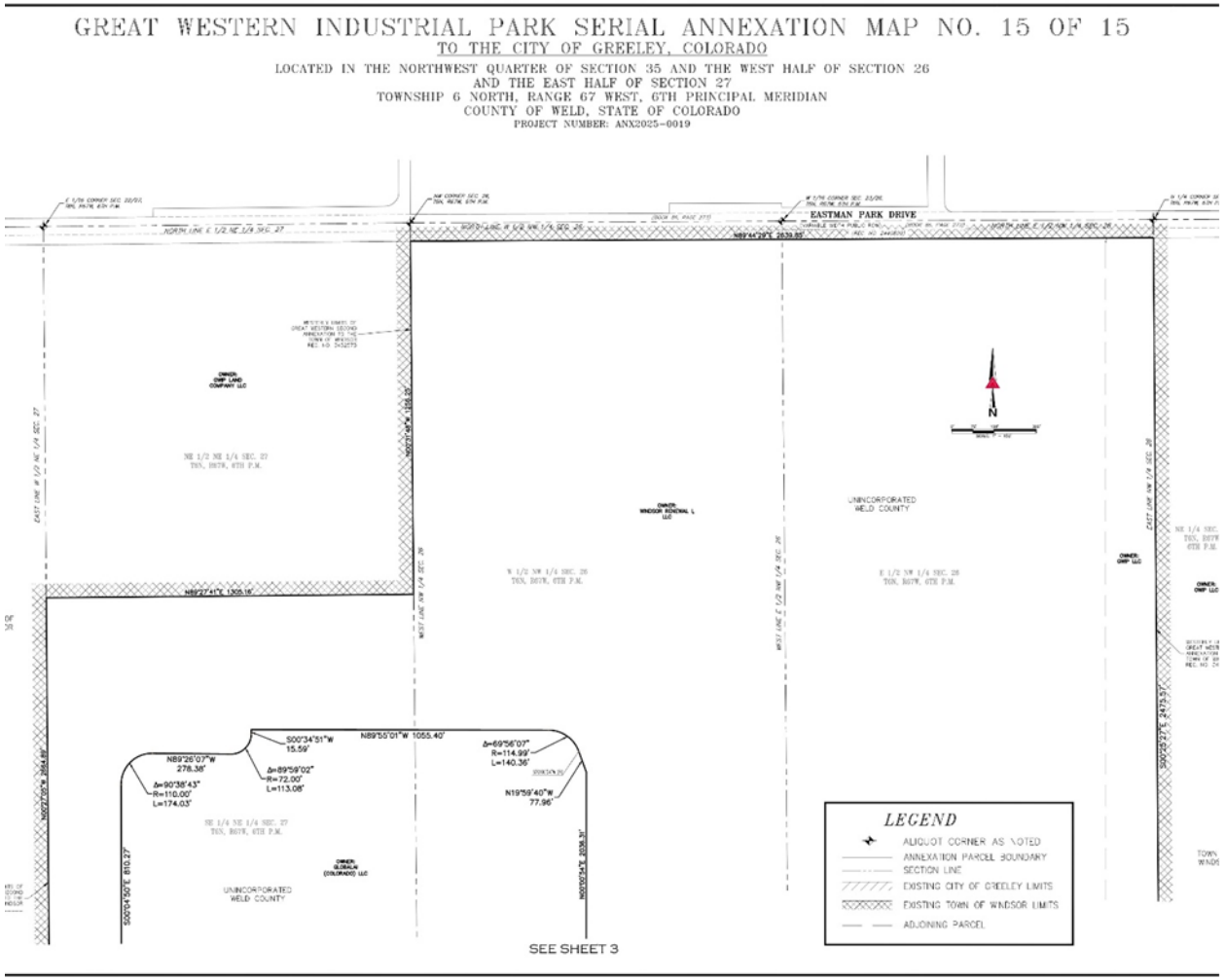


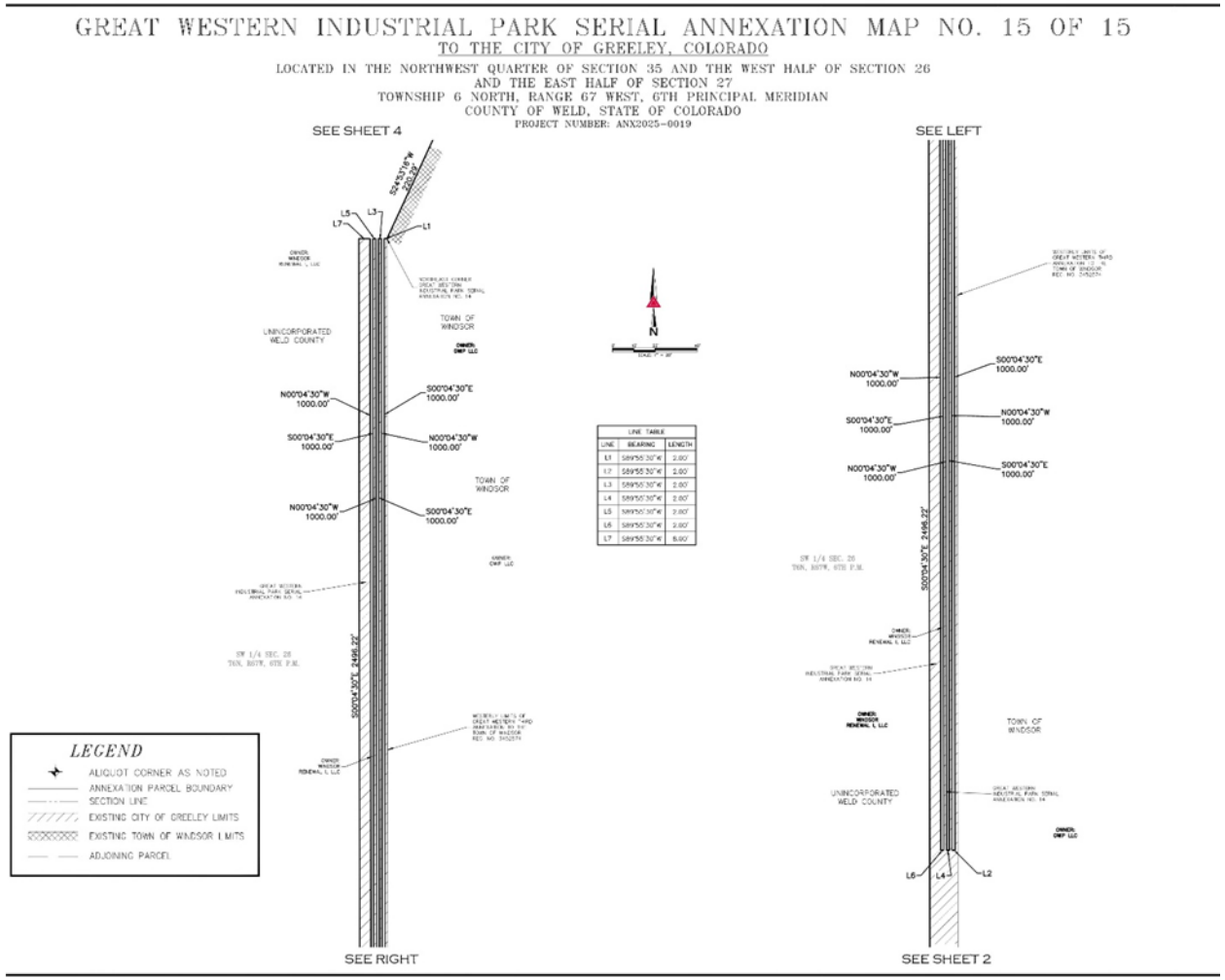
Serial Annexation No. 15





Serial Annexation No. 15





Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th, 2026	August 4th, 2026	August 18th, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

Request

Recommend approval of:

i. Annexation of the property to Greeley; and

ii. Initial zoning of the property to the Industrial High Intensity (I-H) zoning district and Conservation District (C-D) zoning district.

Broe Industrial Development

Proven Industrial Development Expertise

- **4M sq ft** of active industrial projects in five industrial parks
- **$4.5B+** Industrial Development and Infrastructure
- **15,000+ acres** of industrial sites nationwide
- Award-winning logistics park developments

Infrastructure-Driven Advantage

- Integrated **rail + interstate connectivity**
- Expertise in **multimodal logistics parks**
- Reduces congestion and improves freight efficiency

Proven Economic Impact

- **30,000+ jobs created** and expands municipal tax base
- Strong track record partnering with local governments
- Attracted **major tenants** (50 Fortune 500 Companies)

Partners:





Great Western Industrial Park

Weld County, CO

River Ridge Commerce Center

Louisville MSA



Access 25

Weld County, CO



Tulsa Port of Catoosa

Tulsa, OK



Port of Brownsville

Brownsville, TX



Savannah Gateway

Savannah, GA

1960's
Kodak purchases 2,200 acres to establish a Windsor plant. Constructs 15 buildings on 650-acre site.

2005
Broe acquires 1,400 acres

April '07
Land sale to **Vestas.**

March '11
Sale to **Hexcel Corporation.**

Dec. '11
Broe acquires 322 acres

Jan. '12
Land sale to **Halliburton Energy Services.**

Aug. '14
Land sale to **Schlumberger.**

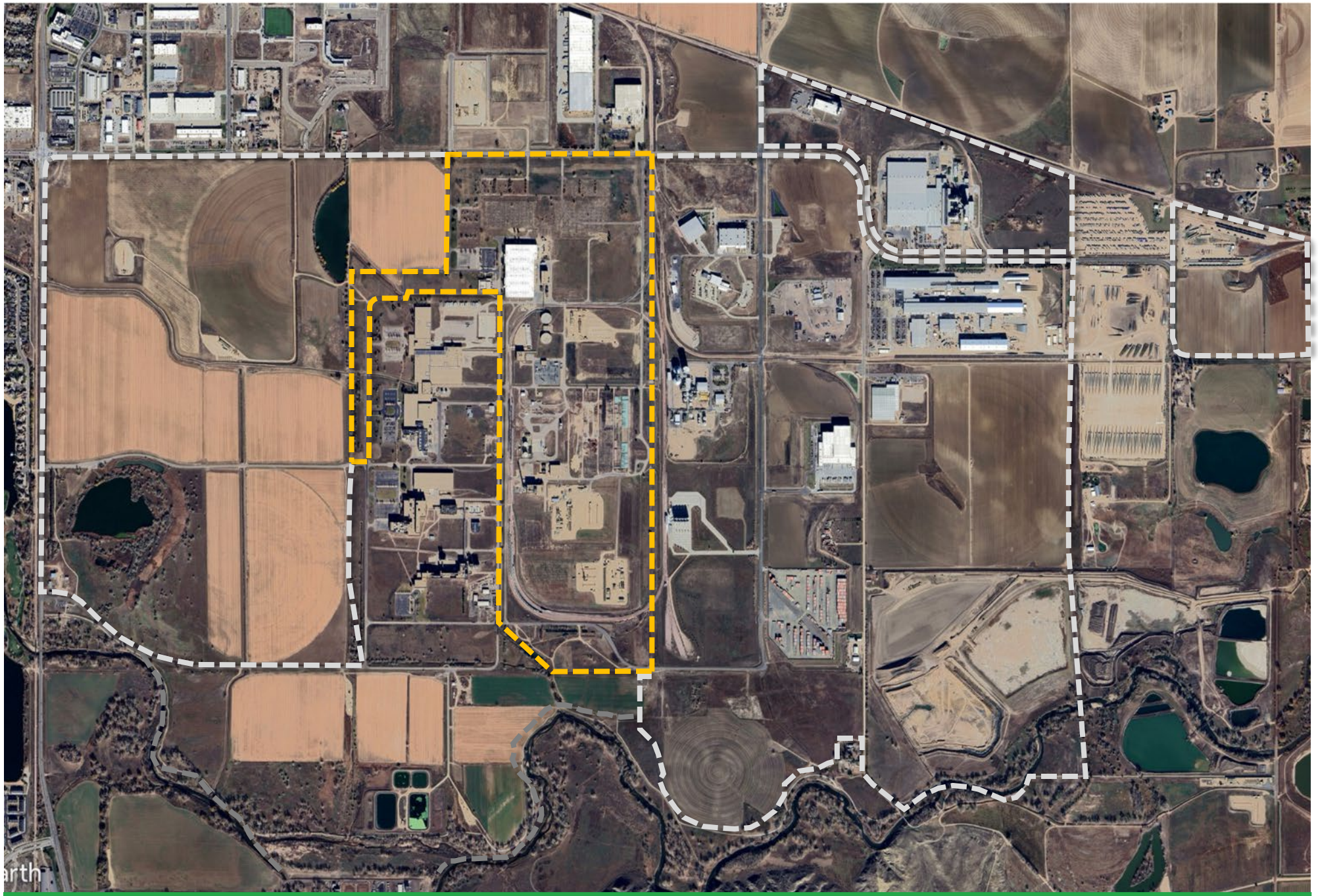
Dec. '14
Land sale to **Cargill Inc.**

Aug. '19
Land Sale to **Intersand.**

Dec. '21
Land Sale to **Lineage Logistics.**

Land Sale to **Gotham Greens.**

Dec. '23
Land Sale to **Tarquin.**



Great Western Industrial Park - Why Greeley?

Greeley is committed to **supporting development and economic opportunity**.

STABLE DEVELOPMENT PROCESS

REGIONAL **INFRASTRUCTURE SUPPORT:**

ROADWAYS

FLOODPLAIN & CHANNEL

NON-POTABLE WATER SYSTEM

Water Wise: Terry Ranch Project

By the Numbers

- **1.2 million** acre-feet* of water & storage
- **40 miles** northwest of Greeley
- **10,000 acre** well field
- **50%** the approximate construction cost savings compared to other alternatives
- **$125 million** in private financing

*One acre-foot can supply approximately three single family homes for one year

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Home > City News >
City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

January 26, 2026

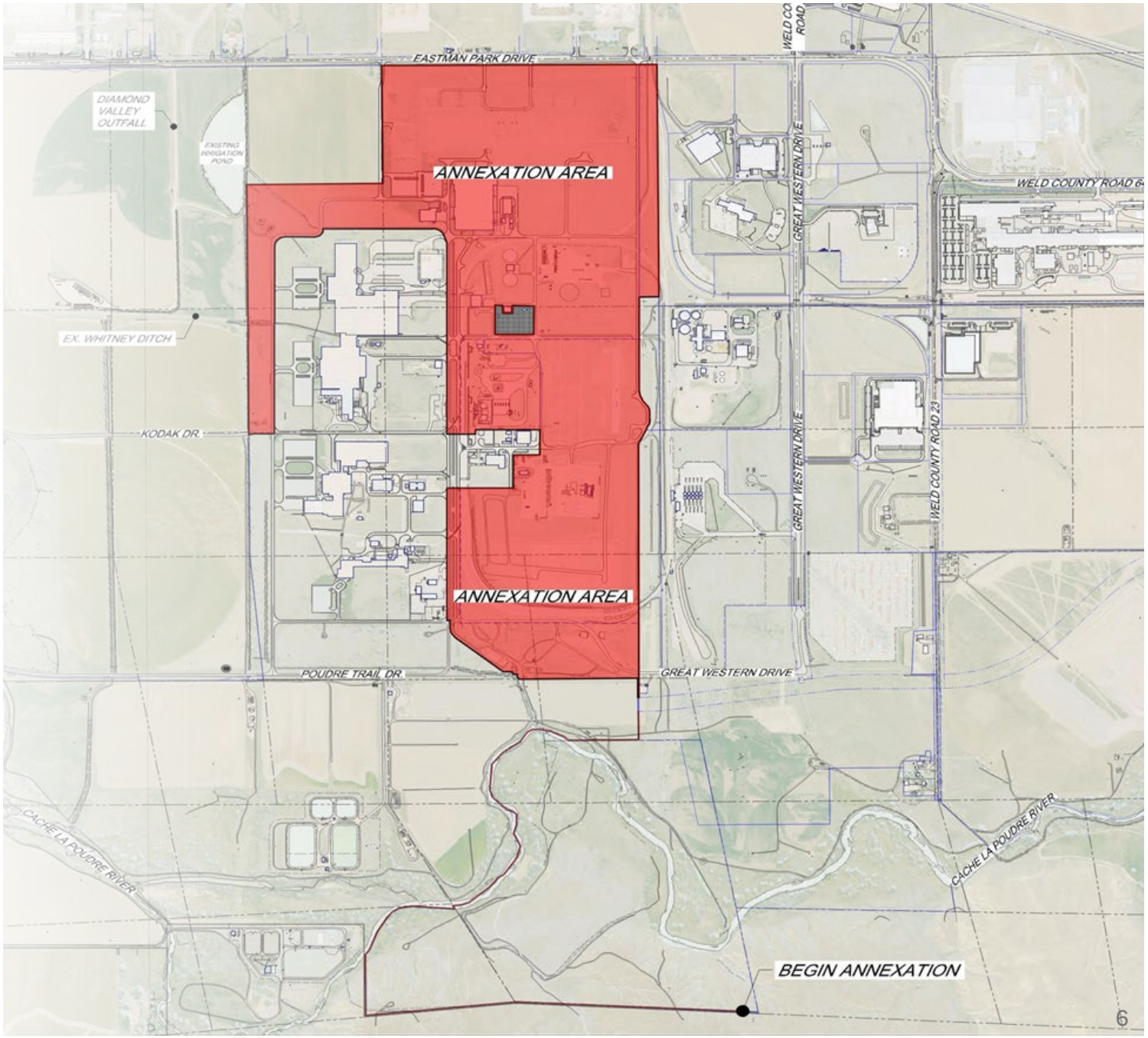


GREELEY, Colo. — The City of Greeley and Wingfoot Water Resources have teamed up to create a new "Primary Employer Water Bank." This exciting initiative aims to provide companies with a reliable and affordable water supply, helping them grow and create jobs in our community.

Greeley has always invested in its water resources to ensure its water infrastructure is strong and ready for the future. The city's 2021 purchase of the Terry Ranch Aquifer Storage and Recovery project from Wingfoot demonstrates its commitment to and investment in this strategy. This project helps protect our water supply during droughts and provides approximately 12,100 raw water credits for new developments in Greeley.

Overview of GWIP Serial Annexation Nos. 1-15 and Initial Zoning

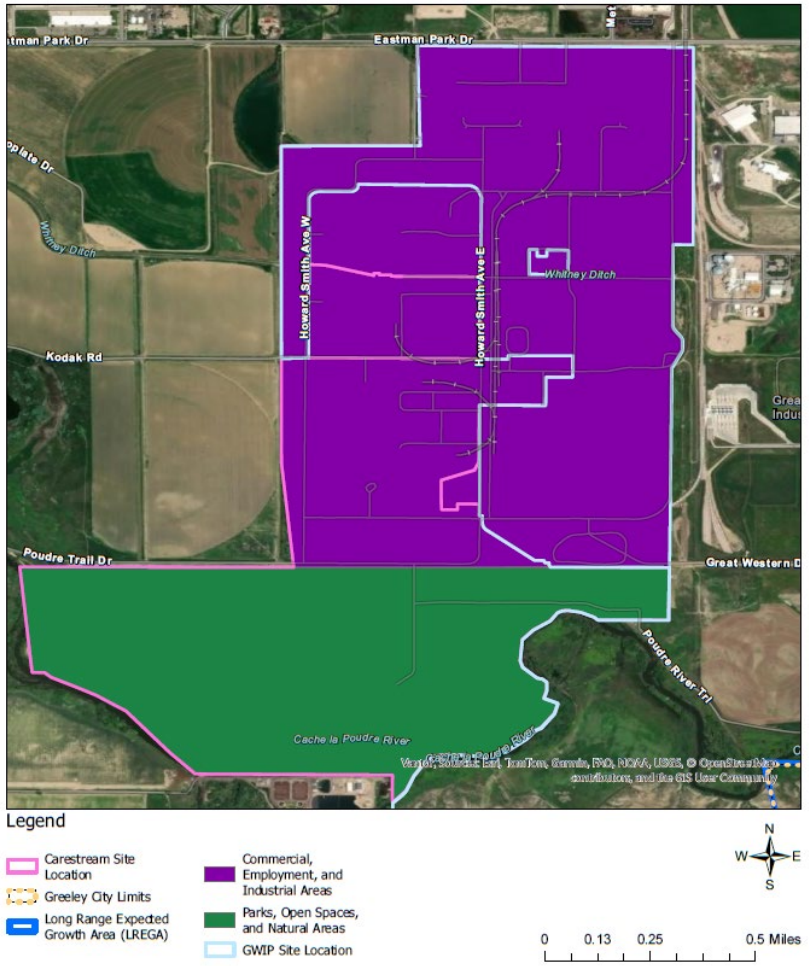
- Approximately 325 acres
- 15 Serial Annexations
- GWIP Serial Annexation Nos. 1-8: Conservation District (C-D) zoning district
- GWIP Serial Annexation Nos. 9-15: Industrial High Intensity (I-H) zoning district



Imagine Greeley Comprehensive Plan & Three-Mile Plan Guidance

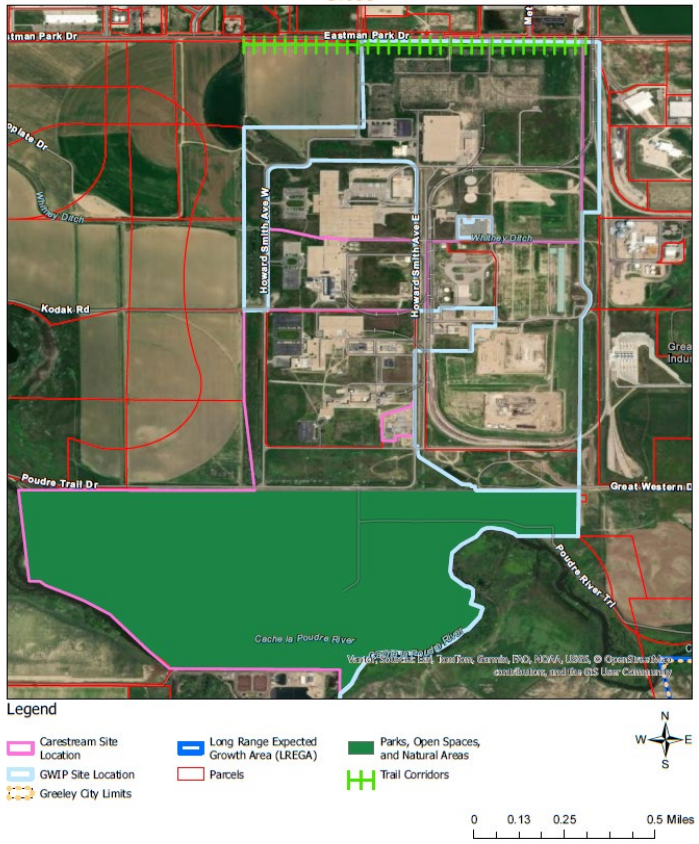
- Imagine Greeley:
  - "Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community."
  - Furthers economic development and growth-related goals and objectives
- Three-Mile Plan:
  - Conceptual Land Use Map
  - Conceptual Parks/Natural Areas Map
  - Conceptual Water & Sewer Map
  - Conceptual Transportation Map

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites

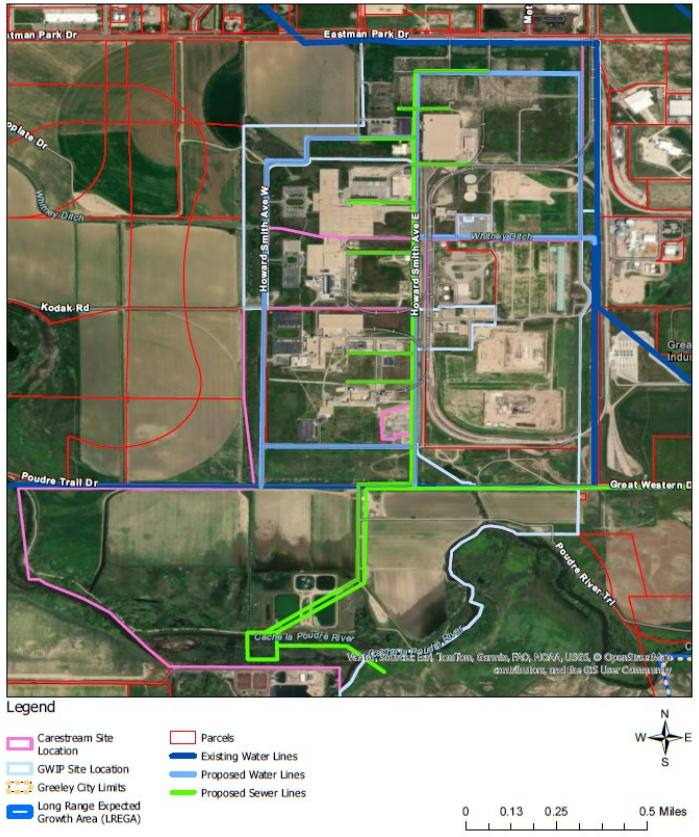


Three-Mile Plan Guidance

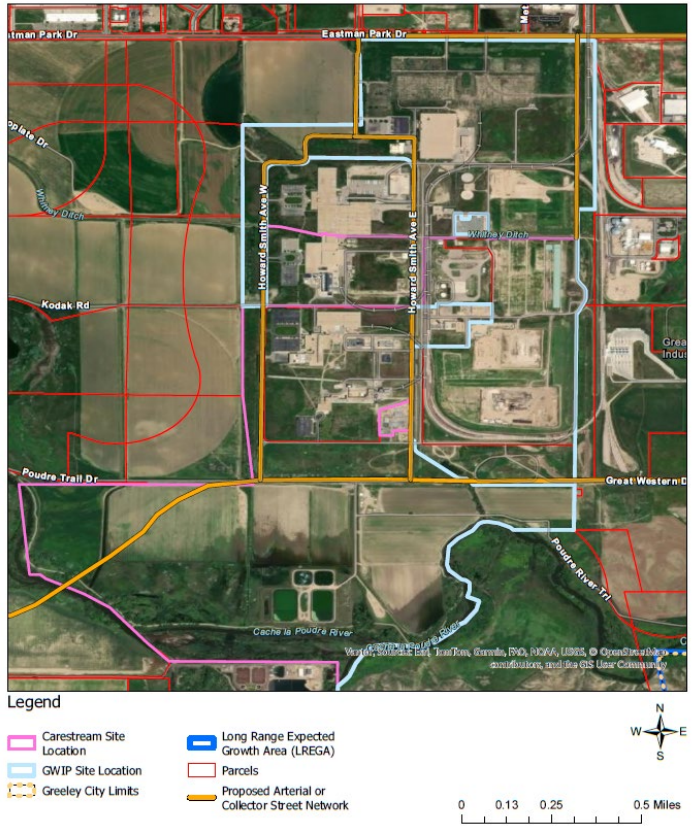
City of Greeley Three-Mile Plan:
Conceptual Parks/Natural Areas Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Transportation Map - Carestream & GWIP Sites



Compliance with Annexation Review Criteria Code § 24-214.b.1

(a) The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries.

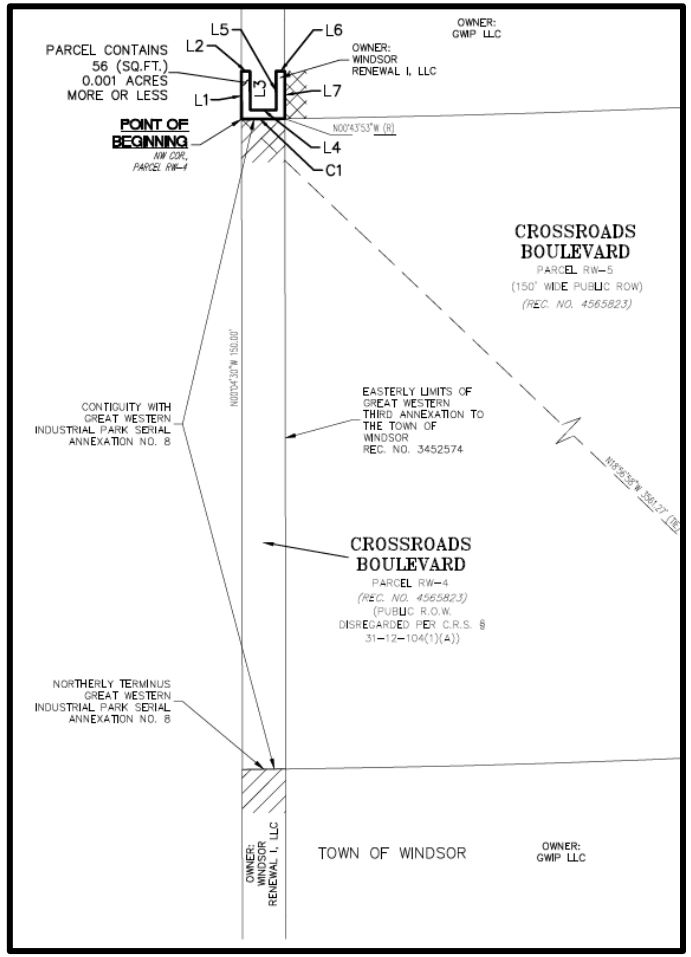
(b) A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

GWIP Serial Annexation No.	Percentage of Annexation Boundary Contiguous with City of Greeley
1	16.67% (1/6)
2	16.68% (1/6)
3	16.67% (1/6)
4	16.67% (1/6)
5	16.67% (1/6)
6	16.68% (1/6)
7	16.67% (1/6)
8	32.21% approx. (1/3)
9	16.67% (1/6)
10	16.71% (1/6)
11	16.67% (1/6)
12	16.67% (1/6)
13	16.67% (1/6)
14	23.32% approx. (1/4)
15	24.80% approx. (1/4)

Compliance with Annexation Review Criteria Code § 24-214.b.1

(c) The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

- Proposed annexation does not include any adjacent public rights-of-way.



Compliance with Annexation Review Criteria Code § 24-214.b.1

(d) The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

(e) Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Compliance with Annexation Review Criteria Code § 24-214.b.2

(a) The proposed annexation is in conformance with the city's comprehensive plan;

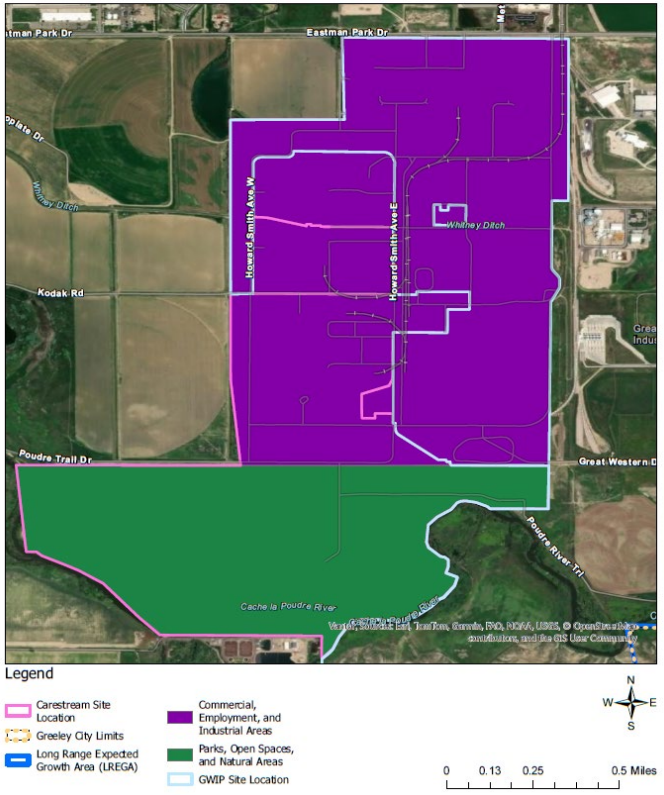
(b) The proposed annexation promotes geographical balance of the city's land use pattern;

(c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305;

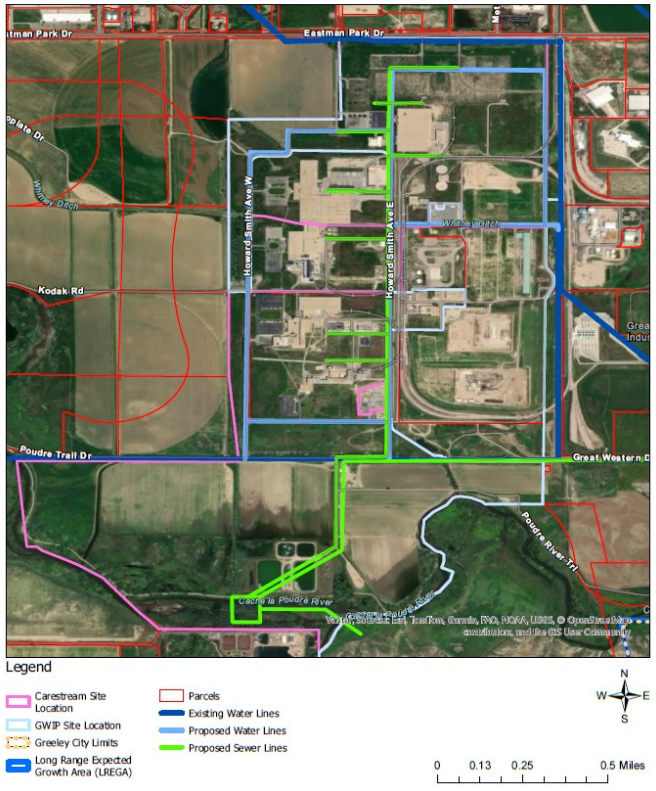
(d) The proposed annexation provides for a continual and rational boundary; and

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

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



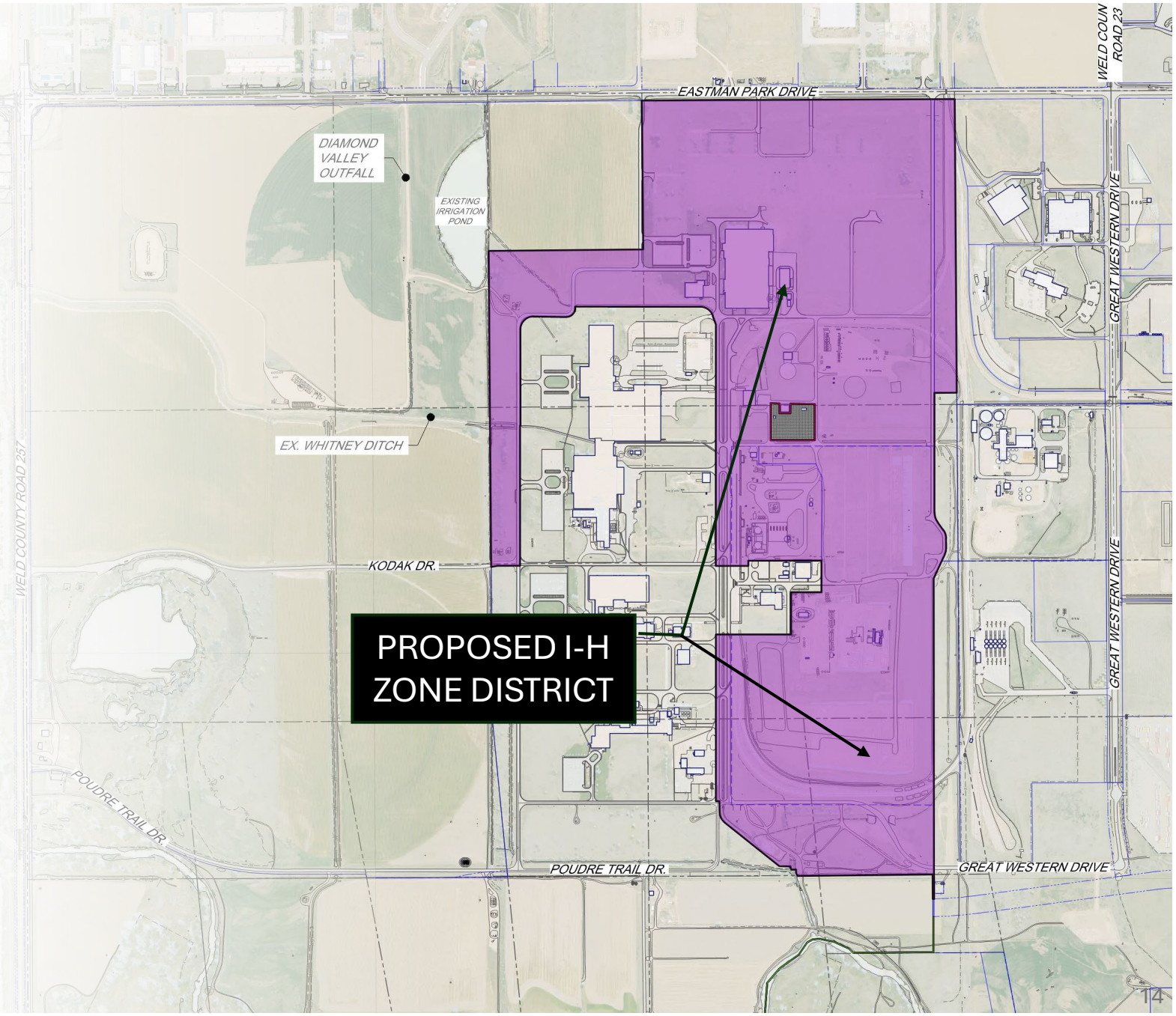
Proposed Zoning

Table 24-4-1: Zoning Districts and Intent	
District & Intent	Relationship to Comprehensive Plan
I-H — Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application in employment, industrial and commercial areas, and airport areas.
C-D — Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in open lands and natural areas, or any other natural area warranting conservation and integration into development patterns.

Proposed Zoning

Industrial High Intensity (I-H)

- The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

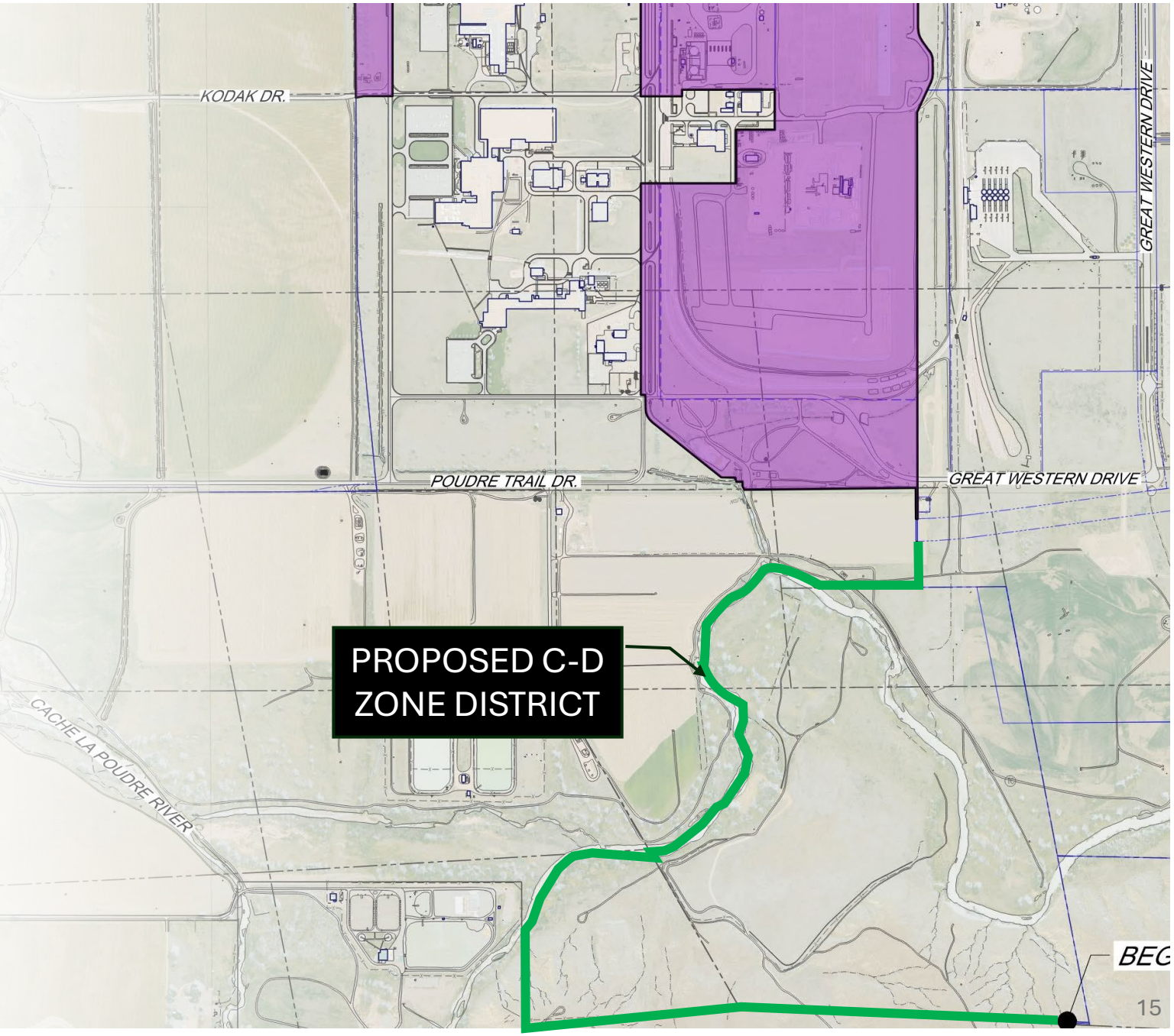


Proposed Zoning

Conservation District (C-D)

- The Conservation District is intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space.

- The C-D zone district will ensure this area remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.



Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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

Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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

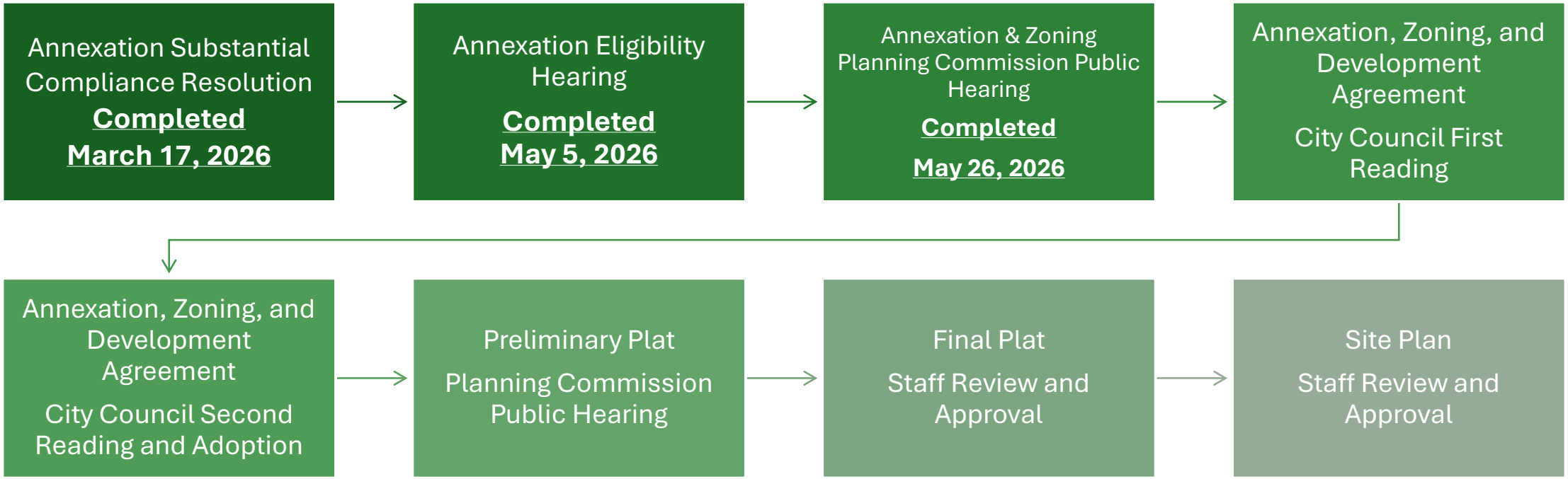
Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th 2026	August 4th, 2026	August 18th, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

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Annexation and Development Process – Additional Public Hearings to Come



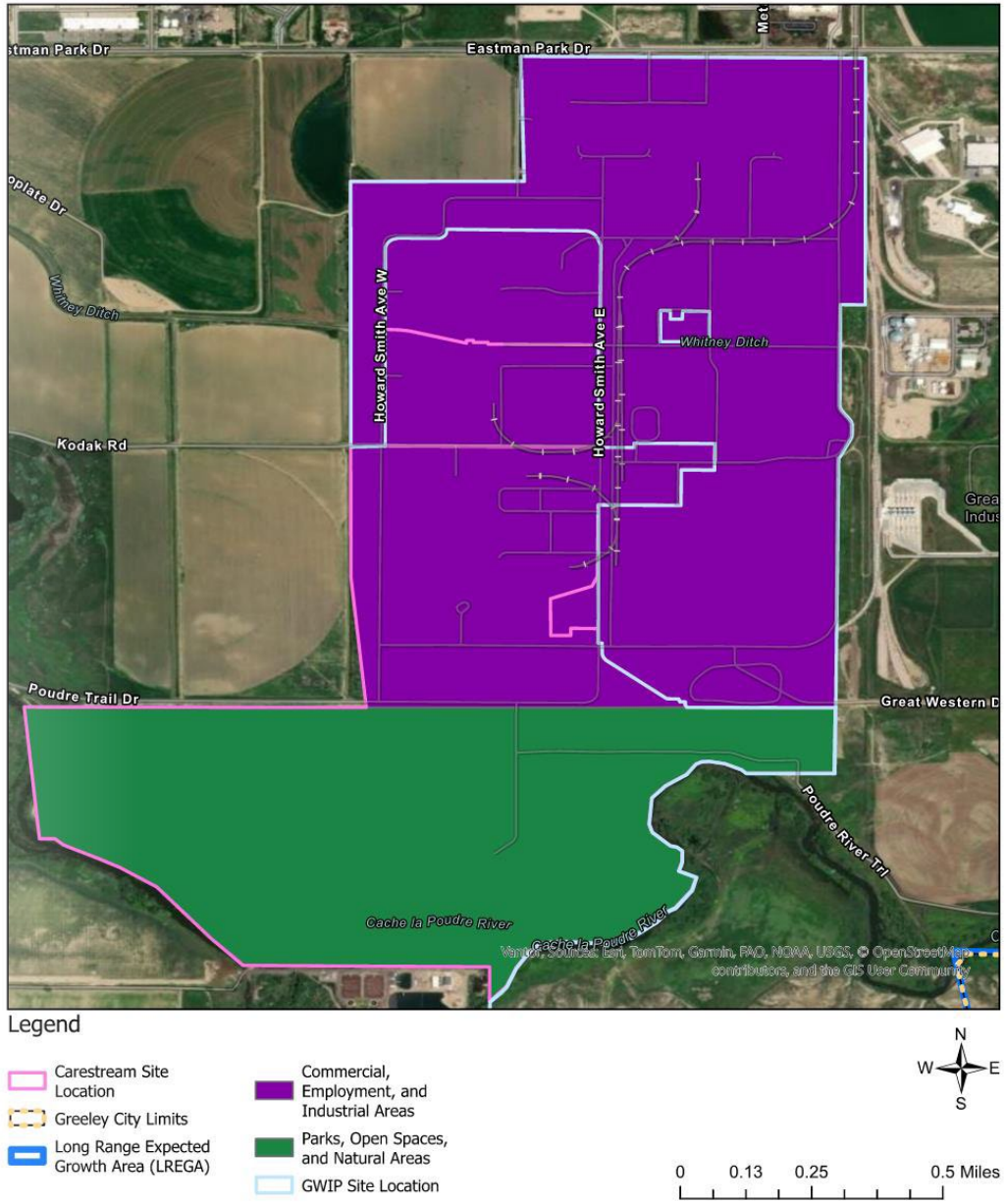
Compliance with Zoning Review Criteria

Code § 24-204.b.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.

2026 inclusion into the City of Greeley Three-Mile Plan

- Annexations Nos. 1-8 future land use of Parks, Open Spaces, and Natural Areas
- Annexations Nos. 9-15 future land use of Commercial, Employment, and Industrial

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



Compliance with Zoning Review Criteria

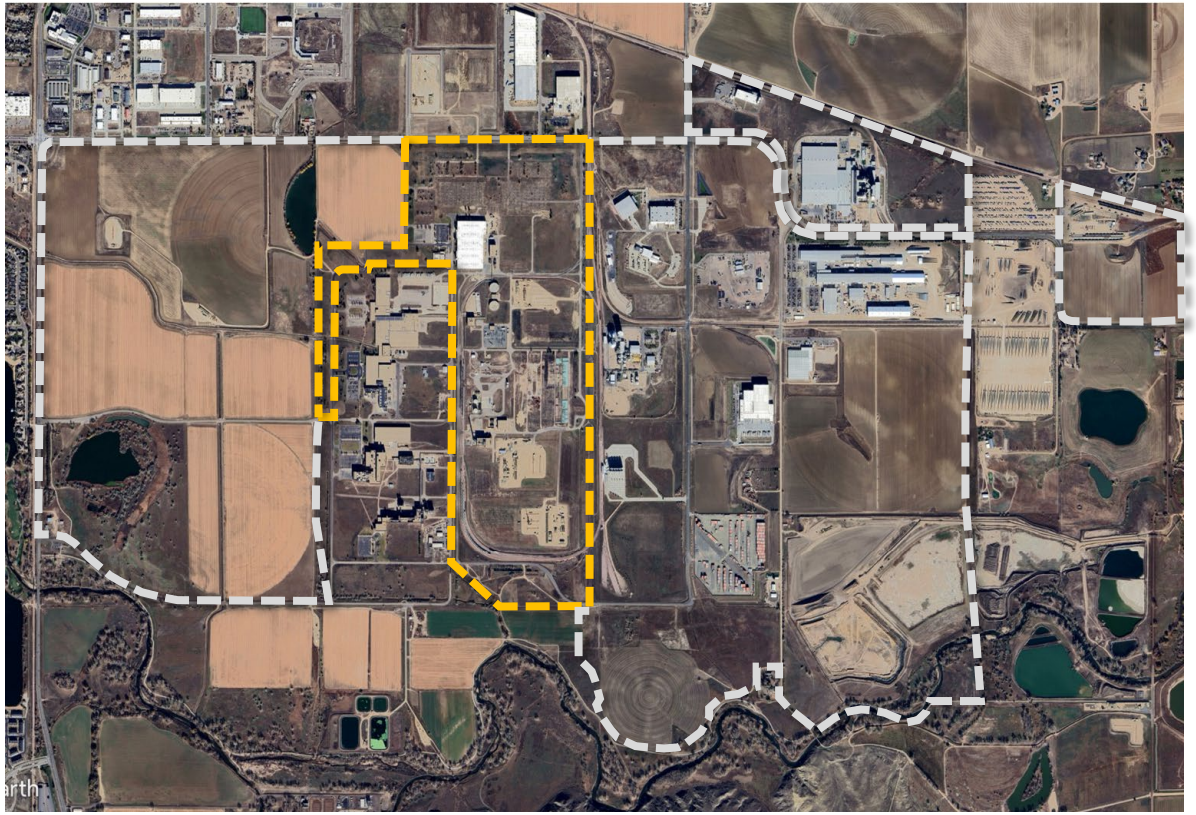
Code § 24-204.b.3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Code § 24-204.b.4. Whether the existing zoning's 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 applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County.
- Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial High Intensity zoning district.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.



Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property.

- In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- The proposed Conservation District zoning will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

- The proposed Industrial High Intensity zoning is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. ; the area intended for Conservation District zoning will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south.

- Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices.

Compliance with Zoning Review Criteria

Code § 24-204.b.9. The recommendations of professional staff or advisory review bodies.

- Based on the information available the applicant is not aware of any recommendations of professional staff or advisory review bodies that would be inconsistent with the proposed zoning of the subject property.

Council Agenda Summary

August 18, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley. The subject site is comprised of 325.63 acres.

Summary:

The property owner and applicant, Windsor Renewal I, LLC and GWIP, LLC request approval of zoning on five parcels known collectively as the GWIP Serial Annexation. The proposed zoning districts are Conservation District (C-D) and Industrial High Intensity (I-H). The establishment of zoning includes approximately 325.85 acres of land.

The proposed zoning of C-D and I-H zoning districts work to preserve the existing character of the area by preserving the open space and river area south of the existing industrial development while allowing the existing industrial uses to continue to operate and provide opportunity for future development within the industrial park.

The establishment of the zoning application was heard at the Planning Commission on May 26, 2026. The Planning Commission recommended approving the establishment of zoning, voting 4-1. Letters regarding the public hearing were mailed to property owners, signs were posted on the site, and public notice was published on the City of Greeley website. All other notice requirements for public hearings were met for this case.

This office has reviewed the request to establish zoning on five parcels, collectively known as the GWIP Serial Annexation, and finds the request is in compliance with State Statute and City Development Code for establishing zoning on annexed property. Originally, the case was set to go to the City Council for 1st reading on June 2, 2026, and 2nd reading on June 16, 2026. The City of Greeley and the Town of Windsor held mediation, which postponed the establishment of the zoning case to the new City Council dates of 1st reading on August 4, 2026, and 2nd reading on August 18, 2026.

The establishment of zoning item was introduced at the August 4, 2026, Council meeting and, by a majority vote of Council the public hearing and second reading were set for August 18, 2026. Please see the media and agenda packet with this link: August 4, 2026 Agenda Packet

The Community Development Department sent mailed notice letters, posted a website notice, and completed all other notices as required by the City Development Code for the updated serial annexation public hearing. The public hearing for the GWIP Establishment of Zoning is set for August 18, 2026.

The following attachments can be found here: May 26, 2026 Planning Commission Packet
1. Staff Report
2. Project Narrative
3. Plan Set
4. Vicinity Map
5. Legal Description
6. Neighborhood Notification Boundary Map
7. Staff Presentation
8. Applicant Presentation
9. GFD Will-Serve
10. GPD Will-Serve
11. Greeley Water and Sewer Will-Serve
12. Town of Windsor Letter
13. WSFR Letter

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response. The current zoning proposal is for CD (Conservation District) and Industrial High Intensity (I-H).

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:
1. City staff presentation
2. Council questions of staff
3. Applicant presentation
4. Council questions of applicant
5. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
6. Rebuttal, if requested
7. Council discussion
8. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a certain date.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only for Great Western Industrial

Park (GWIP) Establishment of Zoning.

Attachments:

1. Ordinance No. 37, 2026 with Appendix A GWIP Zoning
2. 05.26.2026 Planning Commission Minutes
3. Item - Staff Presentation
4. Item - Applicant Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 37, 2026

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH I-H (INDUSTRIAL HIGH INTENSITY) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 325.63 ACRES

WHEREAS, Windsor Renewal I, LLC and GWIP, LLC are the owners of the real property legally described in Appendix A attached to this Ordinance ("Property"); and

WHEREAS, Greeley City Council ("City Council") approved annexation of the Property to the City of Greeley ("City") pursuant to the ordinances adopted June 16, 2026; and

WHEREAS, Windsor Renewal I, LLC and GWIP, LLC submitted an application to the City for the initial zoning of the Property ("Initial Zoning"), requesting that the City zone the portion of the Property described as "Parcel A" in Appendix A I-H (Industrial High Intensity) zoning district and the portion of the Property described as "Parcel B" in Appendix A C-D (Conservation District) zoning district; and

WHEREAS, Section 24-204.c of the City's Municipal Code ("Code") provides that City Council may take action on an annexation following public hearings before the Planning Commission and City Council; and

WHEREAS, the Planning Commission at a duly noticed public hearing on May 26, 2026, considered the initial zoning requested for the Property and provided a recommendation to City Council; and

WHEREAS, the City Council, at a duly noticed public hearing, has determined that it is in the best interests of the City to approve the requested initial zoning for the Property.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO THAT:

Section 1. Based upon the testimony and evidence presented at the public hearing, pursuant to the requirements of Code Section 24-204.b, the City Council makes the following findings:

a) The Initial Zoning is in accordance with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.

b) The Initial Zoning can fulfill the intent of the zoning district considering the relationship to surrounding areas.

c) The area has changed, or is it changing to such a degree that it is in the public interest to

approve the Initial Zoning of the Property to encourage development or redevelopment of the area.

d) The existing zoning has been in place for a substantial time with development, but that annexation of the Property to the City requires zoning the Property to a zoning district within the City.

e) The Initial 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.

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

g) The Initial Zoning 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 Initial Zoning more appropriate than the current zoning.

h) 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.

i) The recommendations of professional staff or advisory review bodies supports approving the Initial Zoning.

Section 2. The zoning on the following described property located in Weld County, Colorado and approved for annexation to the City of Greeley, Colorado known as Great Western Industrial Park Serial Annexations Nos. 1 through 8, legally described as Parcel B in Appendix A attached hereto, is hereby placed into the C-D (Conservation District) zoning district in the City of Greeley, County of Weld, State of Colorado.

Section 3. The zoning on the following described property located in Weld County, Colorado and approved for annexation to the City of Greeley, Colorado known as the Great Western Industrial Park Serial Annexations Nos. 9 through 15, legally described as Parcel A in Appendix A attached hereto, is hereby placed into the I-H (Industrial High Intensity) zoning district in the City of Greeley, County of Weld, State of Colorado.

Section 4. The zoning districts of the pertinent property as shown on the official zoning map is hereby changed so as to accomplish the above-described zoning change, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 5. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___DAY OF____, 2026.

ATTEST:

By:_____
City Clerk

THE CITY OF GREELEY, COLORADO

By:_____
Mayor

APPENDIX A
ORDINANCE NO. 37, 2026

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH I-H (INDUSTRIAL HIGH INTENSITY) AND C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 325.63 ACRES

GREAT WESTERN INDUSTRIAL PARK CENTRAL CAMPUS ZONING PARCEL A

A PARCEL OF LAND BEING LOCATED IN THE WEST HALF OF SECTION 26, THE EAST HALF OF SECTION 27, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., AND ASSUMING THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AS NORTH 89°44'25" EAST, 1,320.10 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00°31'48" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE AND THE **POINT OF BEGINNING**
THENCE NORTH 89°44'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 2,702.28 FEET TO THE NORTHEAST CORNER OF PARCEL RW-4 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°43'53" WEST;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 00°04'30" WEST, A DISTANCE OF 206.25 FEET;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,141.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 36°47'03" EAST, A DISTANCE OF 0.00 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 325.951 ACRES, (14,198,418 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM

SUBDIVISION EXEMPTION NO. SE-1099 RECORDED AT RECEPTION NO. 3455394 IN SAID RECORDS.

CONTAINING A NET AREA OF 323.483 ACRES, (14,090,920 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK CENTRAL CAMPUS ZONING PARCEL B

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, FORM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS NORTH 87°18'49” WEST, 2,329.42 FEET WITH

ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 83°27’56” WEST, A DISTANCE OF 149.01 FEET TO **POINT OF BEGINNING;**
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 2,181.48 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 1,451.76 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 71.45 FEET;

THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;

THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;

THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;

THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;

THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;

THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;

THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;

THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;

THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;

THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;

THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;

THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;

THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;

THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;

THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;

THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;

THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;

THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;

THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;

THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;

THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;

THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;

THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;

THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;

THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;

THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;

THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.42 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 296.48 FEET TO THE SOUTHWEST CORNER OF PARCEL RW-4 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;

THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°04'30" EAST, A DISTANCE OF 306.51 FEET;

THENCE SOUTH 89°33'55" WEST, A DISTANCE OF 683.57 FEET;

THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;

THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;

THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;

THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;

THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;

THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;

THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;

THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;

THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;

THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;

THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;

THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;

THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;

THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;

THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;

THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;

THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;

THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;

THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;

THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;

THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;

THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;

THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET;

THENCE SOUTH 29°52'21" EAST, A DISTANCE OF 41.57 FEET;

THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;

THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 68.14 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 1,441.45 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 2,180.12 FEET;

THENCE SOUTH 09°08'30" EAST, A DISTANCE OF 10.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.147 ACRES, (93,536 SQUARE FEET), MORE OR LESS.

BOARDS & COMMISSIONS

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 plating 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

Community Vitality

Great Western Industrial Park (GWIP) Serial Annexation No. 1 – 15 & Establishment of Zoning –

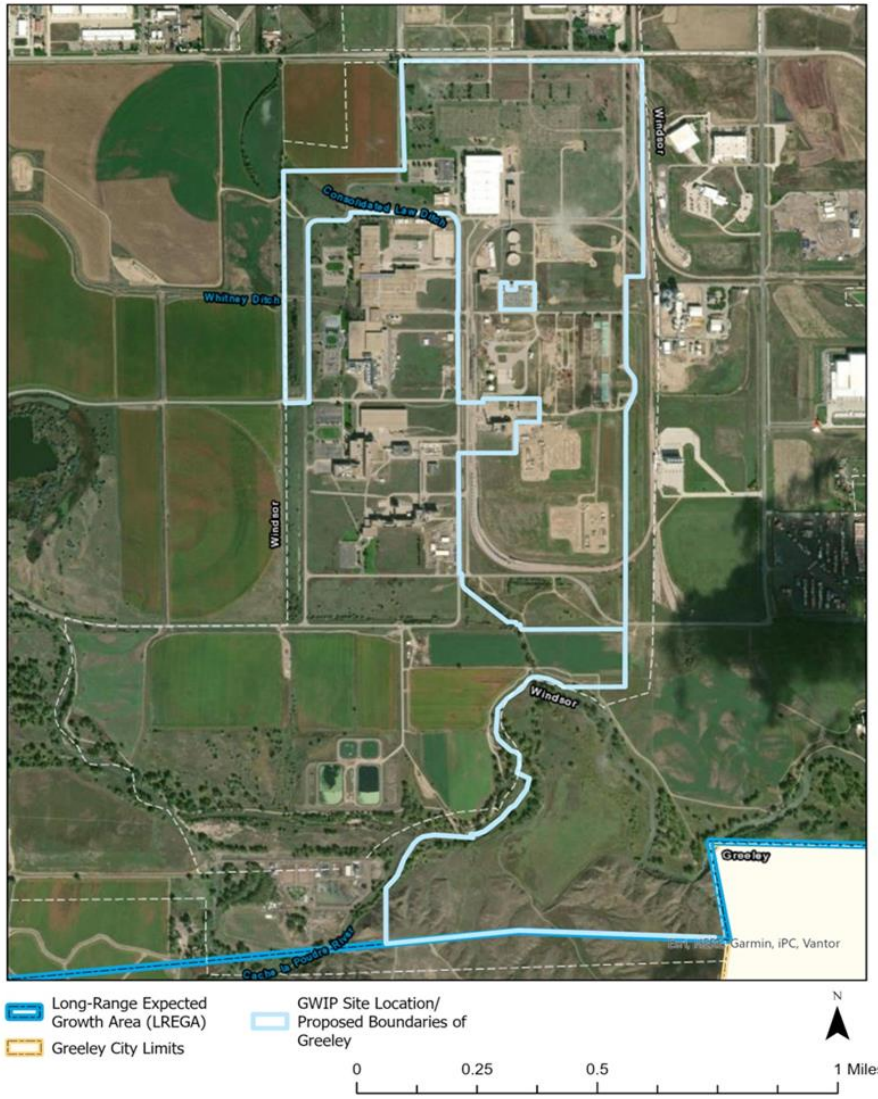
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Don Threewitt, Interim Community Development Director
Don.Threewitt@greeleygov.com | (970) 350-9802
City Council Meeting – August 18, 2026

Agenda

- **Request:**
  - Annexation Ordinance
  - Establishment of Zoning Ordinance
- **Background:**
  - Property contains former Kodak and other industrial uses part of the Great Western Industrial Park
  - Zoned in unincorporated Weld County as I-1 (Industrial)
  - Council pass substantial compliance resolutions 3/17/26 (Res. No. 25-39, 2026)
  - Council pass eligibility resolutions 5/5/2026 (Res. No. 58-72, 2026)
- **Council Action**
  - Adopt or deny the annexation and zoning ordinances

GWIP/BROE Site Boundary



Serial Annexation & Zoning Location



- Surrounding Land Use/Zoning:
  - North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor. Industrial and Undeveloped
  - South: ROL (Recreation & Open Lands) – Town of Windsor. Undeveloped and Open Space
  - East: HI – Town of Windsor. Industrial and Undeveloped
  - West: RMU-2 (Residential Mixed Use – Two) – Town of Windsor and I-1 – Weld County. Industrial and Undeveloped

Annexation Considerations

Approval Criteria

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

Notification

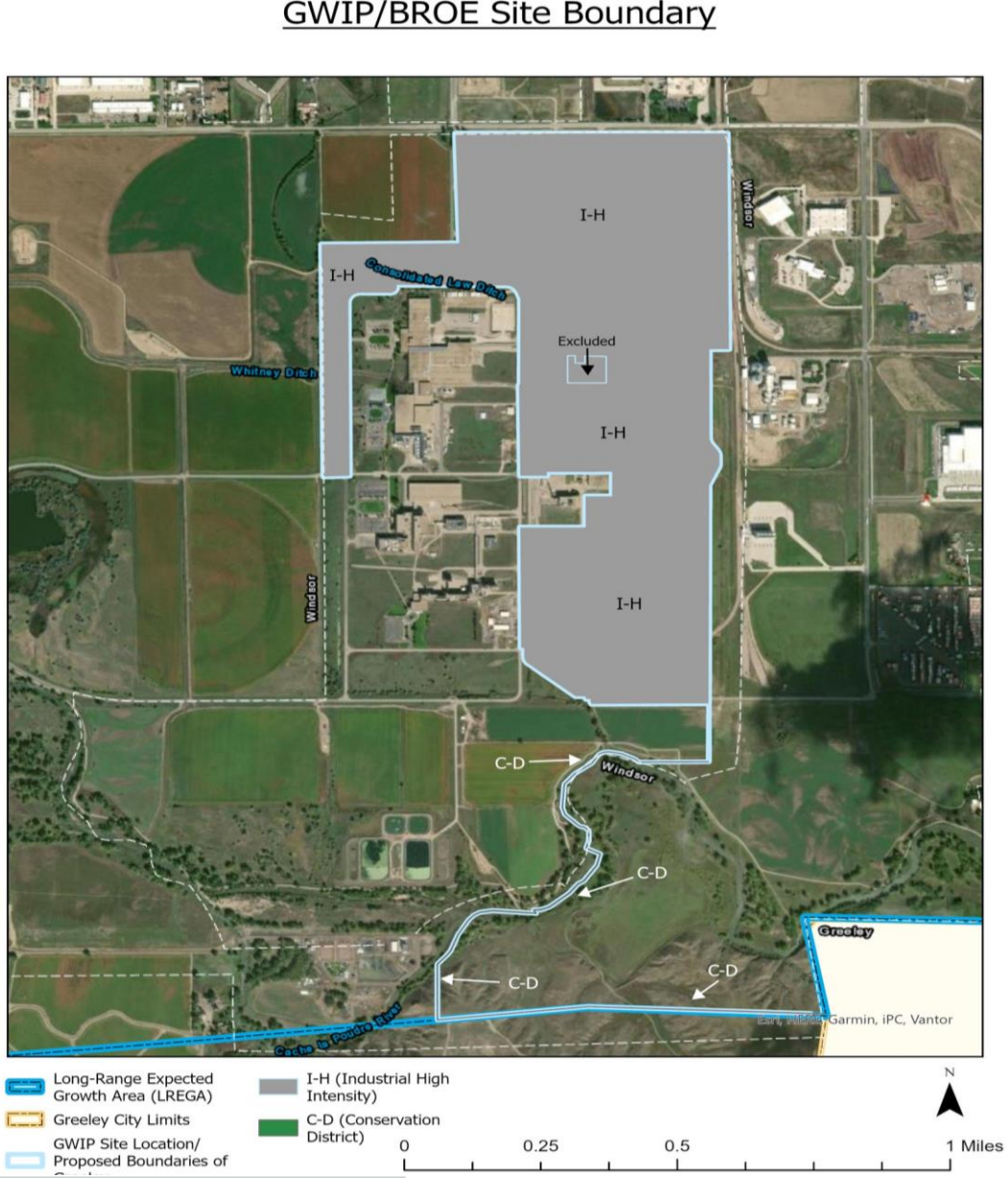
- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 5/26/26 with 4-1 vote
- Community Development recommends approval

Proposed Zoning

I-H & C-D



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

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 5/26/26 with 4-1 vote
- Community Development recommends approval

Thank you



Motion – Serial Annexation (Combined)

PLEASE MAKE 15 SEPARATE MOTIONS IN ORDER FROM 1 TO 15

Recommended (Approval)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves of the Great Western Industrial Park (GWIP) Annexation No. **[INSERT 1 THROUGH 15 IN ORDER].**

Alternative (Denial)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and, therefore; denies of the Great Western Industrial Park (GWIP) Annexation No. **[INSERT 1 THROUGH 15 IN ORDER]**

Motion – Zoning

Recommended (Approval)

- 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.

Alternative (Denial)

- 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.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 1
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 1.
- Annexation No. 2
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 2.
- Annexation No. 3
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 3.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 4
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 4.
- Annexation No. 5
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 5.
- Annexation No. 6
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 6.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 7
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 7.
- Annexation No. 8
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 8.
- Annexation No. 9
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 9.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 10
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 10.
- Annexation No. 11
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 11.
- Annexation No. 12
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 12.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 13
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 13.
- Annexation No. 14
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 14.
- Annexation No. 15
  - Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves the Great Western Industrial Park (GWIP) Serial Annexation No. 15.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

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.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and can be "developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

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 subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
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 properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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 Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

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 noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

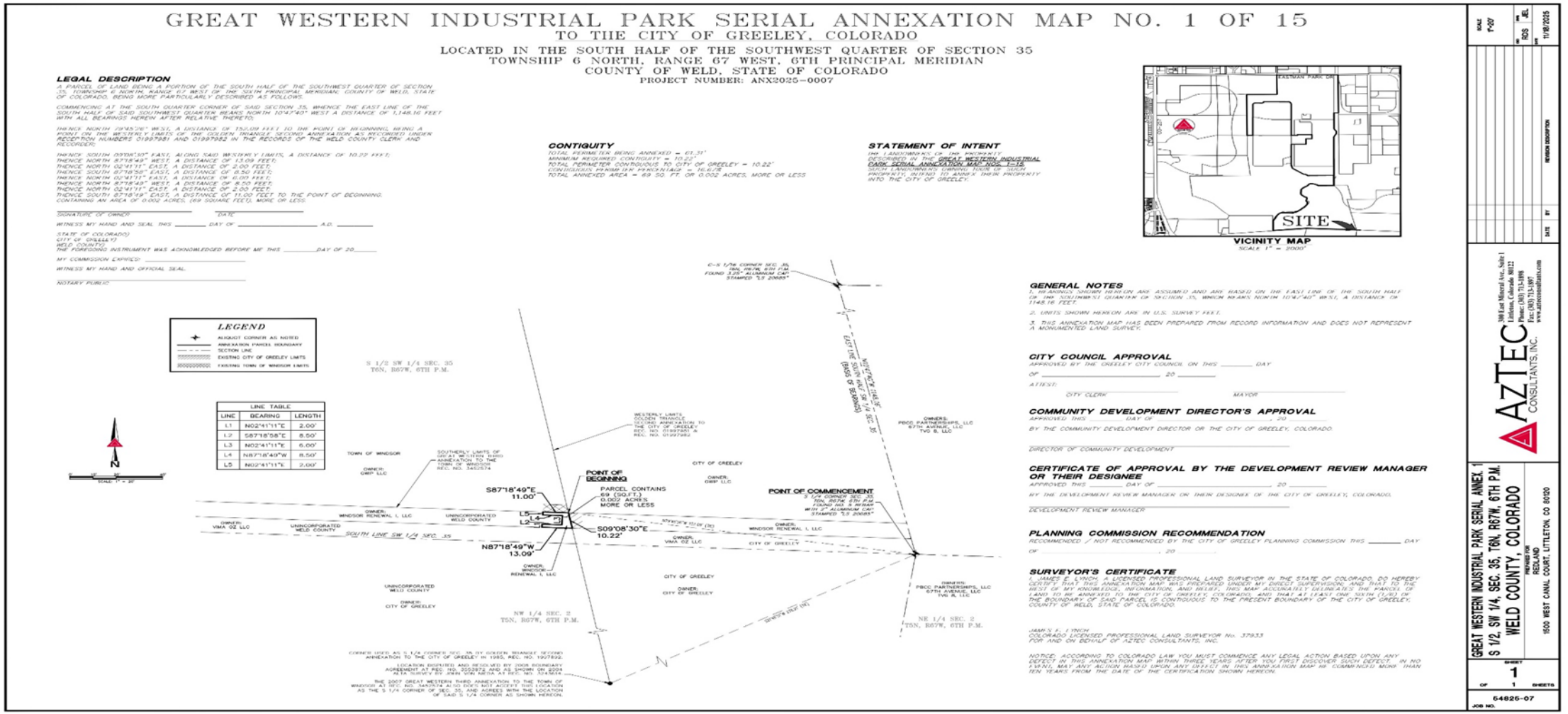
C-D and I-H Zoning Allowed Uses

- C-D Zoning Permitted Uses by Right
  - Farming
- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

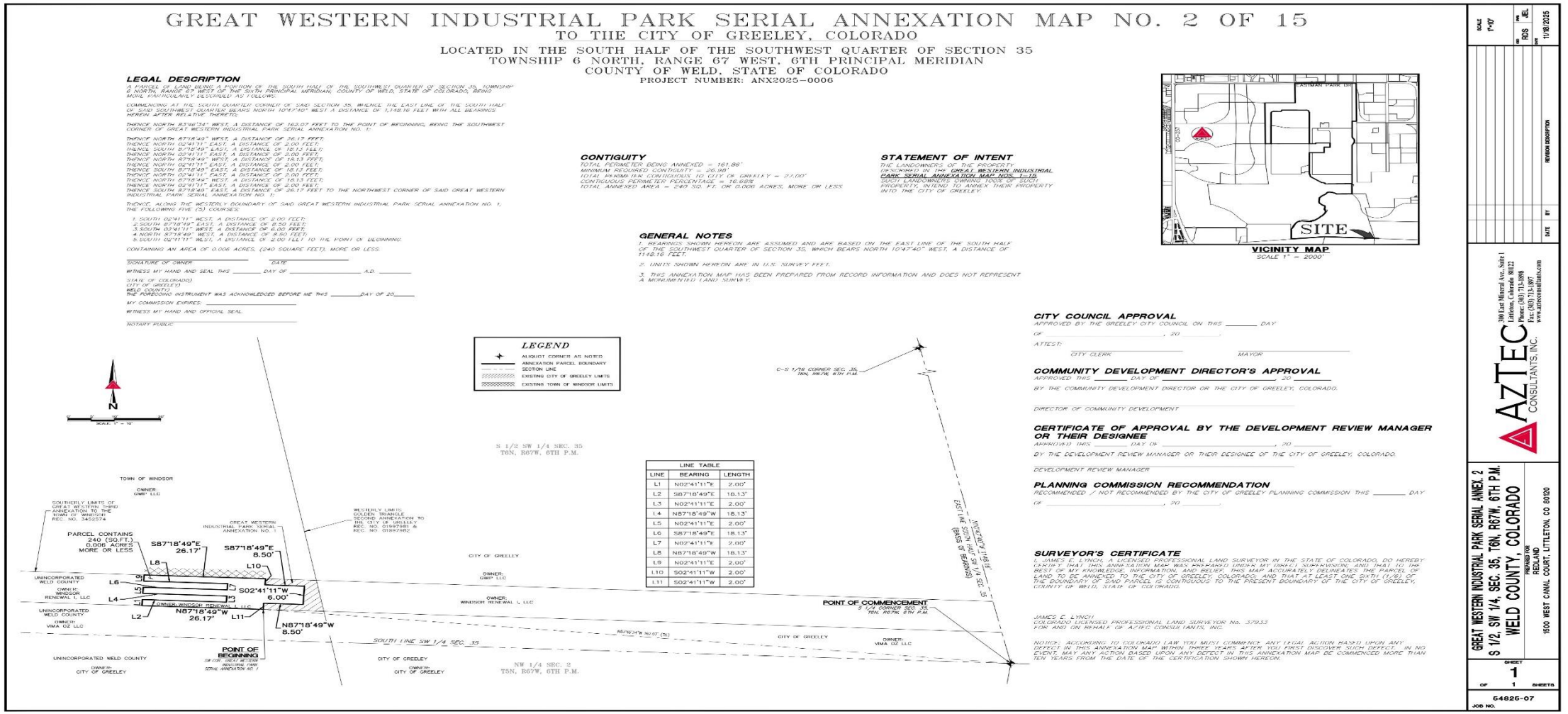
- I-H Zoning Permitted Uses by Right
  - Established Residential (all types)
  - Farming
  - Assembly
  - Cemeteries
  - Schools (Trade)
  - Transportation
  - Utilities
  - Adult Business
  - Auction House
  - Automobile
  - Childcare Home
  - Office
  - Retail – Outdoor flea market/swap
  - Commercial Services
  - Concrete/Asphalt Batch Plants
  - Crematoriums
  - Manufacturing
  - Natural Medicine
  - Warehousing/Storage
  - Waste Management
  - Water & Waste Water Treatment
  - Well drilling
  - Wireless Communication Facilities

- I-H Zoning Uses by Special Rev.
  - Transportation – Airport/Helipad
  - Utilities — General (towers over heights permitted by zone or large structures and cabinets)
  - Utilities – Lines over 33 KVA, overhead
  - Childcare Center, Preschool
  - Recreation — Outdoor large (lights or > 1.0 acre)
  - Recreation — Outdoor racetrack
  - Retail — General (3K—20K GLA)
  - Retail — Large (20K—100K GLA)
  - Retail — Warehouse (> 100K GLA)
  - Auto dismantling, junk & salvage yards
  - Foundries
  - Grain & feed elevators & supply
  - Livestock auctions
  - Manufacturing — Food & beverage major (3+ acres)
  - Manufacturing — Chemical plant
  - Manufacturing — Rendering, slaughter & packaging
  - Private smoking club
  - Waste management — Refuse & Transfer station

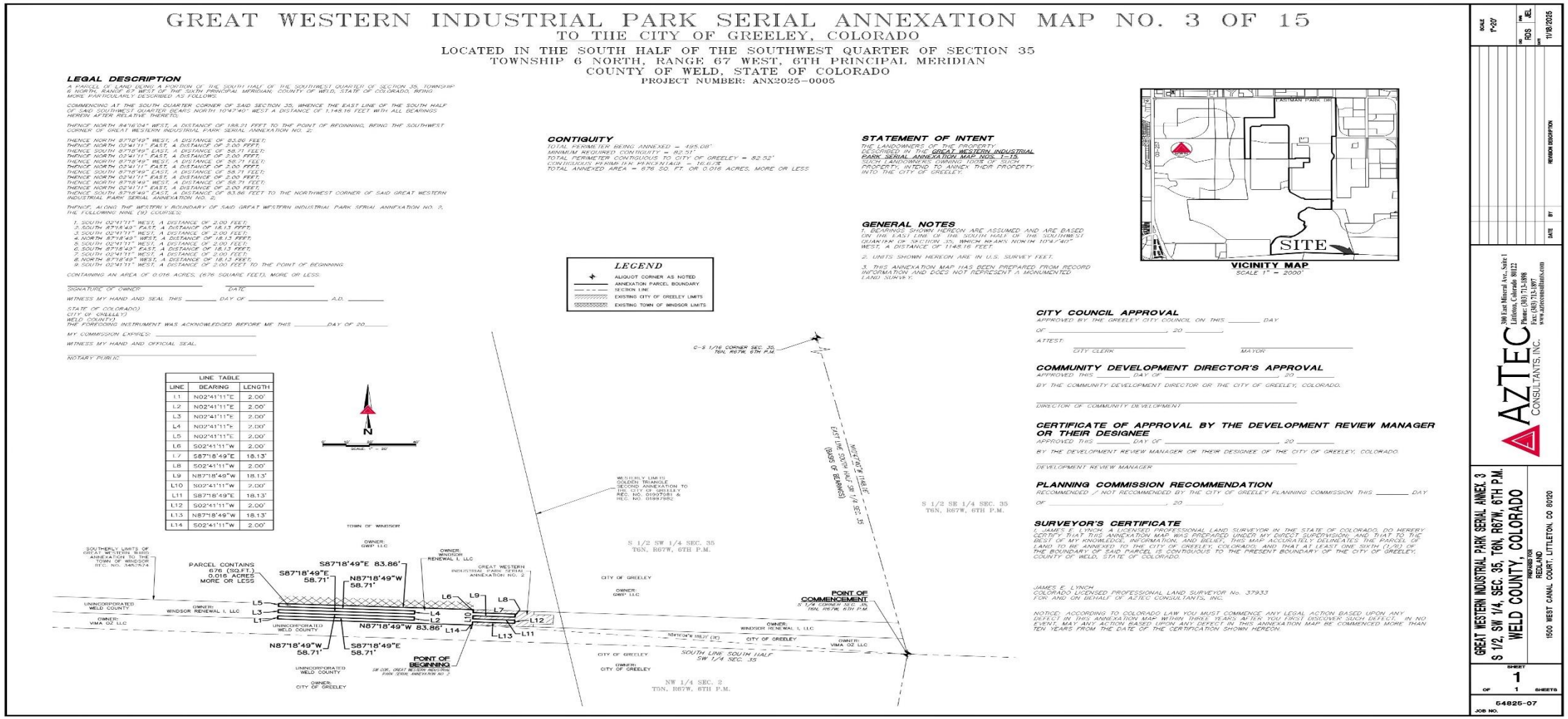
Serial Annexation No. 1



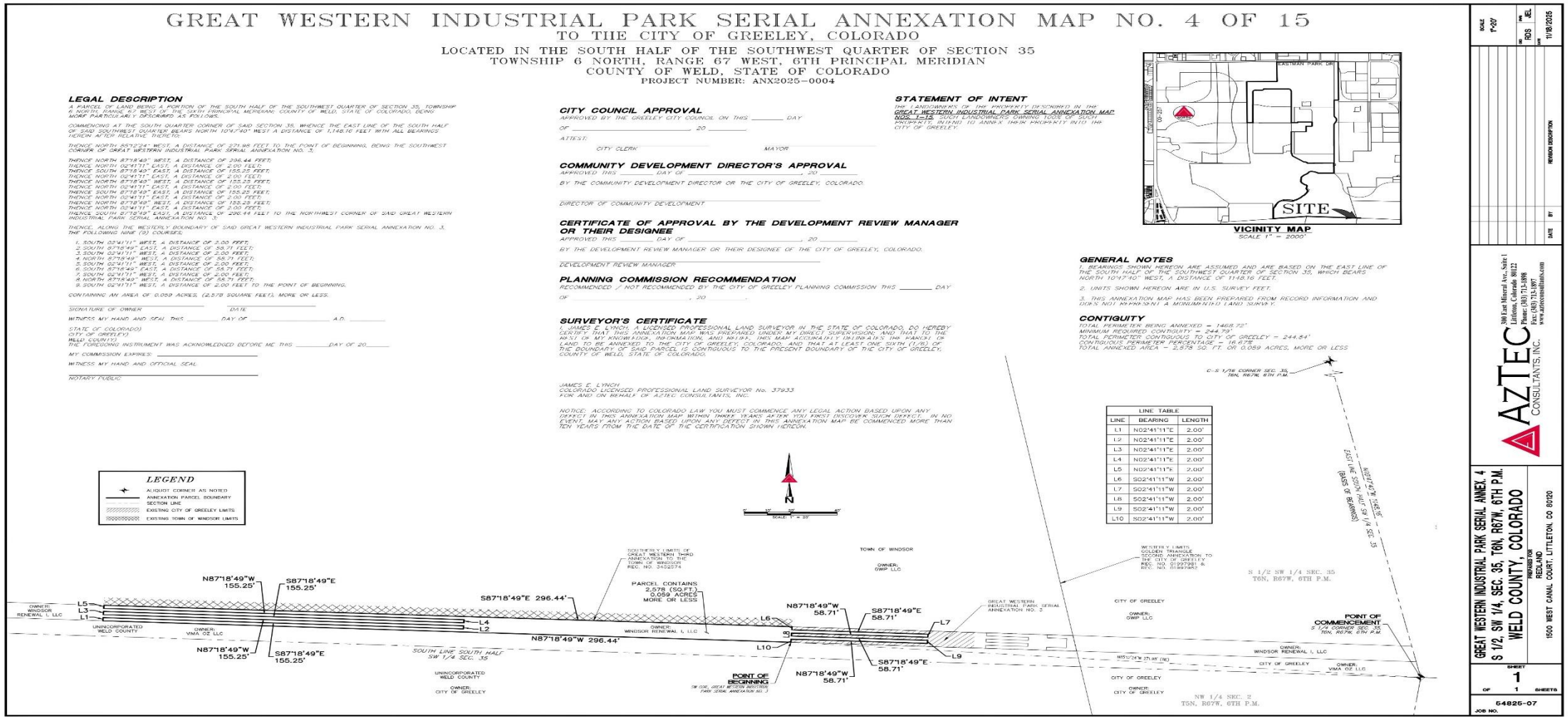
Serial Annexation No. 2



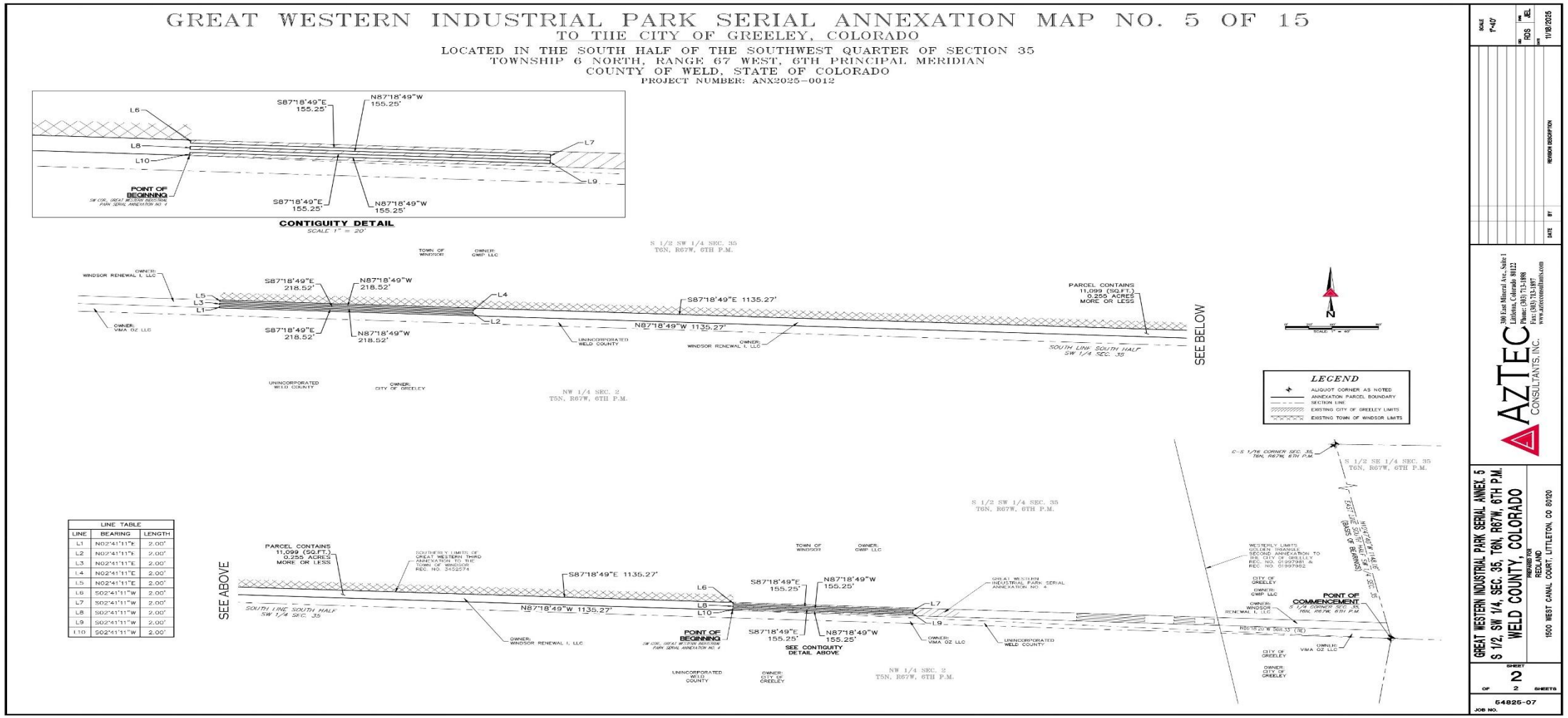
Serial Annexation No. 3



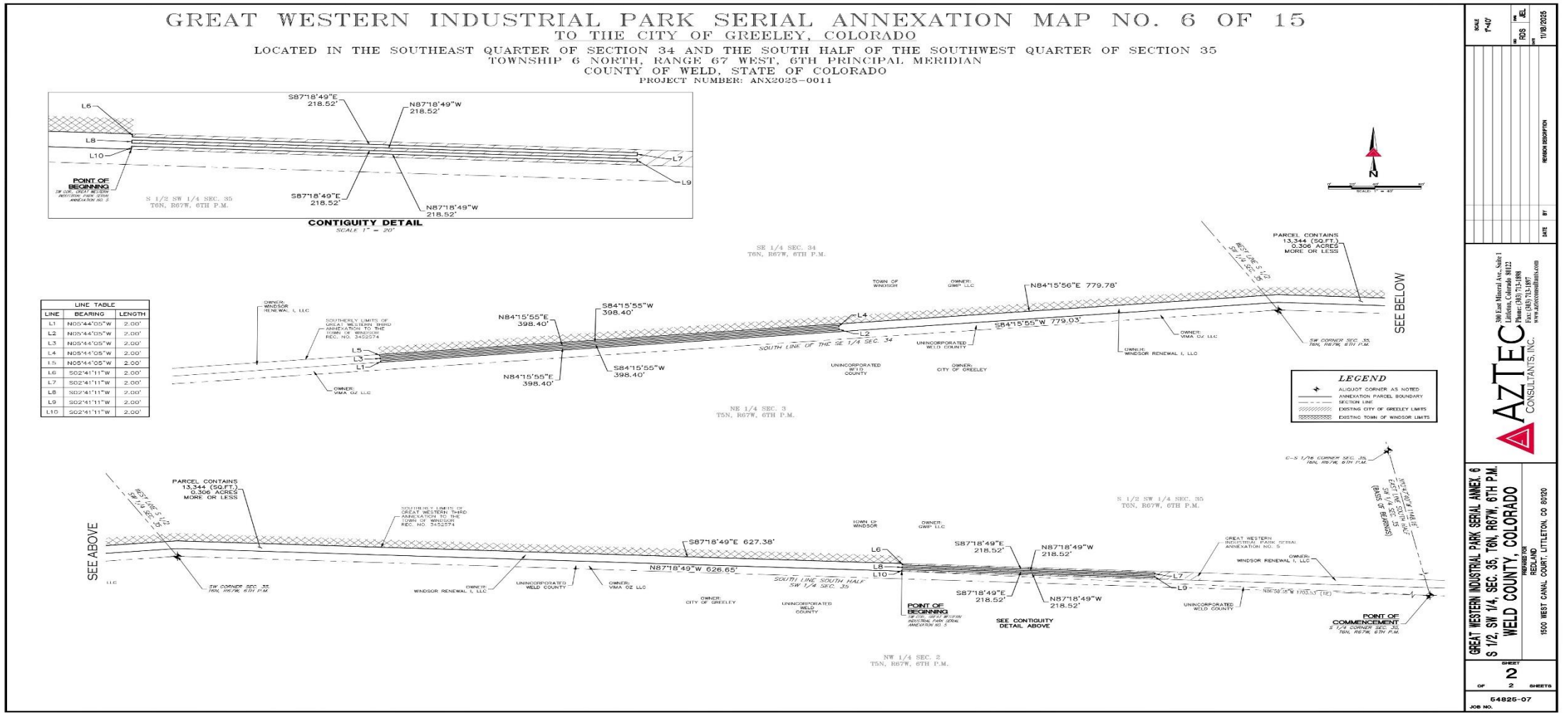
Serial Annexation No. 4



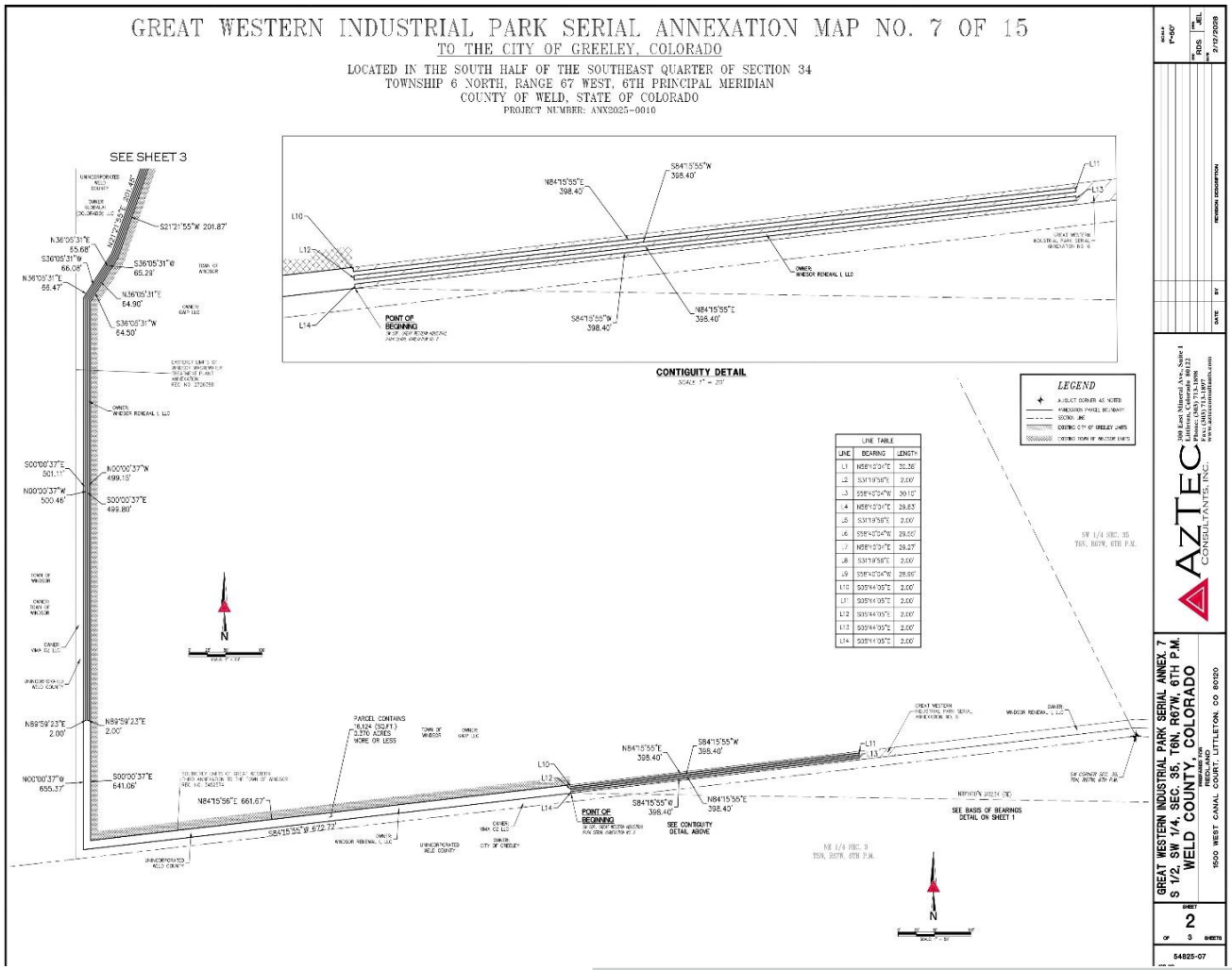
Serial Annexation No. 5

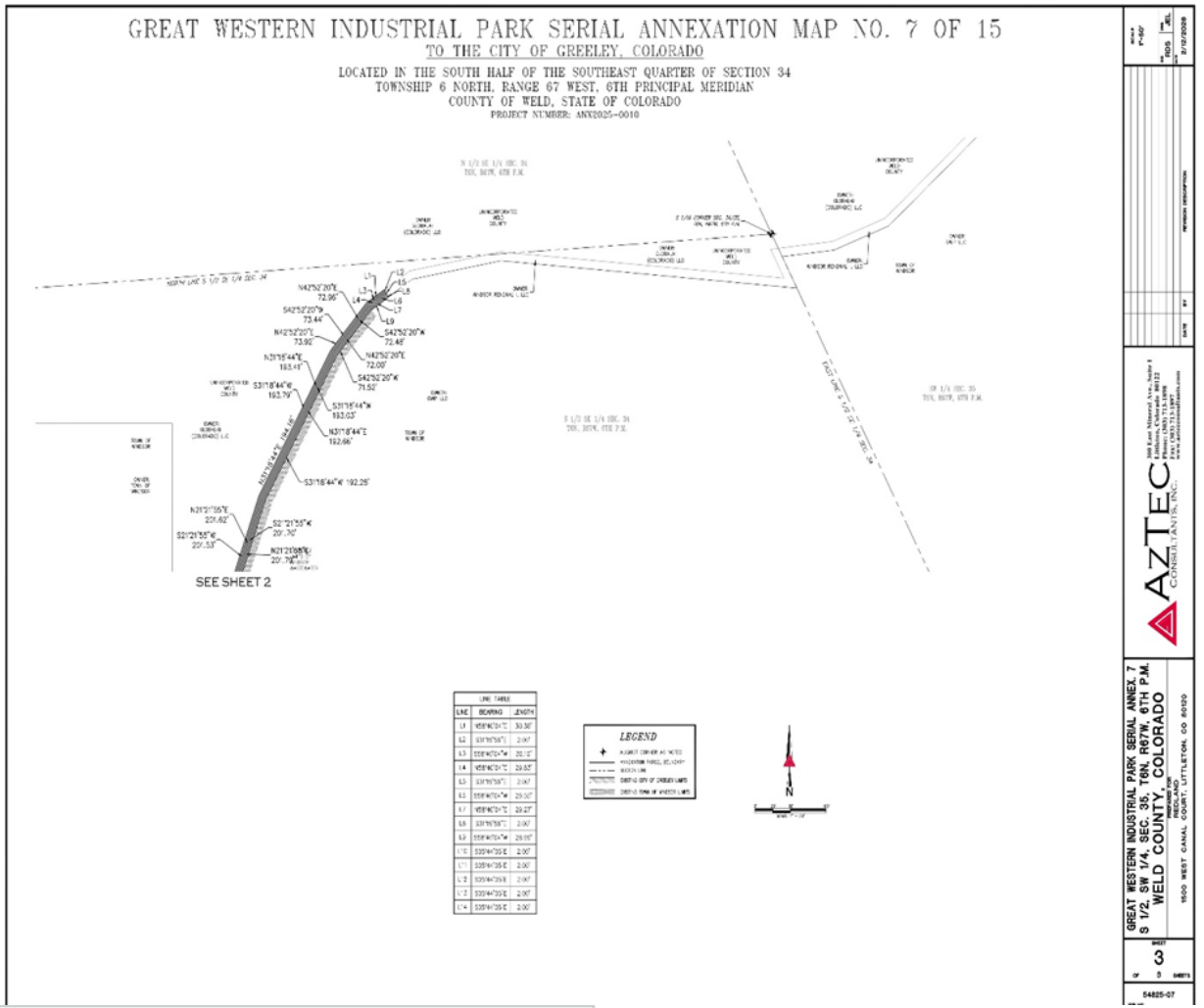


Serial Annexation No. 6

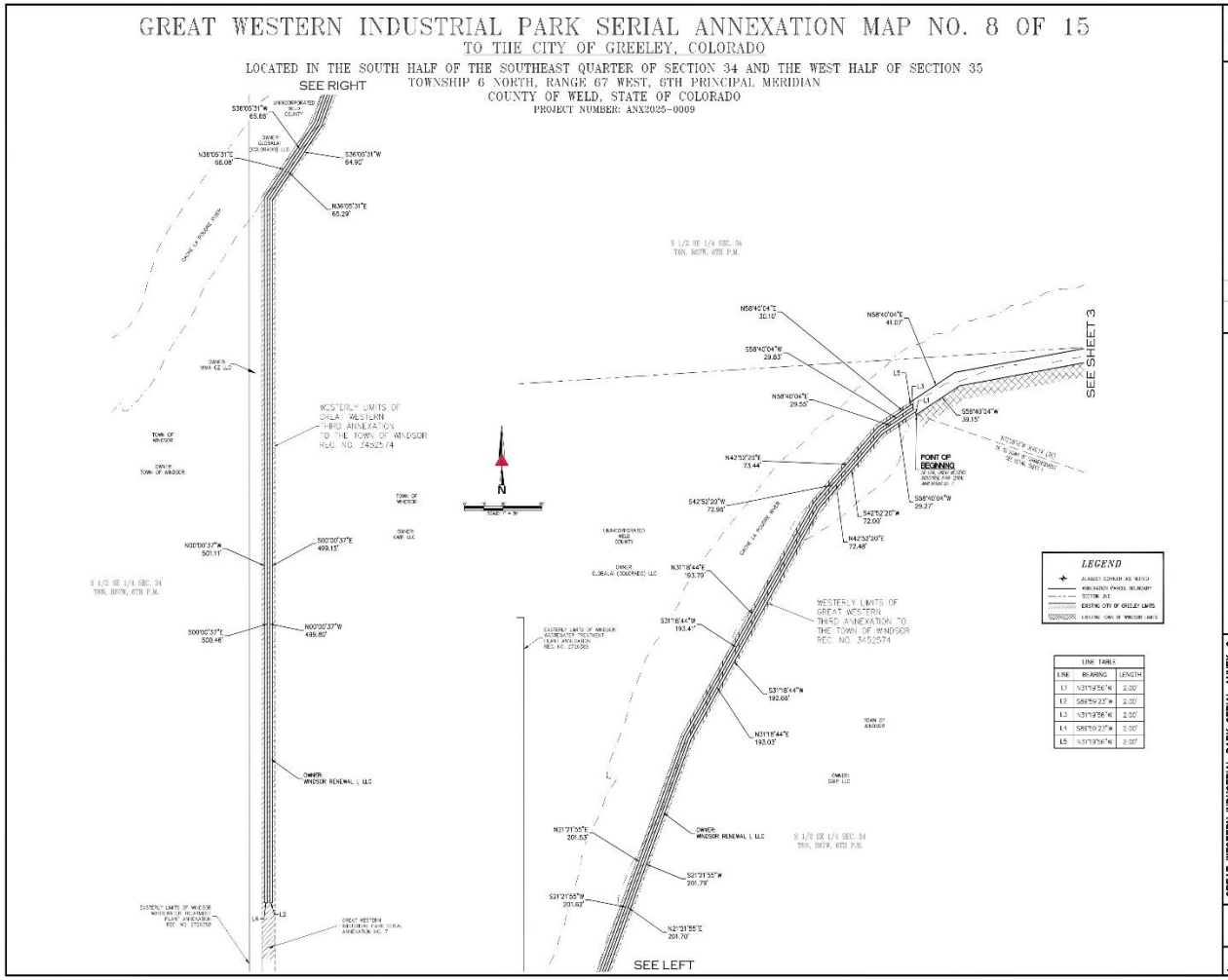


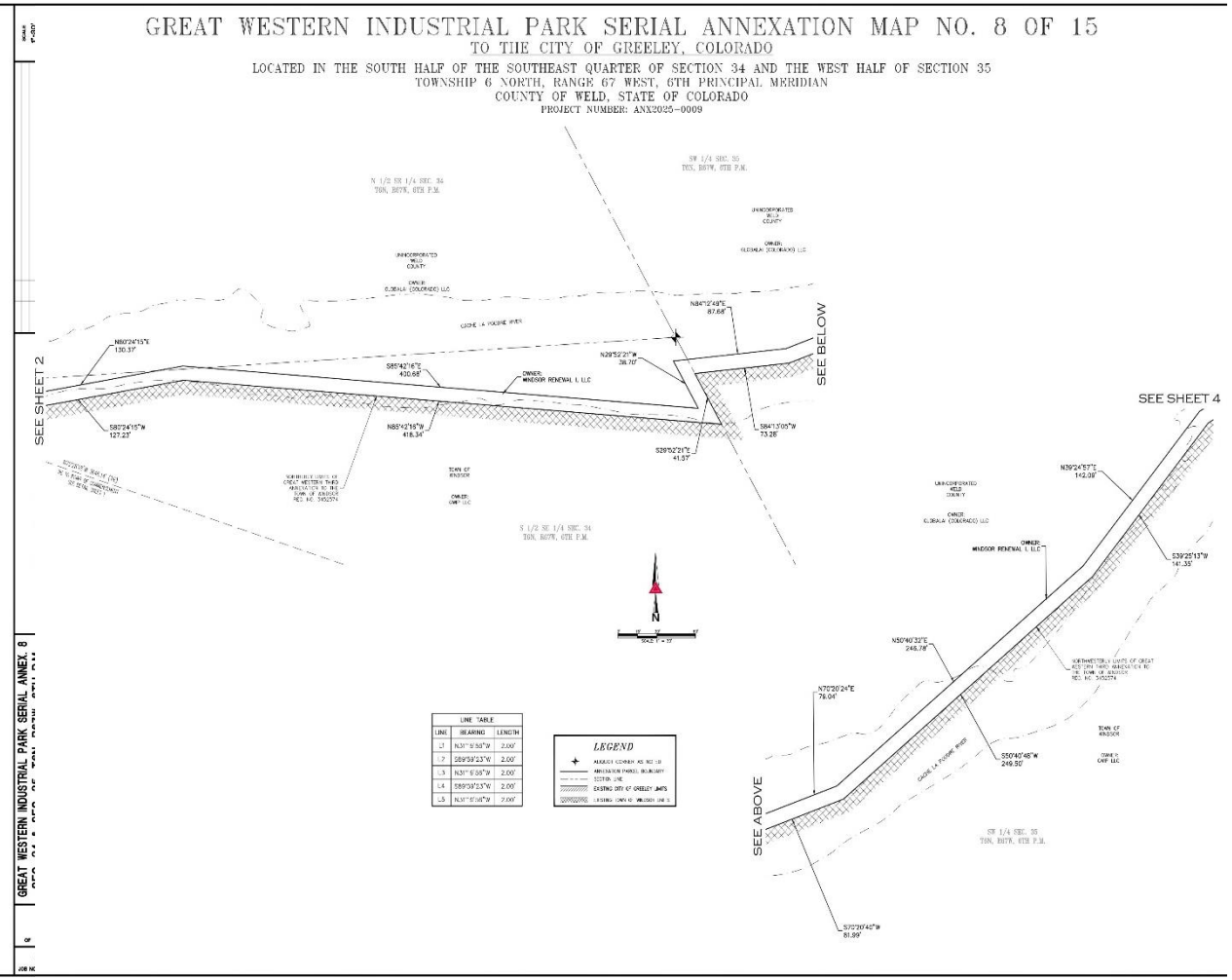
Serial Annexation No. 7



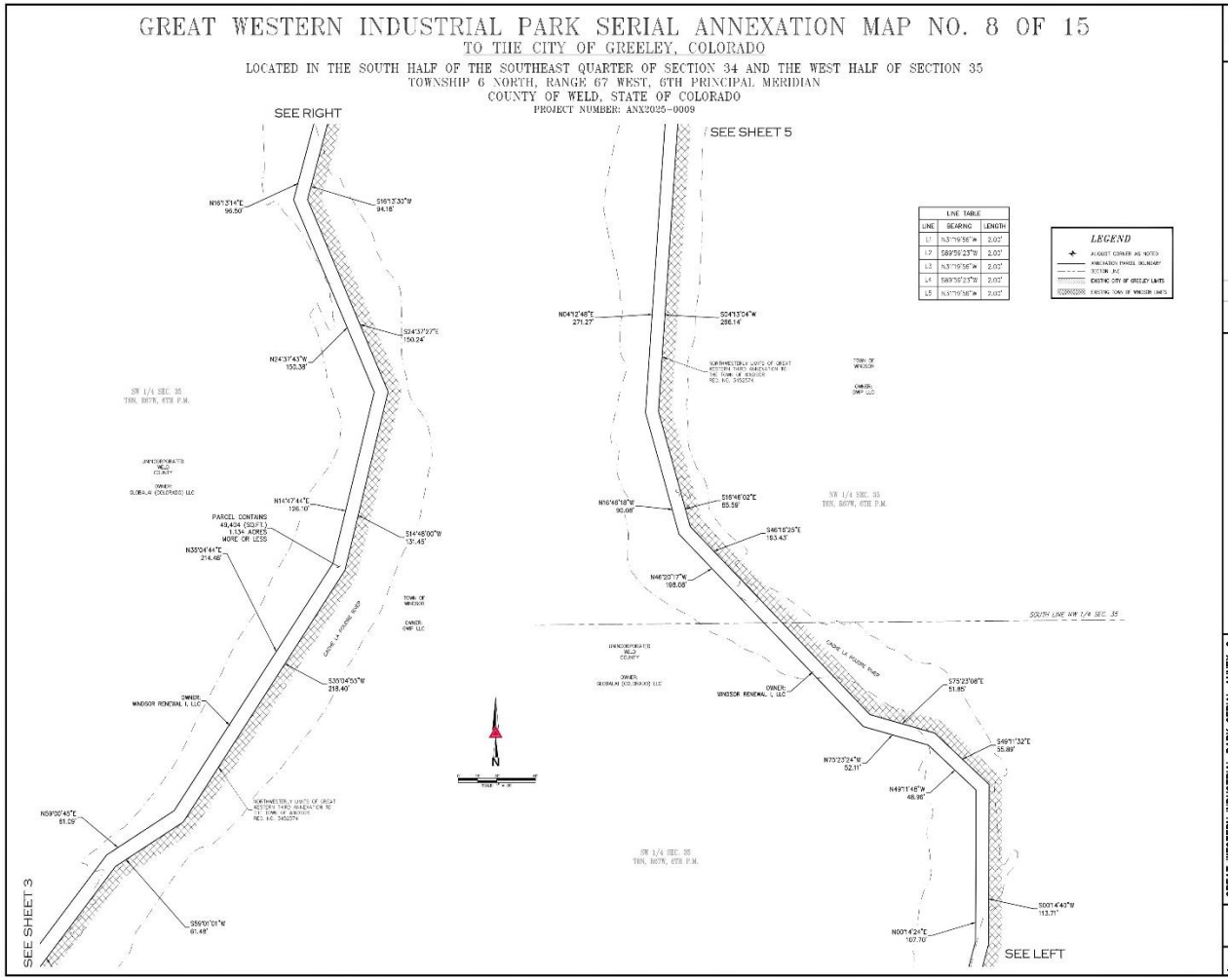


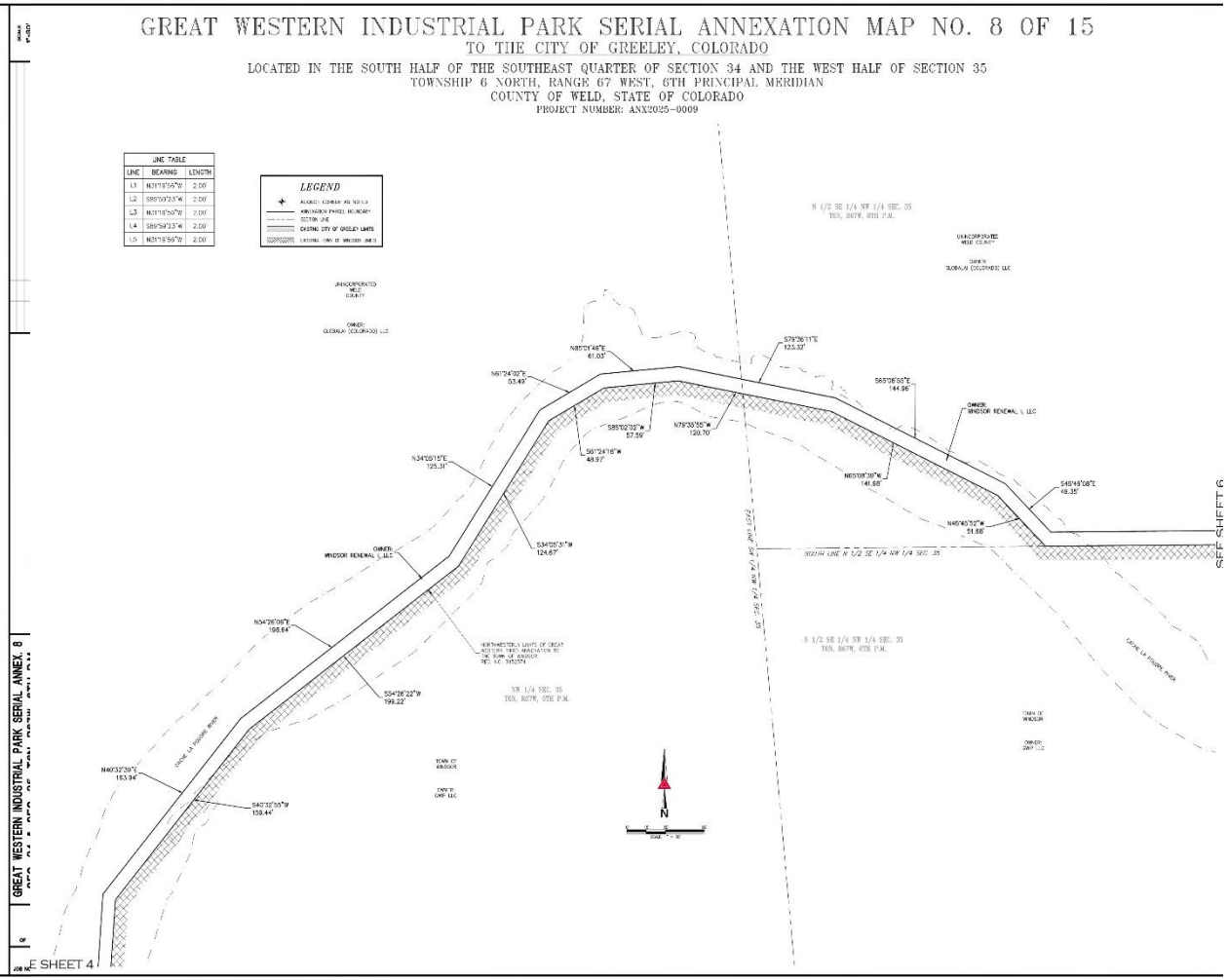
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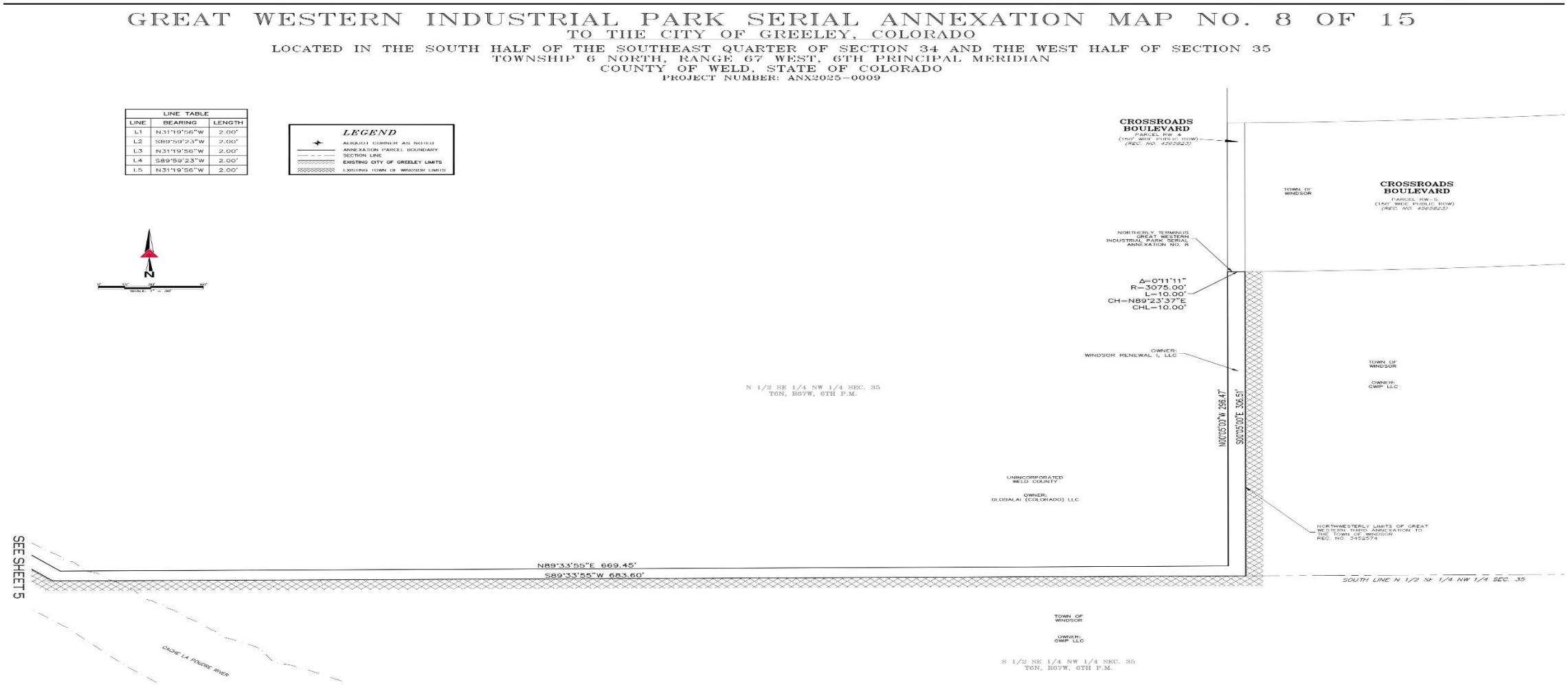


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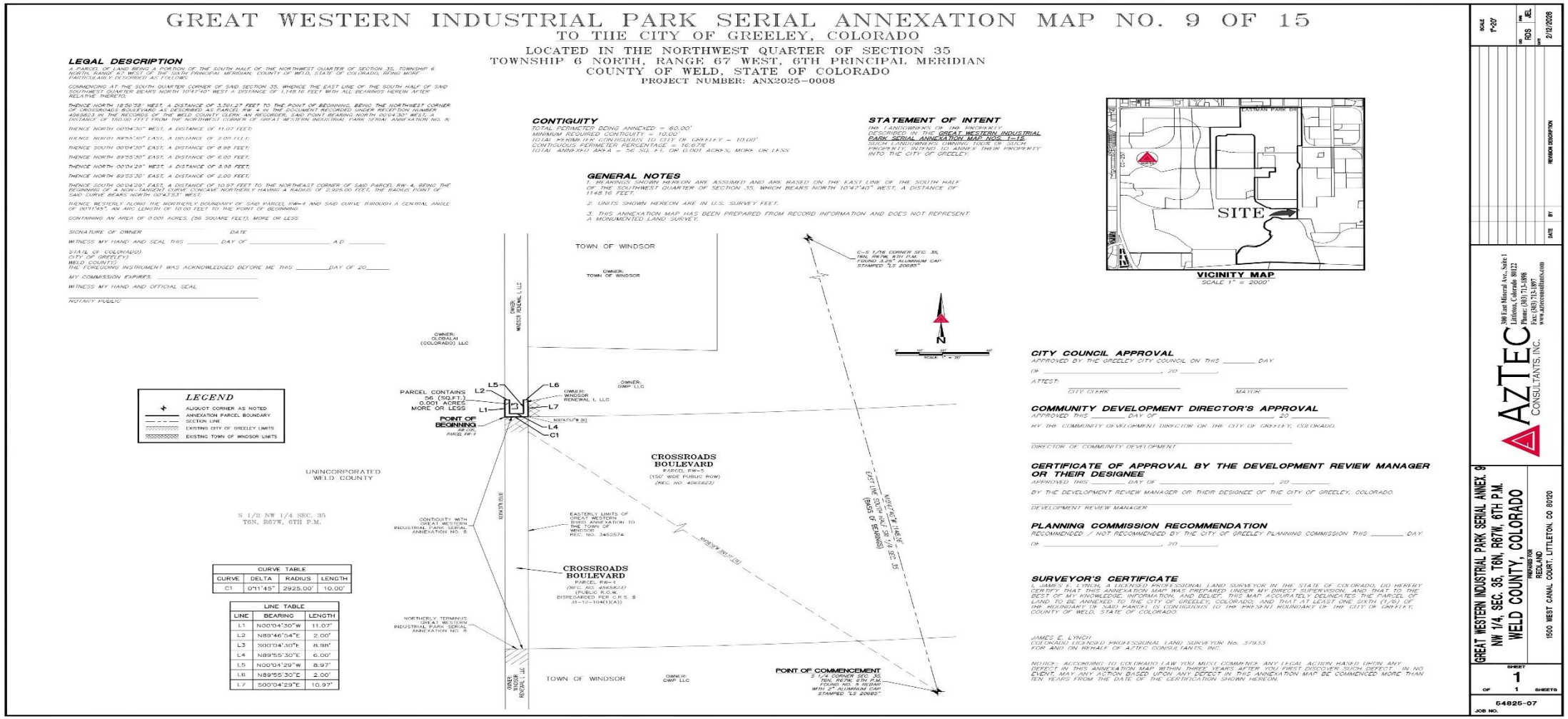




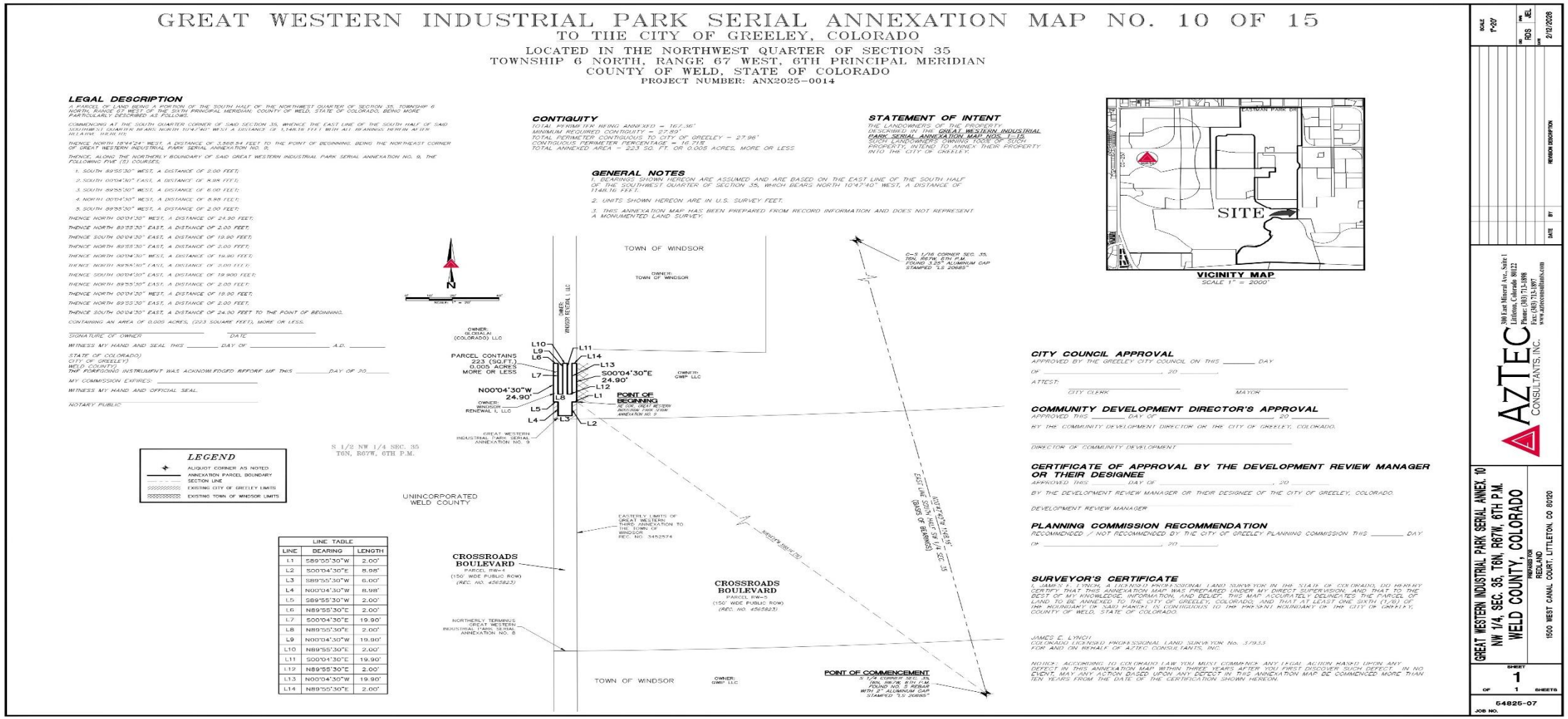
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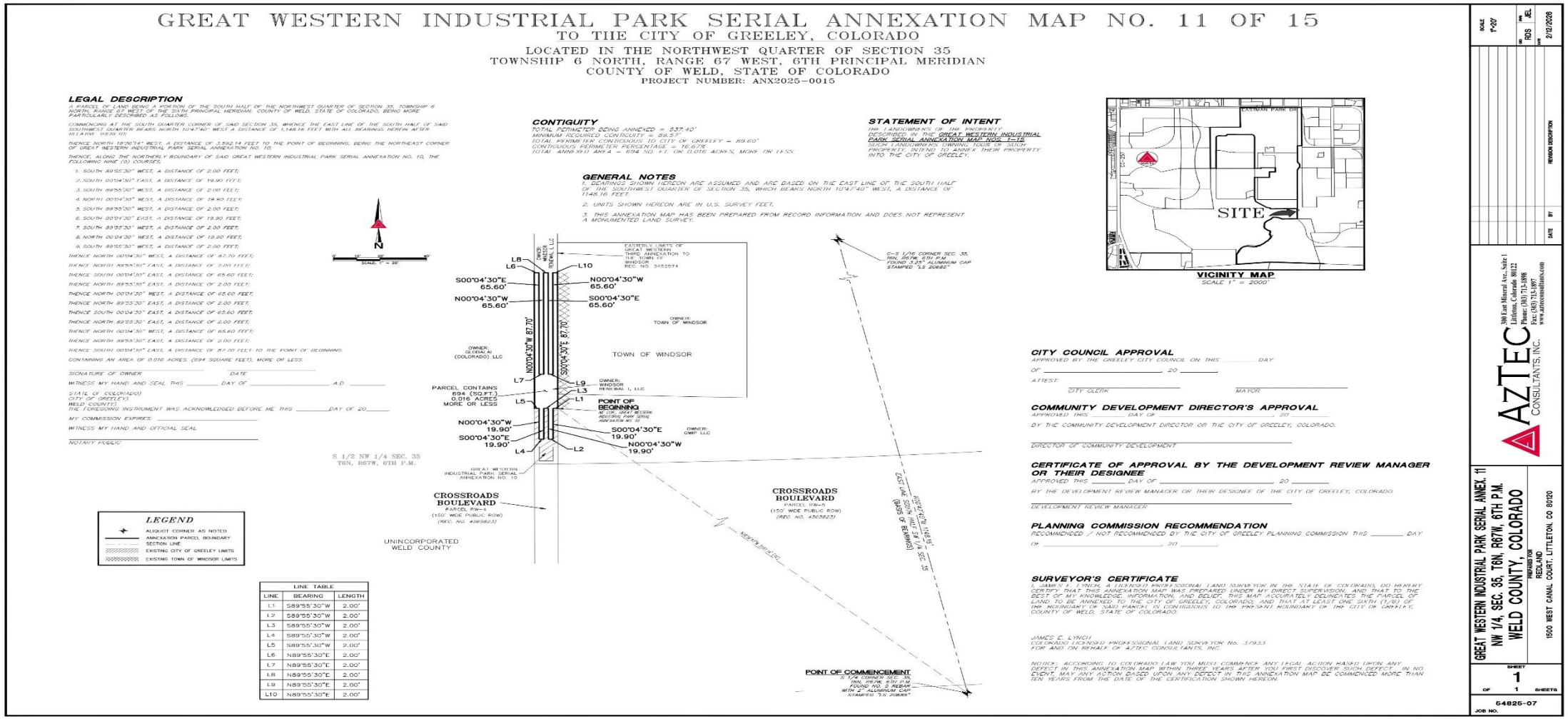
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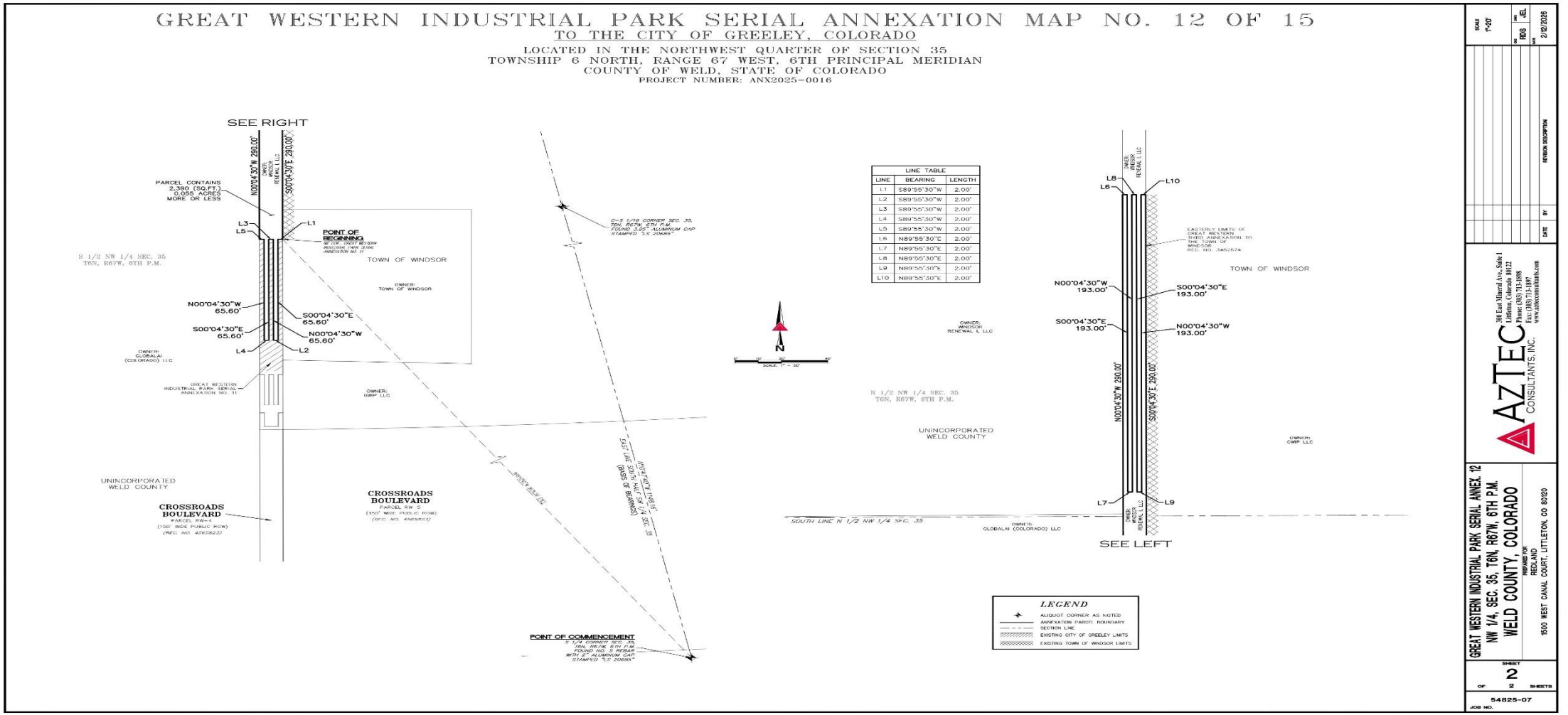
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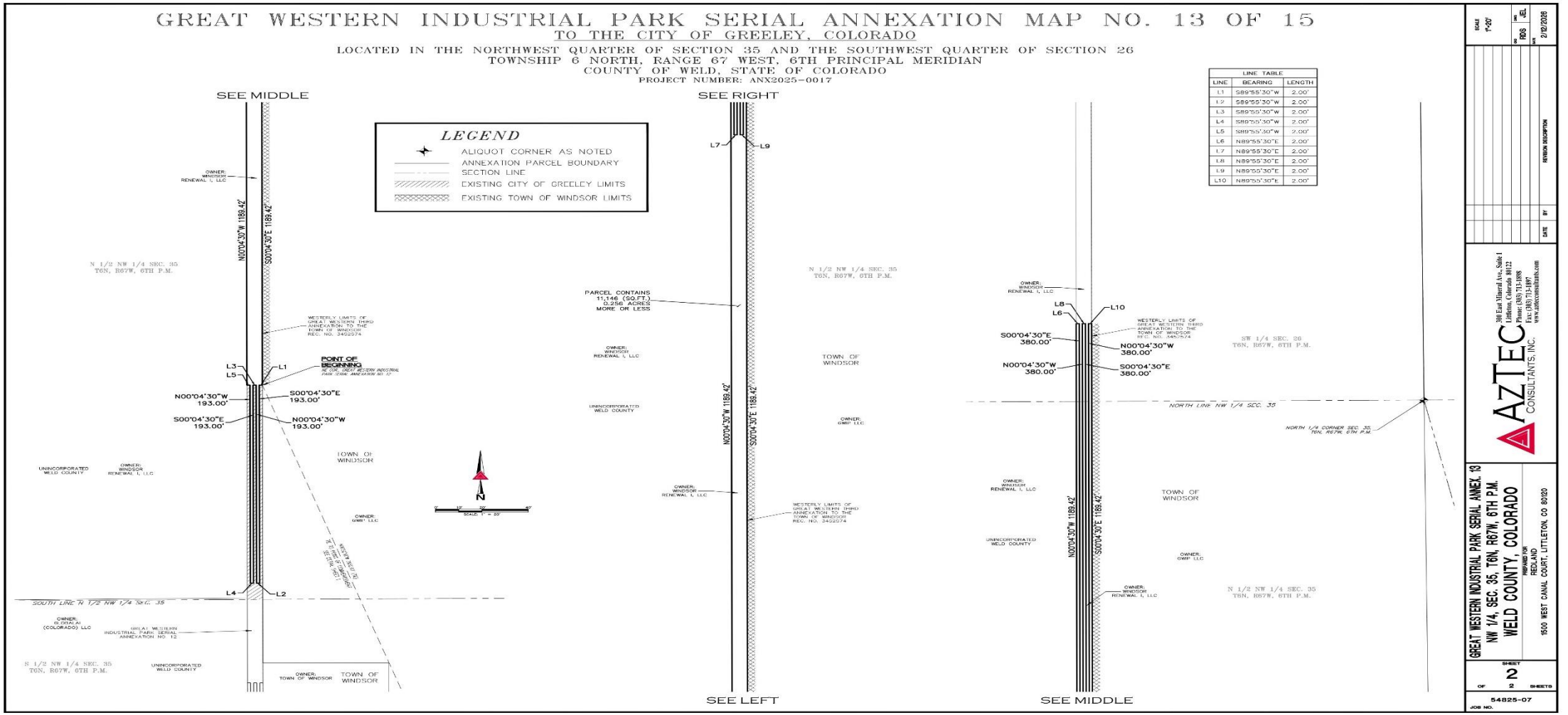
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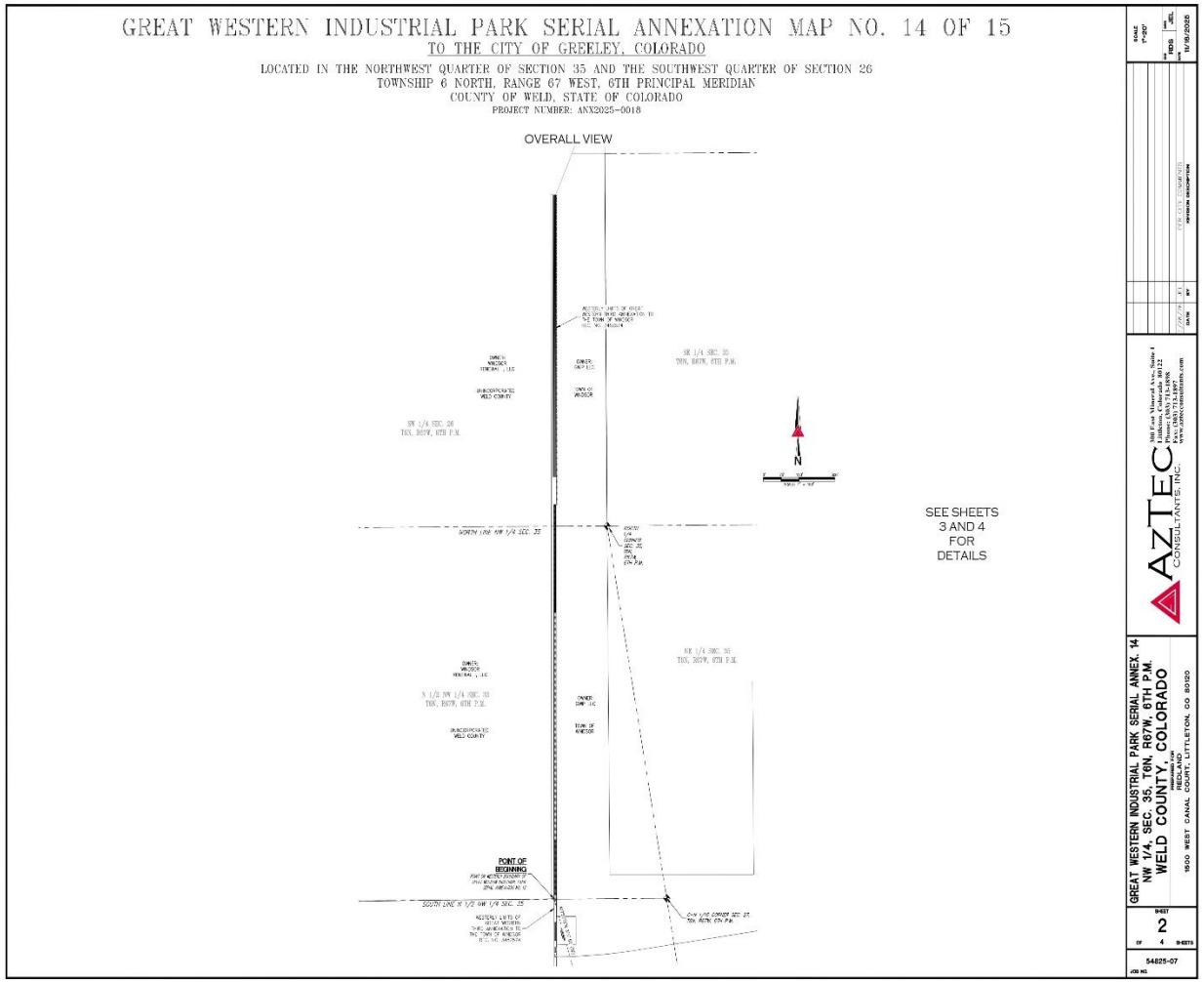
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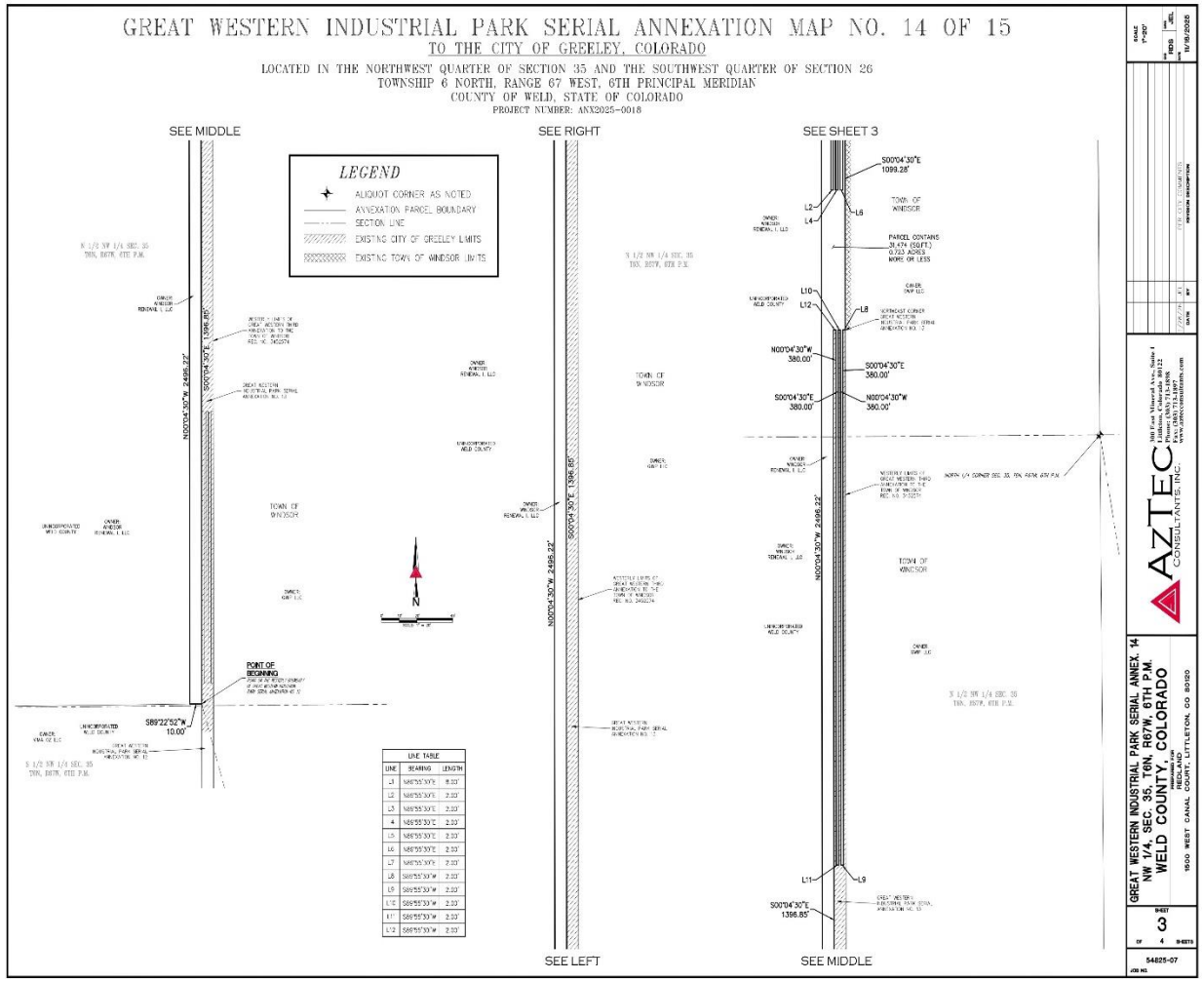


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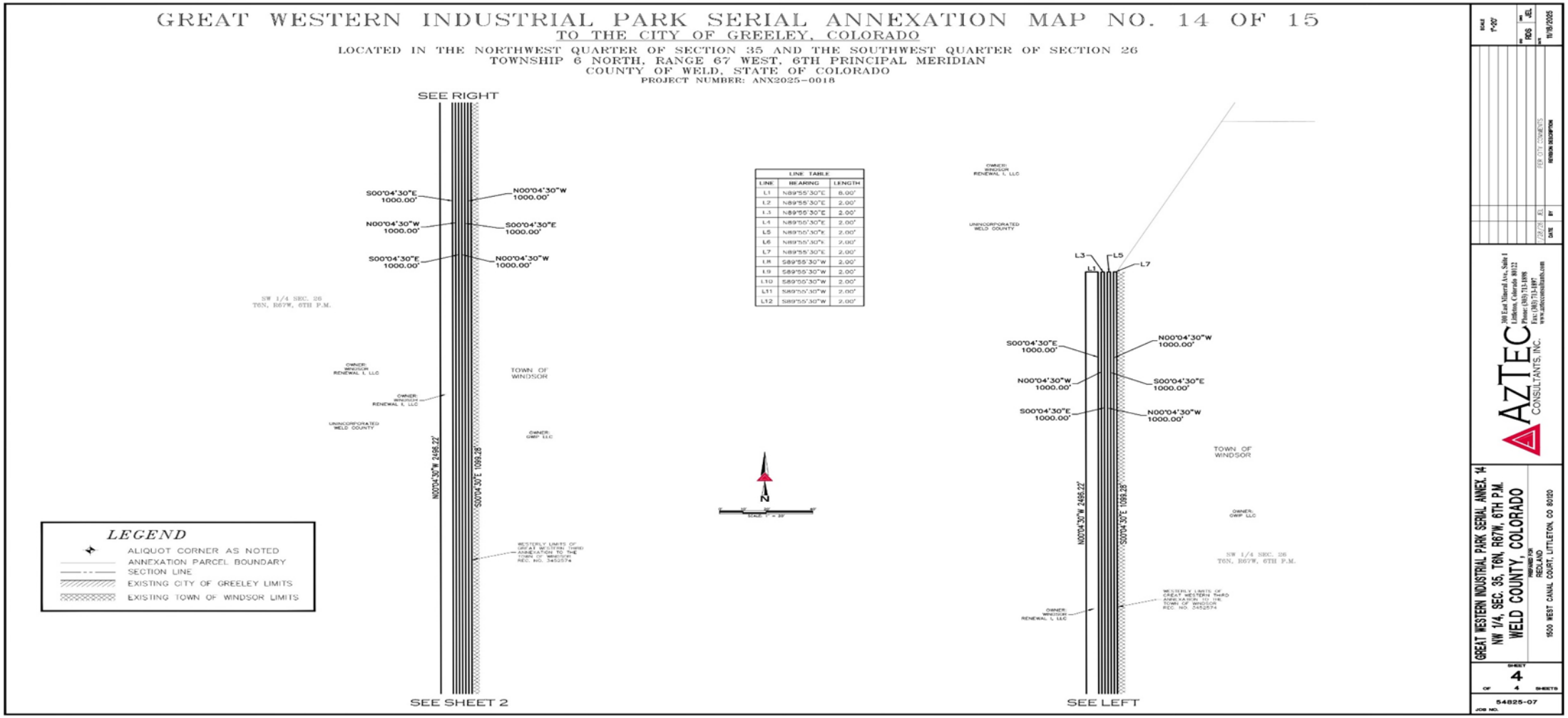


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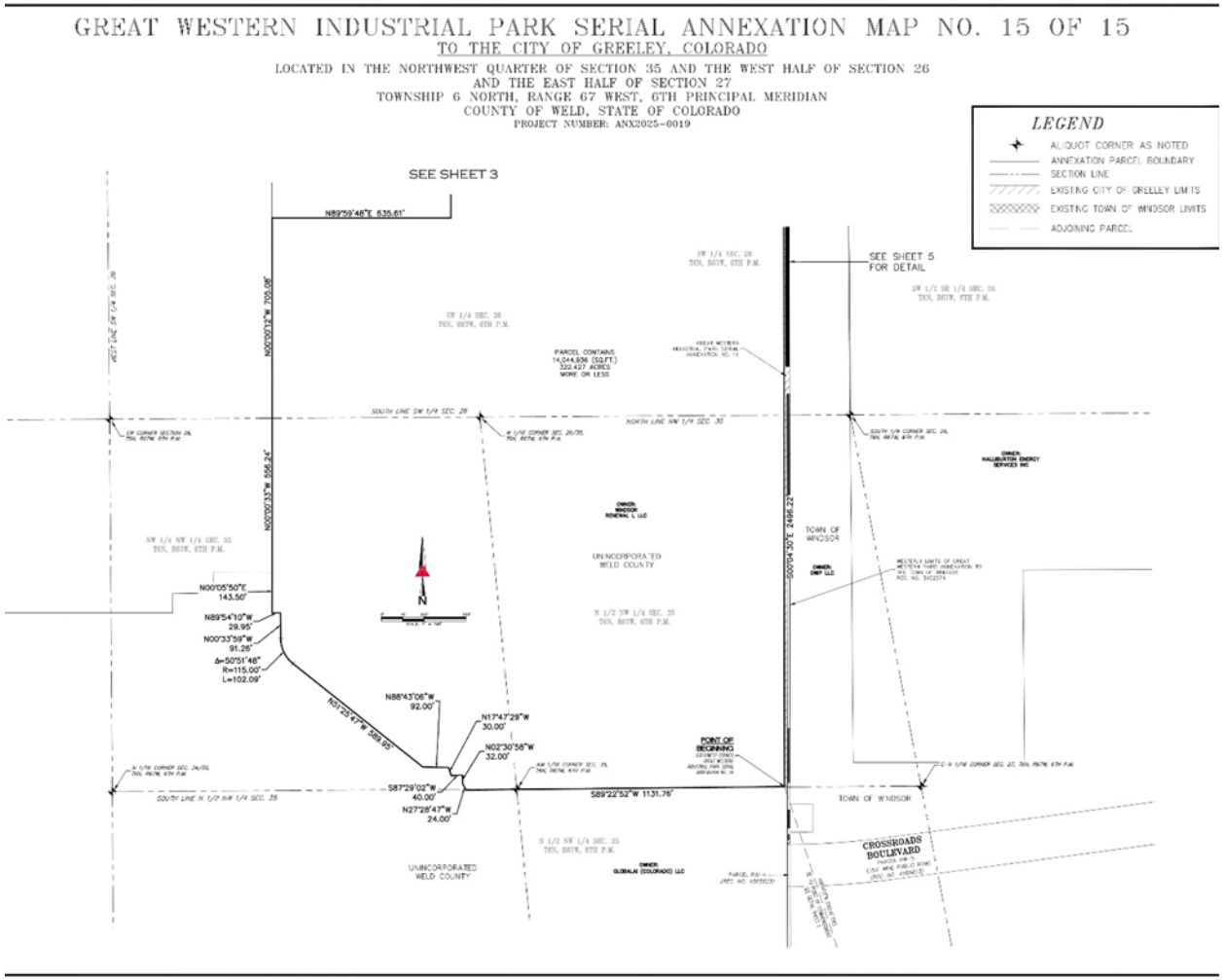


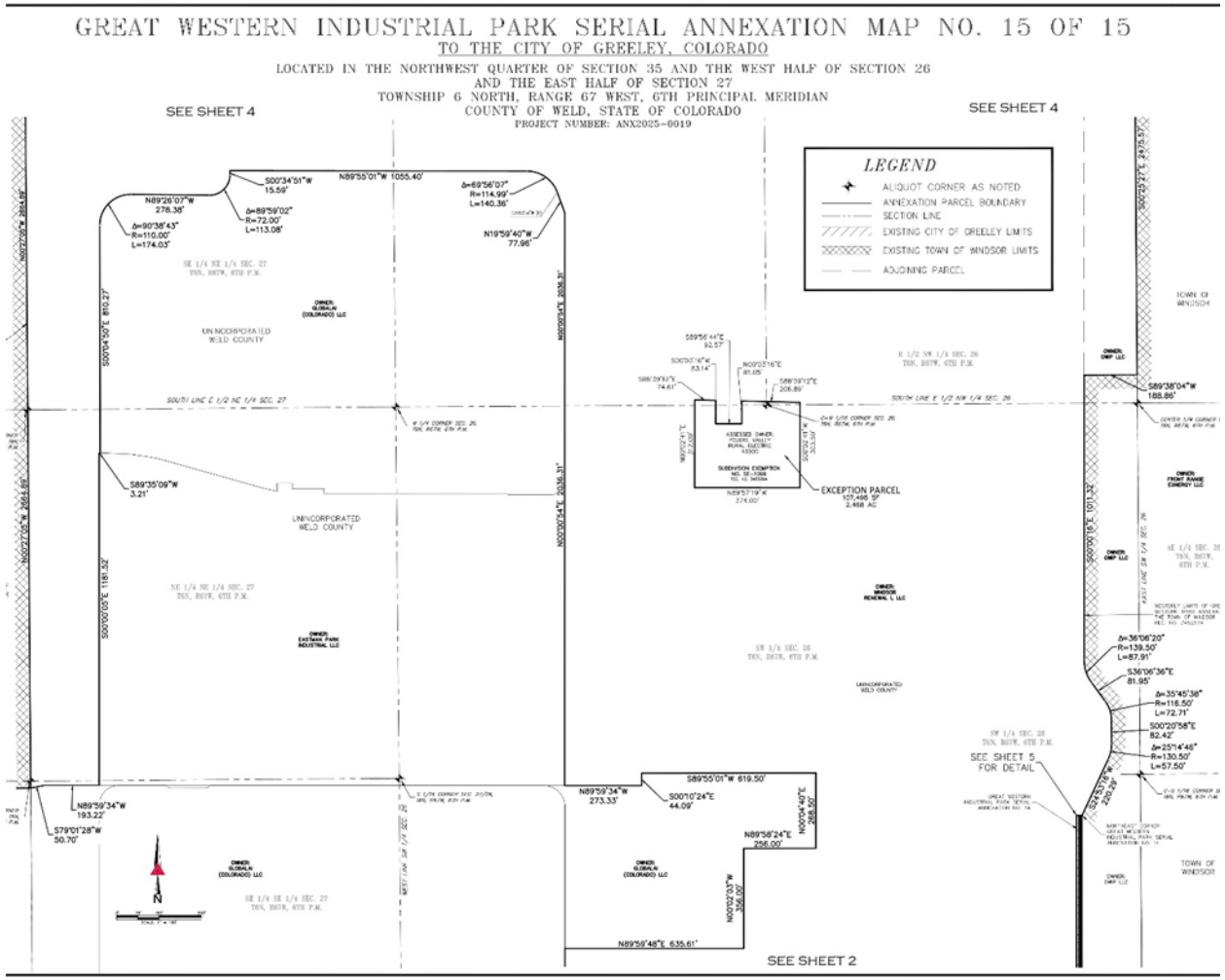


Serial Annexation No. 14

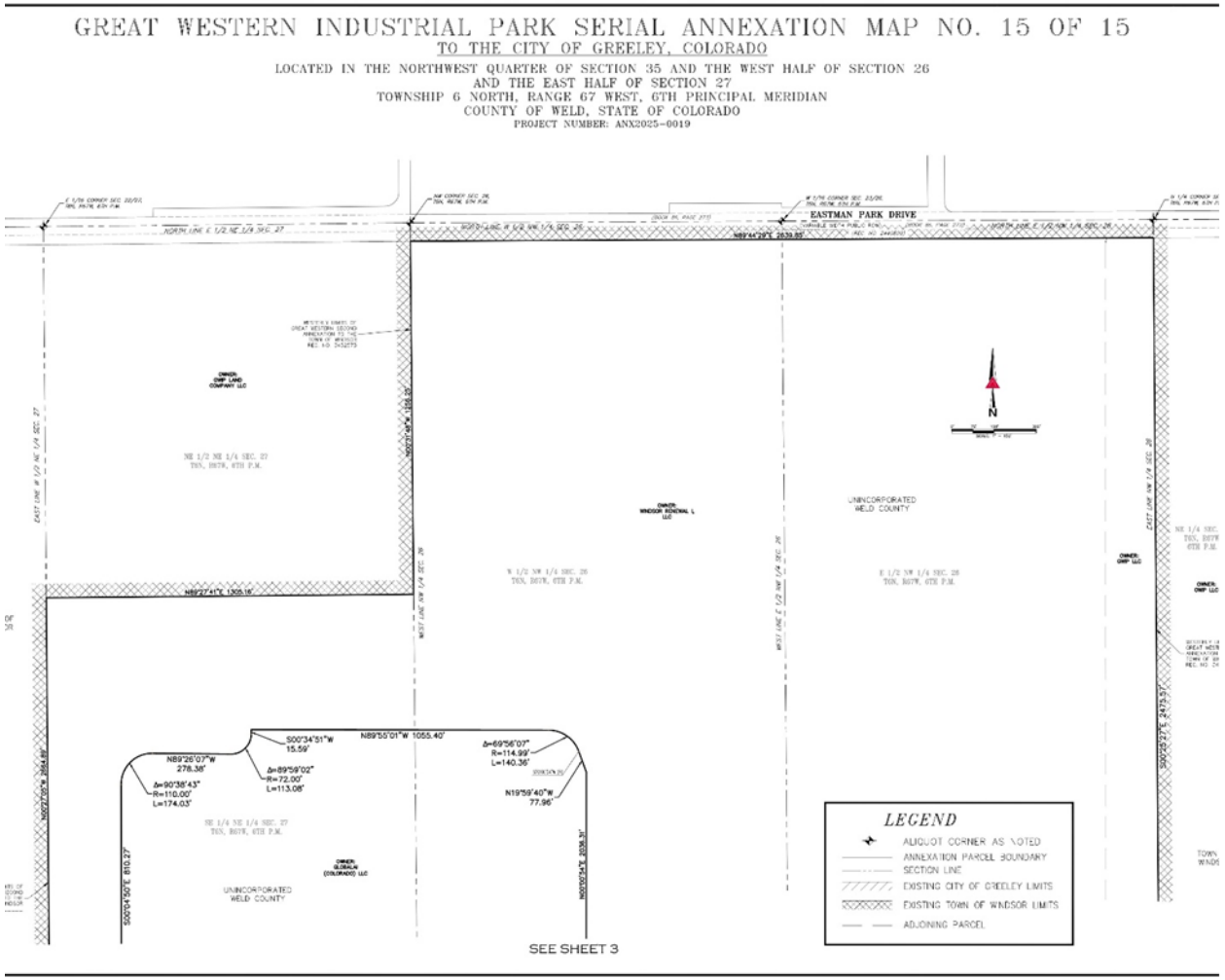


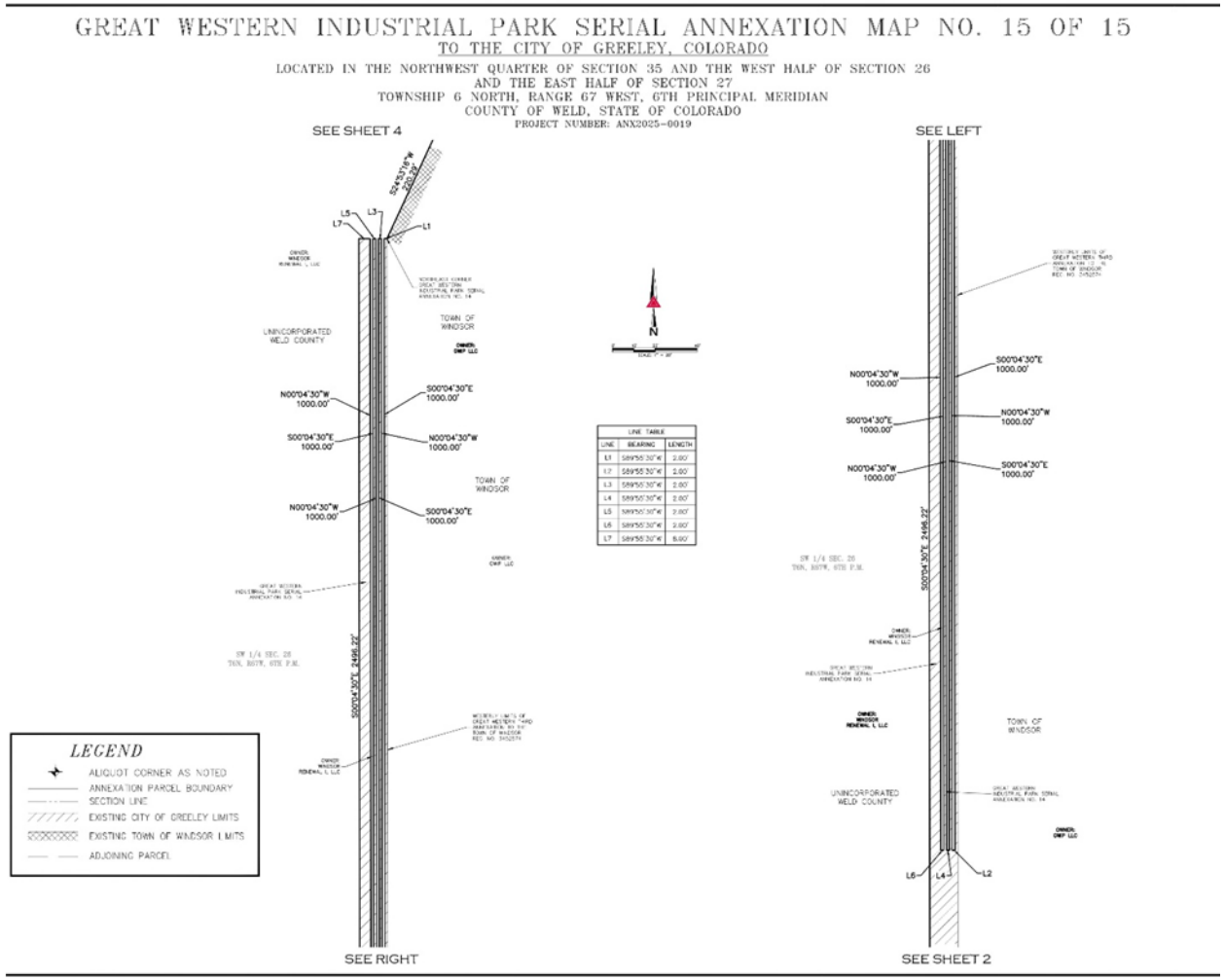
Serial Annexation No. 15





Serial Annexation No. 15





Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th, 2026	August 4th, 2026	August 18th, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

Request

Recommend approval of:

i. Annexation of the property to Greeley; and

ii. Initial zoning of the property to the Industrial High Intensity (I-H) zoning district and Conservation District (C-D) zoning district.

Broe Industrial Development

Proven Industrial Development Expertise

- **4M sq ft** of active industrial projects in five industrial parks
- **$4.5B+** Industrial Development and Infrastructure
- **15,000+ acres** of industrial sites nationwide
- Award-winning logistics park developments

Infrastructure-Driven Advantage

- Integrated **rail + interstate connectivity**
- Expertise in **multimodal logistics parks**
- Reduces congestion and improves freight efficiency

Proven Economic Impact

- **30,000+ jobs created** and expands municipal tax base
- Strong track record partnering with local governments
- Attracted **major tenants** (50 Fortune 500 Companies)

Partners:





Great Western Industrial Park

Weld County, CO

River Ridge Commerce Center

Louisville MSA



Access 25

Weld County, CO



Tulsa Port of Catoosa

Tulsa, OK



Port of Brownsville

Brownsville, TX



Savannah Gateway

Savannah, GA

1960's

Kodak purchases 2,200 acres to establish a Windsor plant. Constructs 15 buildings on 650-acre site.

2005

Broe acquires 1,400 acres

April '07

Land sale to **Vestas.**

March '11

Sale to **Hexcel Corporation.**

Dec. '11

Broe acquires 322 acres

Jan. '12

Land sale to **Halliburton Energy Services.**

Aug. '14

Land sale to **Schlumberger.**

Dec. '14

Land sale to **Cargill Inc.**

Aug. '19

Land Sale to **Intersand.**

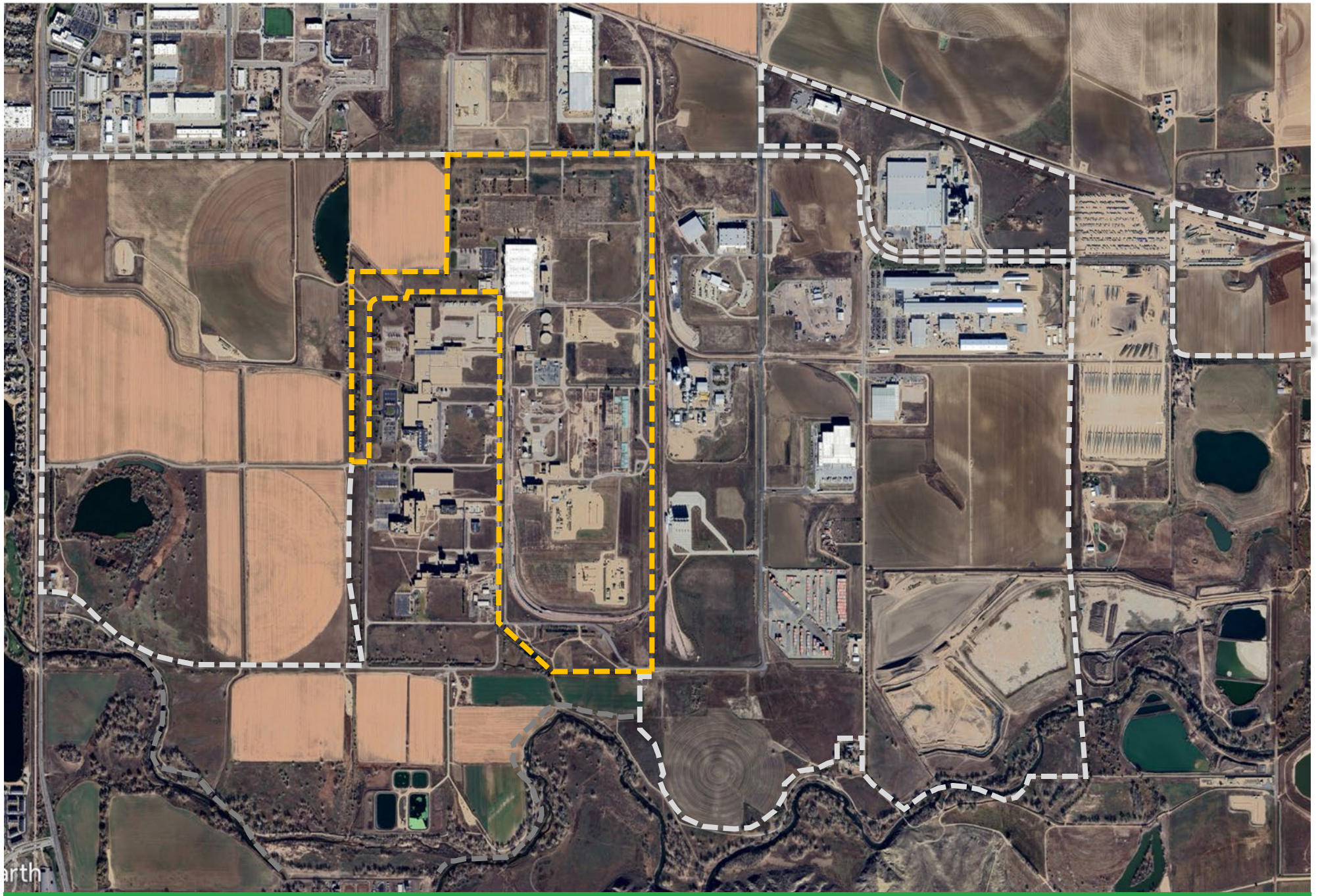
Dec. '21

Land Sale to **Lineage Logistics.**

Land Sale to **Gotham Greens.**

Dec. '23

Land Sale to **Tarquin.**



Great Western Industrial Park - Why Greeley?

Greeley is committed to **supporting development and economic opportunity**.

STABLE DEVELOPMENT PROCESS

REGIONAL **INFRASTRUCTURE SUPPORT:**

ROADWAYS

FLOODPLAIN & CHANNEL

NON-POTABLE WATER SYSTEM

Water Wise: Terry Ranch Project

By the Numbers

- **1.2 million** acre-feet* of water & storage
- **40 miles** northwest of Greeley
- **10,000 acre** well field
- **50%** the approximate construction cost savings compared to other alternatives
- **$125 million** in private financing

*One acre-foot can supply approximately three single family homes for one year

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Home > City News >
City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

January 26, 2026

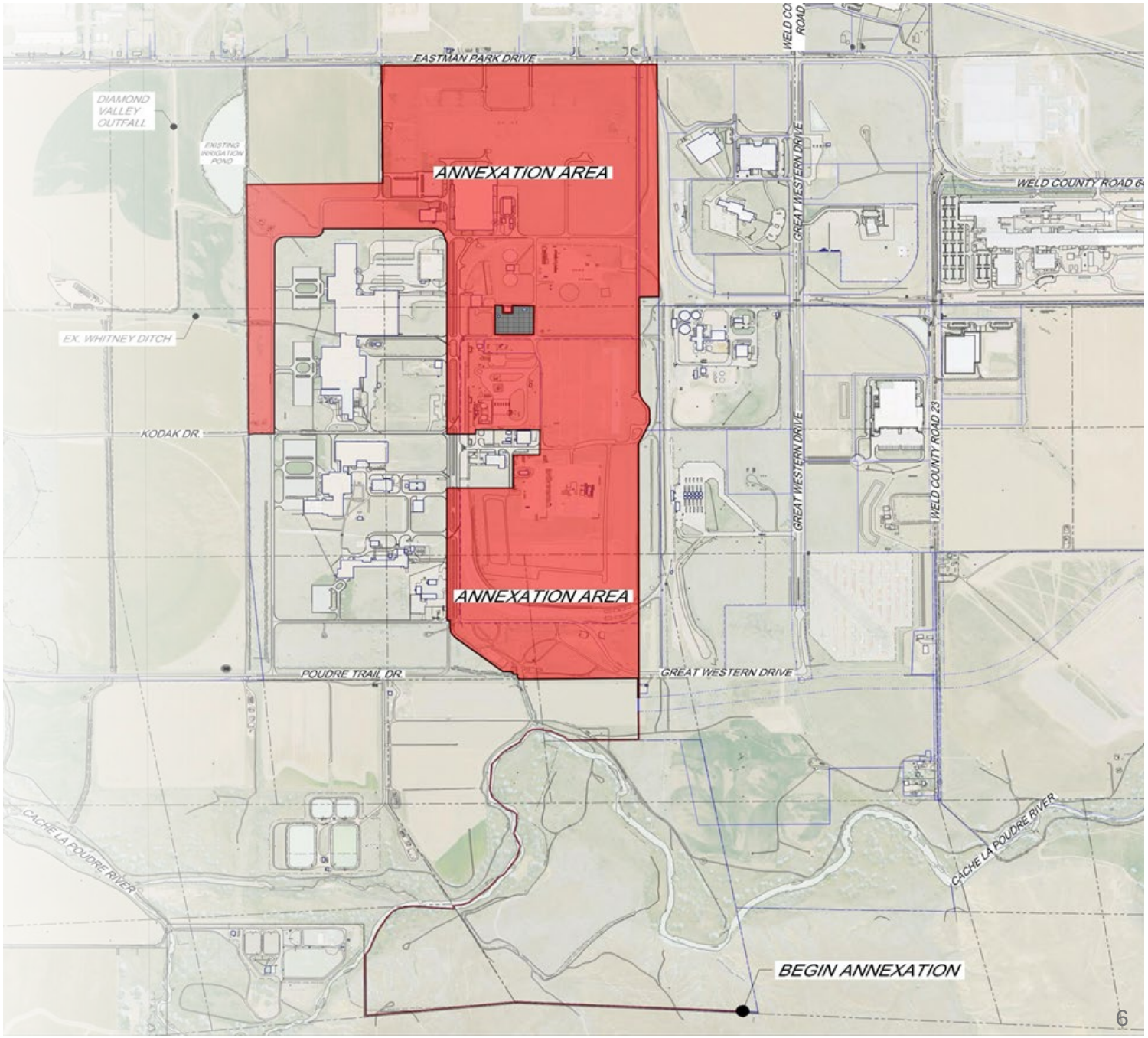


GREELEY, Colo. — The City of Greeley and Wingfoot Water Resources have teamed up to create a new "Primary Employer Water Bank." This exciting initiative aims to provide companies with a reliable and affordable water supply, helping them grow and create jobs in our community.

Greeley has always invested in its water resources to ensure its water infrastructure is strong and ready for the future. The city's 2021 purchase of the Terry Ranch Aquifer Storage and Recovery project from Wingfoot demonstrates its commitment to and investment in this strategy. This project helps protect our water supply during droughts and provides approximately 12,100 raw water credits for new developments in Greeley.

Overview of GWIP Serial Annexation Nos. 1-15 and Initial Zoning

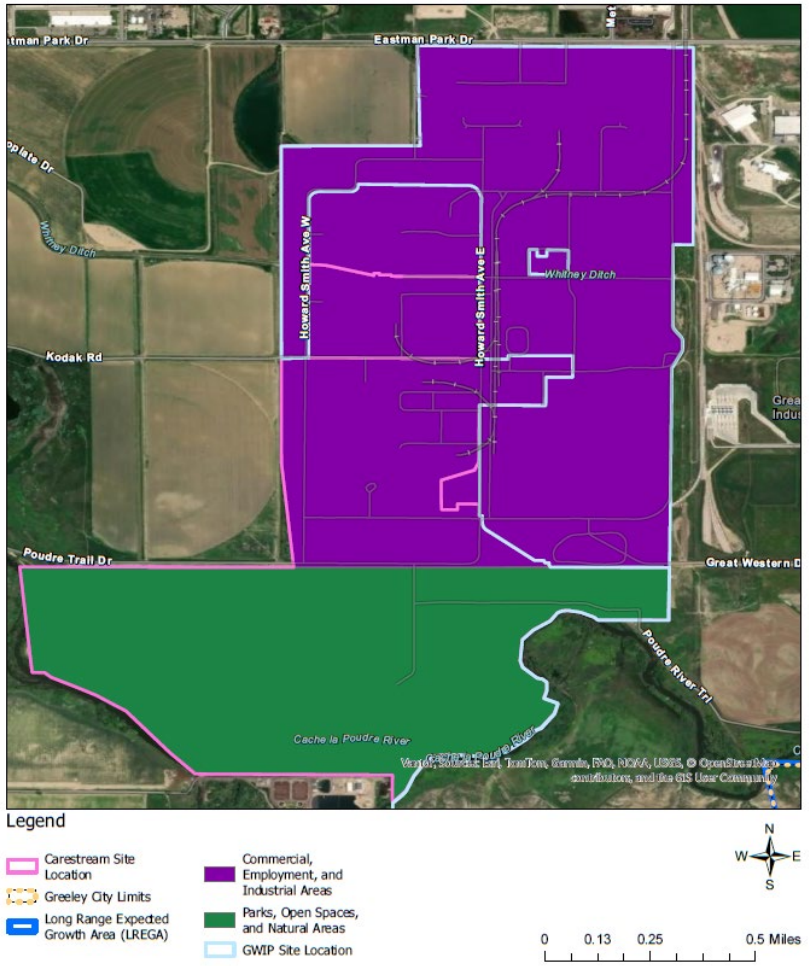
- Approximately 325 acres
- 15 Serial Annexations
- GWIP Serial Annexation Nos. 1-8: Conservation District (C-D) zoning district
- GWIP Serial Annexation Nos. 9-15: Industrial High Intensity (I-H) zoning district



Imagine Greeley Comprehensive Plan & Three-Mile Plan Guidance

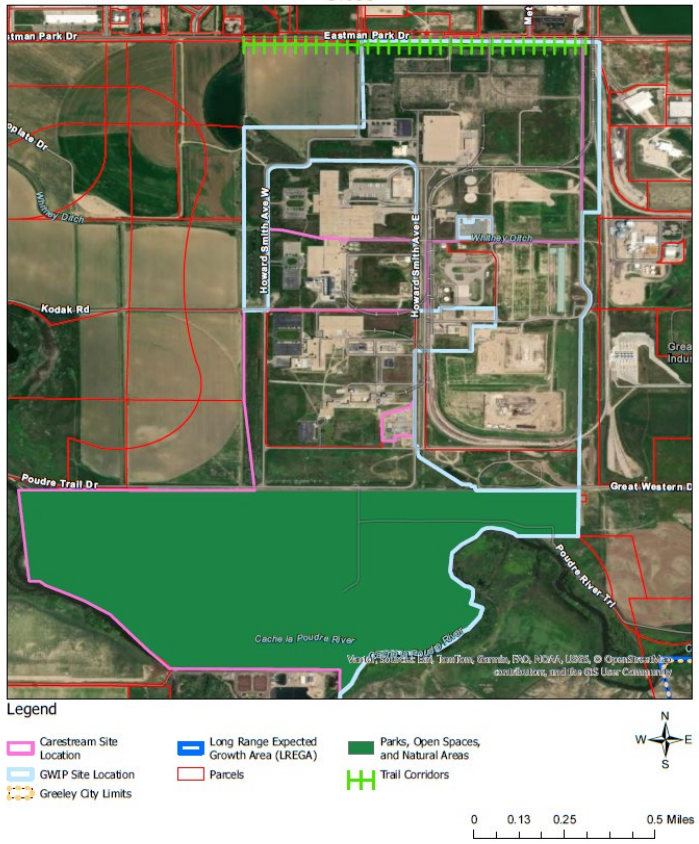
- Imagine Greeley:
  - "Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community."
  - Furthers economic development and growth-related goals and objectives
- Three-Mile Plan:
  - Conceptual Land Use Map
  - Conceptual Parks/Natural Areas Map
  - Conceptual Water & Sewer Map
  - Conceptual Transportation Map

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites

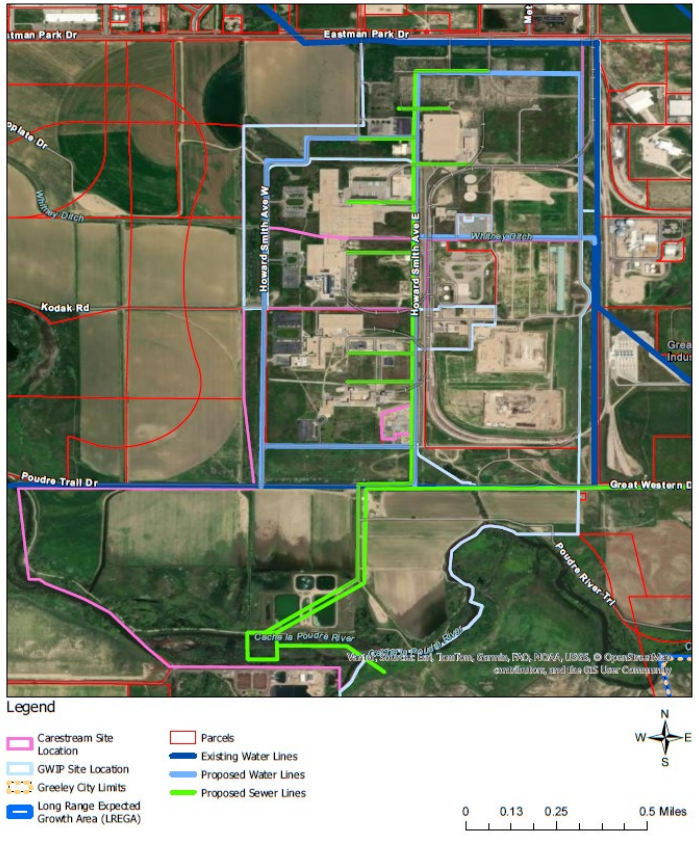


Three-Mile Plan Guidance

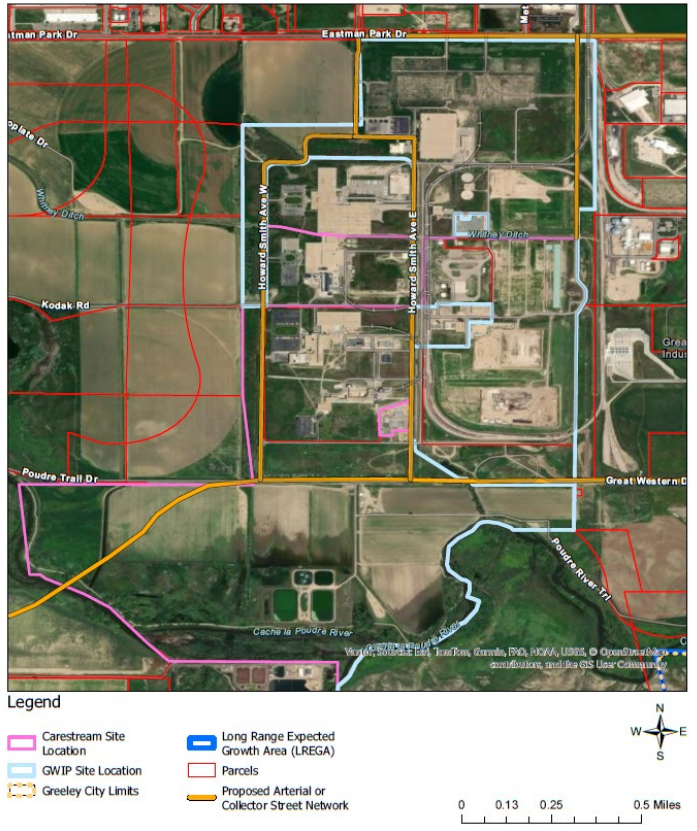
City of Greeley Three-Mile Plan:
Conceptual Parks/Natural Areas Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Transportation Map - Carestream & GWIP Sites



Compliance with Annexation Review Criteria Code § 24-214.b.1

(a) The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries.

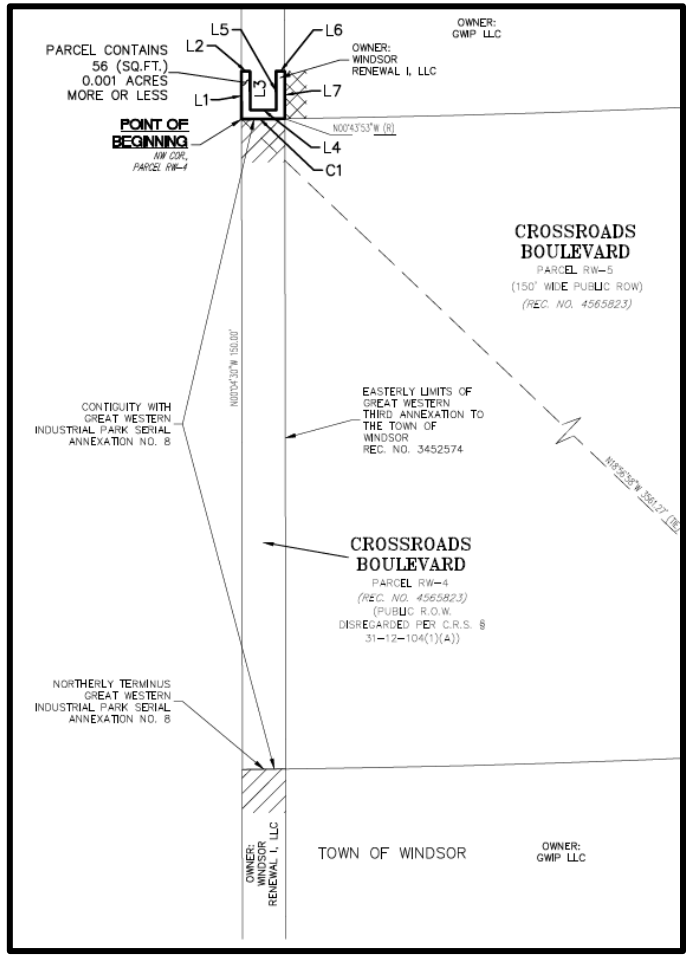
(b) A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

GWIP Serial Annexation No.	Percentage of Annexation Boundary Contiguous with City of Greeley
1	16.67% (1/6)
2	16.68% (1/6)
3	16.67% (1/6)
4	16.67% (1/6)
5	16.67% (1/6)
6	16.68% (1/6)
7	16.67% (1/6)
8	32.21% approx. (1/3)
9	16.67% (1/6)
10	16.71% (1/6)
11	16.67% (1/6)
12	16.67% (1/6)
13	16.67% (1/6)
14	23.32% approx. (1/4)
15	24.80% approx. (1/4)

Compliance with Annexation Review Criteria Code § 24-214.b.1

(c) The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

- Proposed annexation does not include any adjacent public rights-of-way.



Compliance with Annexation Review Criteria Code § 24-214.b.1

(d) The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

(e) Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Compliance with Annexation Review Criteria Code § 24-214.b.2

(a) The proposed annexation is in conformance with the city's comprehensive plan;

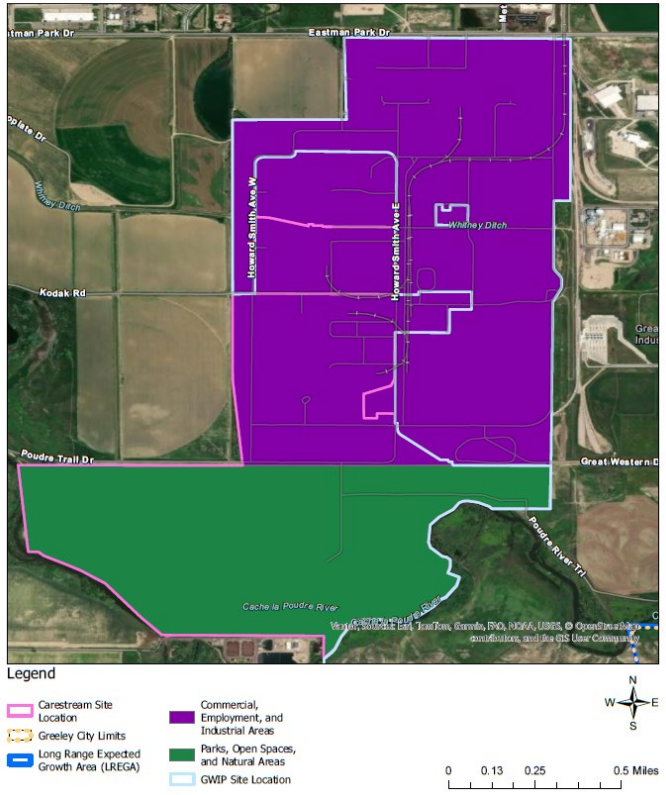
(b) The proposed annexation promotes geographical balance of the city's land use pattern;

(c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305;

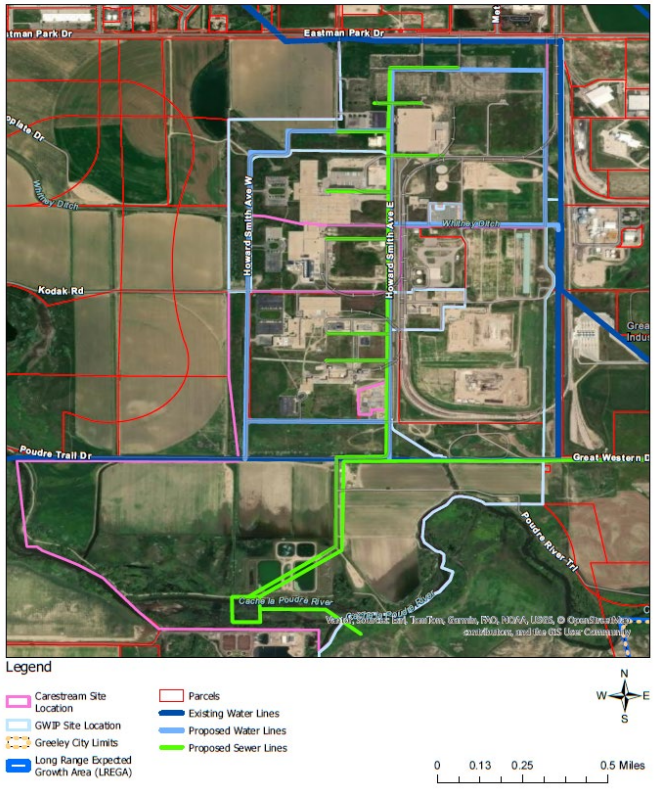
(d) The proposed annexation provides for a continual and rational boundary; and

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

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



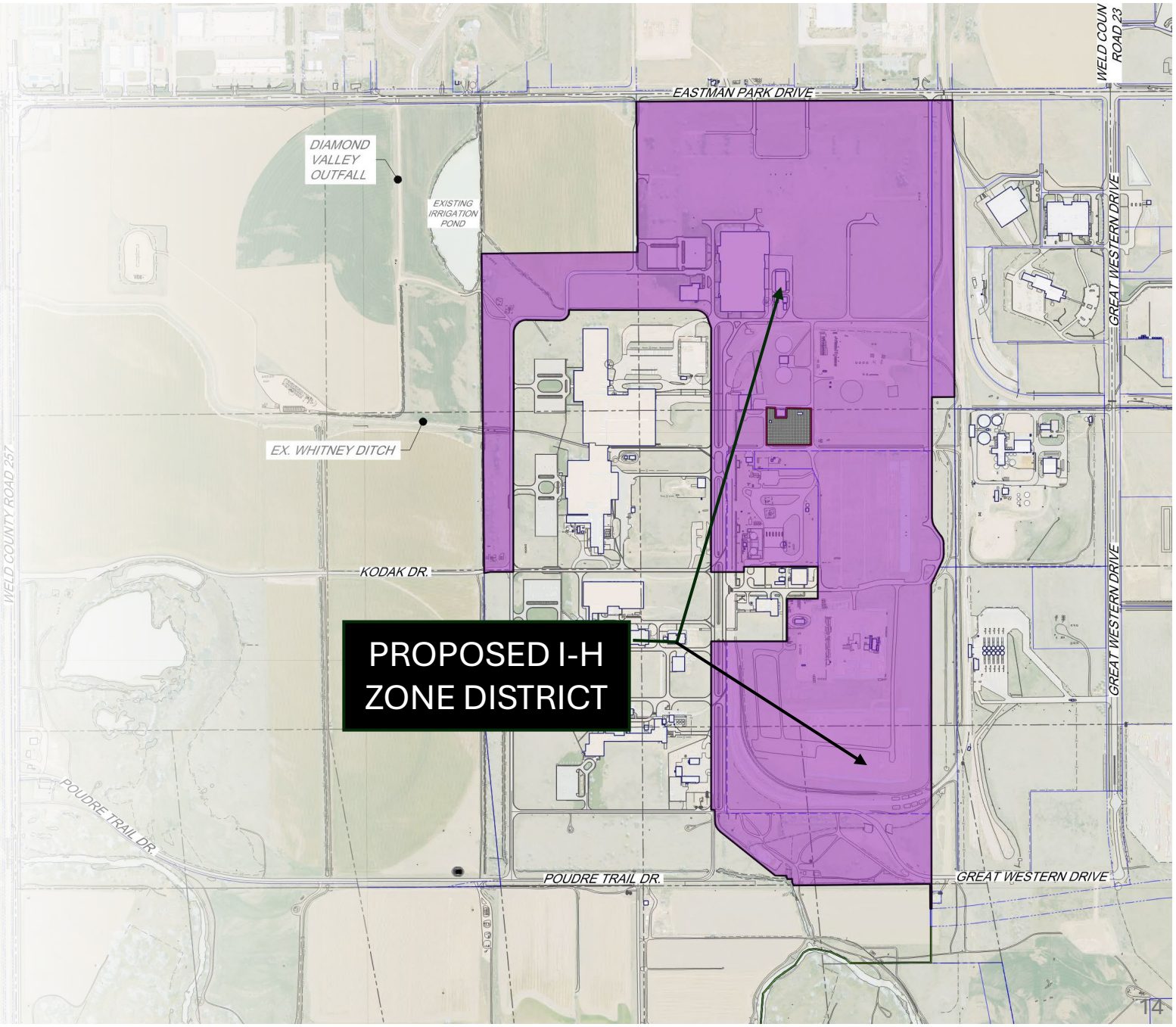
Proposed Zoning

Table 24-4-1: Zoning Districts and Intent	
District & Intent	Relationship to Comprehensive Plan
I-H — Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application in employment, industrial and commercial areas, and airport areas.
C-D — Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in open lands and natural areas, or any other natural area warranting conservation and integration into development patterns.

Proposed Zoning

Industrial High Intensity (I-H)

- The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

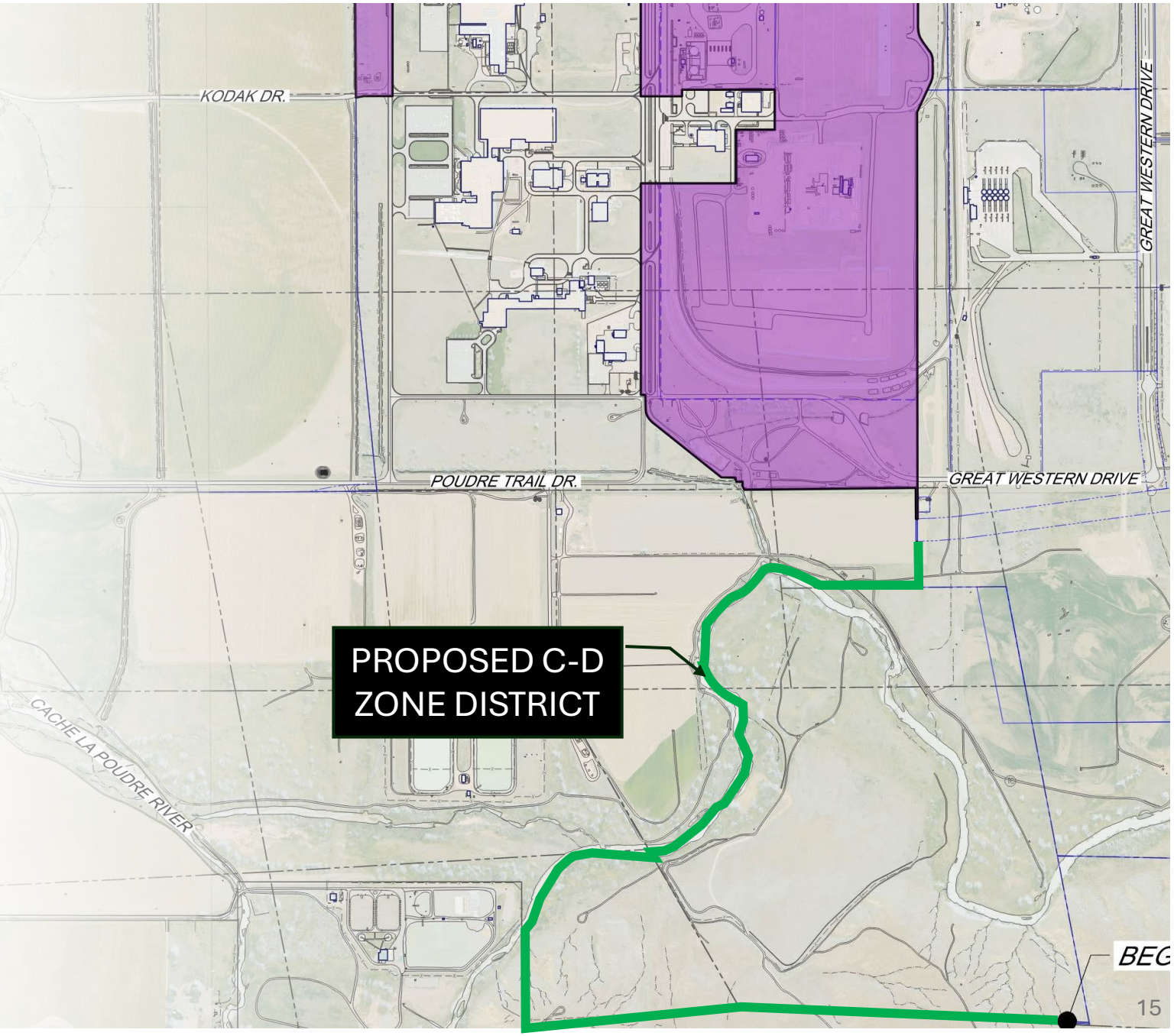


Proposed Zoning

Conservation District (C-D)

- The Conservation District is intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space.

- The C-D zone district will ensure this area remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.



Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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

Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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

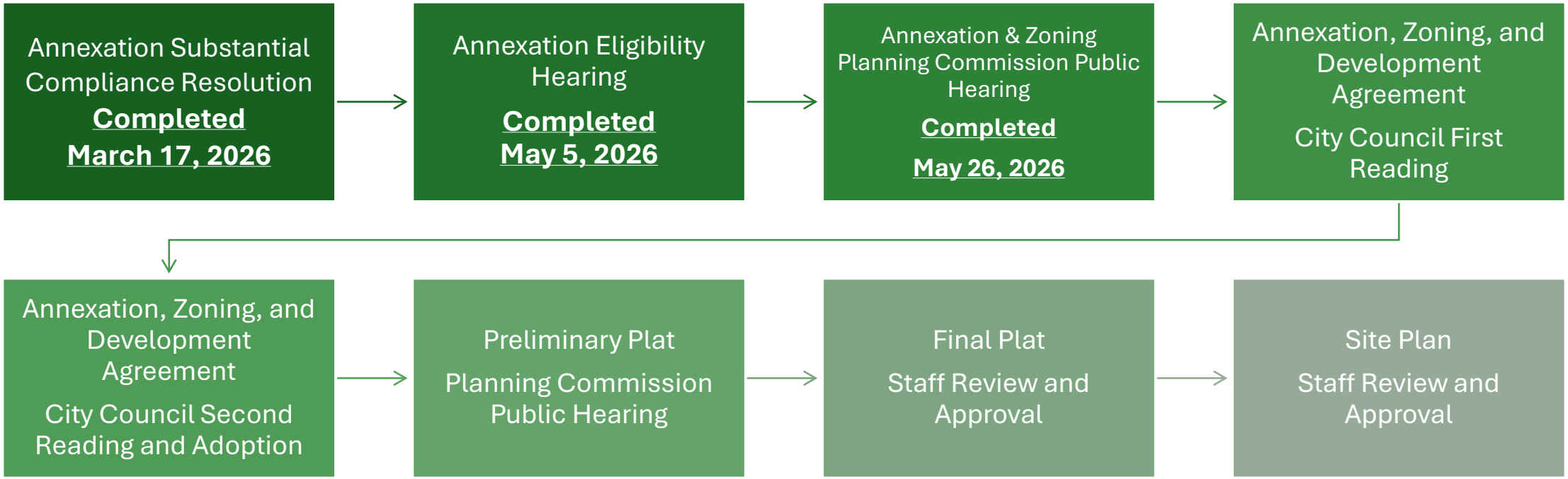
Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th 2026	August 4th, 2026	August 18th, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

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Annexation and Development Process – Additional Public Hearings to Come



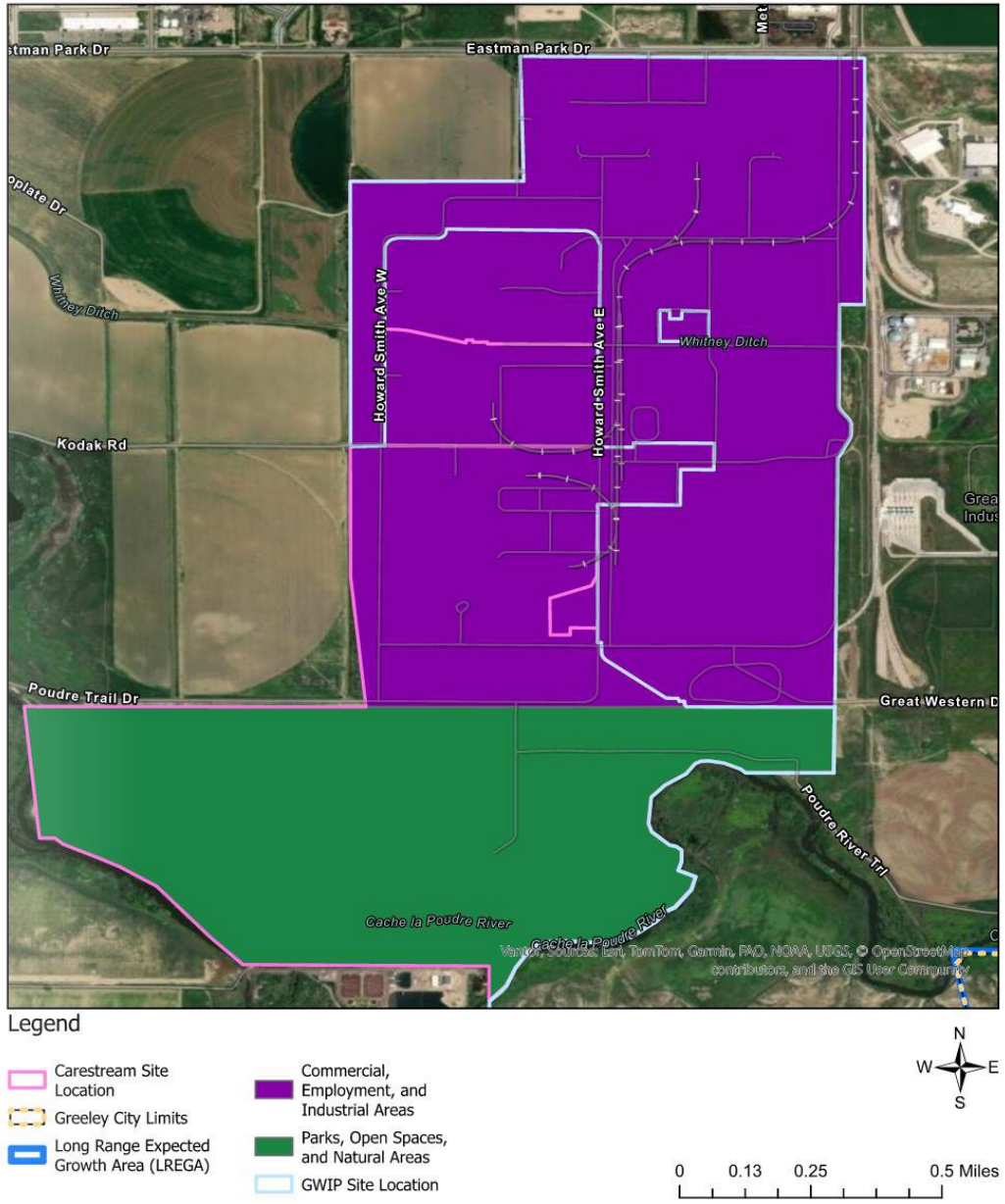
Compliance with Zoning Review Criteria

Code § 24-204.b.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.

2026 inclusion into the City of Greeley Three-Mile Plan

- Annexations Nos. 1-8 future land use of Parks, Open Spaces, and Natural Areas
- Annexations Nos. 9-15 future land use of Commercial, Employment, and Industrial

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



Compliance with Zoning Review Criteria

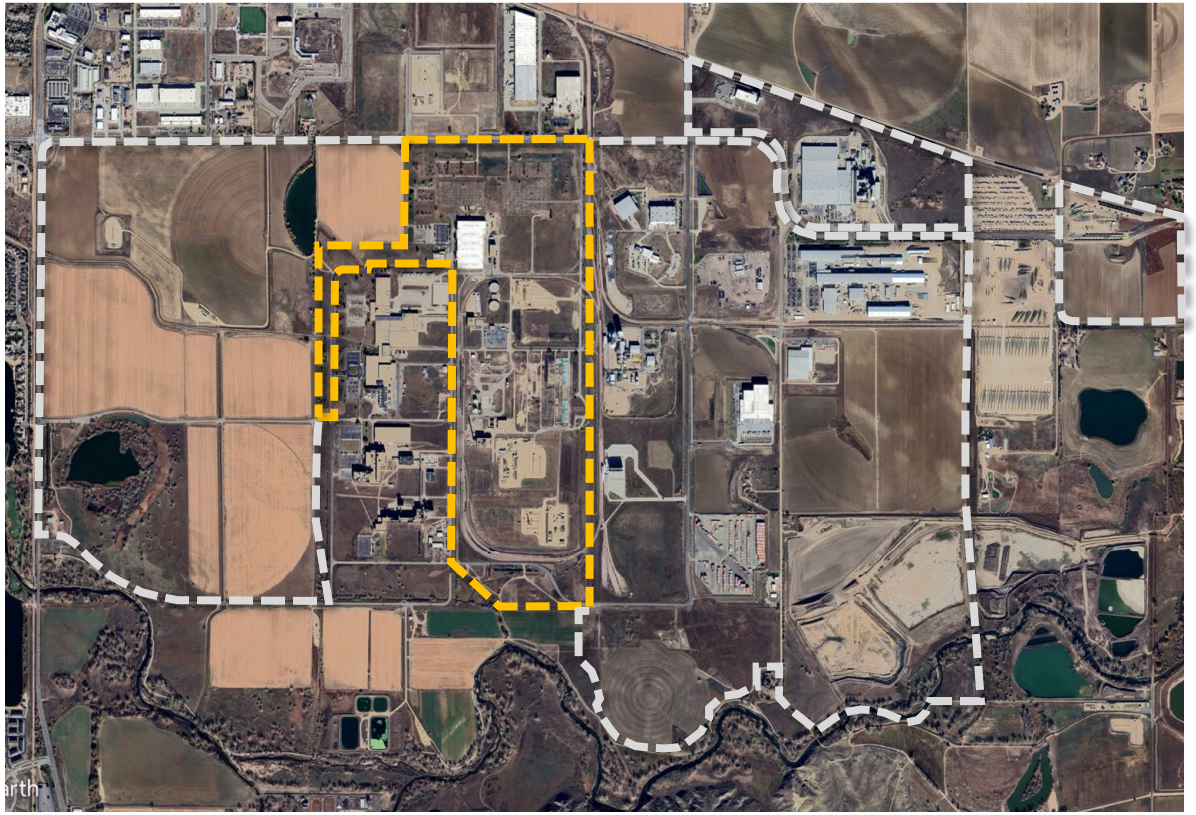
Code § 24-204.b.3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Code § 24-204.b.4. Whether the existing zoning's 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 applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County.
- Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial High Intensity zoning district.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.



Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property.

- In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- The proposed Conservation District zoning will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

- The proposed Industrial High Intensity zoning is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. ; the area intended for Conservation District zoning will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south.

- Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices.

Compliance with Zoning Review Criteria

Code § 24-204.b.9. The recommendations of professional staff or advisory review bodies.

- Based on the information available the applicant is not aware of any recommendations of professional staff or advisory review bodies that would be inconsistent with the proposed zoning of the subject property.

Council Agenda Summary

August 18, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Douglas May, Principal Planner

Title:
Public hearing and second reading of an ordinance annexing to the city of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as "Arroyos del Sol" located generally north-west of State Highway 257 spur, west of Weld County Road 19, and south of the Cache La Poudre River, into the City of Greeley. The subject site is comprised of 999.72 acres.

Summary:
The City of Greeley has petitioned to annex approximately 999.72 acres of unincorporated land located generally north-west 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 the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on July 7, 2026, setting the public hearing for August 18, 2026.

The annexation application was heard by the Planning Commission on July 14, 2026. The Planning Commission recommended approval of the annexation with a 6-0 vote. Letters regarding the City Council public hearing were mailed to property owners within 1,000 feet, signs were posted on the site, and a public notice was published on the City of Greeley website to comply with city requirements.

The annexation item was introduced at the August 4, 2026, Council meeting and, by a majority vote of Council the public hearing and second reading were set for August 18, 2026. Please see the media and agenda packet with this link: August 4, 2026 Agenda Packet

The following attachments can be found here: July 14, 2026, Planning Commission Meeting

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

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response. The current zoning proposal is for C-D (Conservation District).

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a certain date.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 42, 2026 with Appendix A
2. Annexation Map
3. 07.14.26 Draft Planning Commission Minutes
4. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 42, 2026
CASE NO. ANX2024-0004

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "ARROYOS DEL SOL" LOCATED GENERALLY NORTHWEST OF STATE HIGHWAY 257 SPUR, WEST OF WELD COUNTY ROAD 19, AND SOUTH OF THE CACHE LA POUDRE RIVER, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 999.72 ACRES.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The City Council of Greeley, Colorado, hereby finds that the property, referenced in Section 2 below, in which one hundred percent (100%) of the landowners have petitioned for annexation to the City of Greeley, is in all respects eligible for annexation and the annexation proceedings have been conducted in compliance with the laws of the State of Colorado.

Section 2. The property referenced in this section and legally described in Appendix A is hereby approved for annexation and is annexed to the City of Greeley, Colorado.

Section 3. Pursuant to Section 31-12-113 of the Colorado Revised Statutes, one copy of the property map and the original annexation ordinance shall be filed with the City Clerk of the City of Greeley, Colorado, and three (3) certified copies of this Ordinance and map of the area annexed shall be filed for recording with the Clerk and Recorder of Weld County, Colorado, within thirty (30) days after the effective date of this Ordinance. The Clerk and Recorder of Weld County, Colorado, is required to file one (1) certified copy of this Ordinance and map of the property annexed with the Division of Local Government of the Colorado Department of Local Affairs pursuant to such section.

Section 4. The City Clerk of the City of Greeley, Colorado, shall promptly transmit to the Northern Colorado Water Conservancy District a certified copy of this Ordinance and shall cooperate with the District to annex the subject area into the District's Municipal Subdistrict pursuant to the provisions of Section 37-45-136 (3.6) of the Colorado Revised Statutes.

Section 5. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 42, 2026
CASE NO. ANX2024-0004

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS "ARROYOS DEL SOL" LOCATED GENERALLY NORTHWEST OF STATE HIGHWAY 257 SPUR, WEST OF WELD COUNTY ROAD 19, AND SOUTH OF THE CACHE LA POUDRE RIVER, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 999.72 ACRES.

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, 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 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, 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.

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:

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

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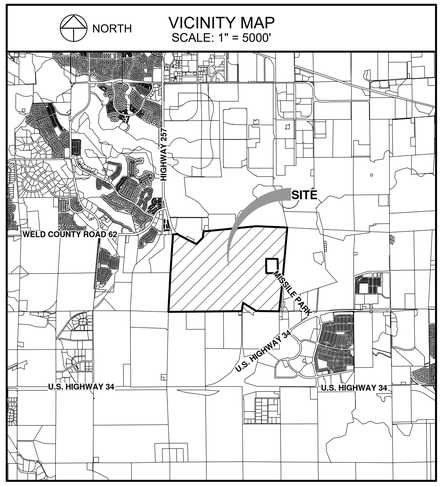
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CONTAINING 999.72 ACRES MORE OR LESS, INCLUDING 26.13 ACRES OF EXISTING PUBLIC ROAD RIGHT-OF-WAY.

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



ANNEXATION

TOTAL PERIMETER	32,326.37 FEET
CONTIGUOUS BOUNDARY	9,647.97 FEET
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED	5,387.73 FEET
TOTAL LAND AREA OF ANNEXATION	999.72 ACRES ±

DENOTES CONTIGUOUS TOWN BOUNDARY

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 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
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

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

EPS GROUP
970.221.4158 eps@epsgrp.com
ARIZONA | COLORADO

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

Sheet
1
Of 6 Sheets

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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
- LOT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- FLOOD PLAIN
- FOUND SECTION CORNER MONUMENT
- FOUND PROPERTY CORNER MONUMENT

ARROYOS DEL SOL ANNEXATION
TOTAL AREA: 999.72 ACRES
R.O.W. ACRES: 26.13 ACRES
NET AREA: 973.59 ACRES

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

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SECTION: 2 AND 3 | TOWNSHIP: 5 NORTH | RANGE: 67 WEST OF 6TH PM
PROJECT: 24-0572 | DATE: 08/27/25
CLIENT: CITY OF GREELEY | SCALE: AS SHOWN
DRAWN BY: J. BUNNER | REVIEWED BY: T. HELGERSON

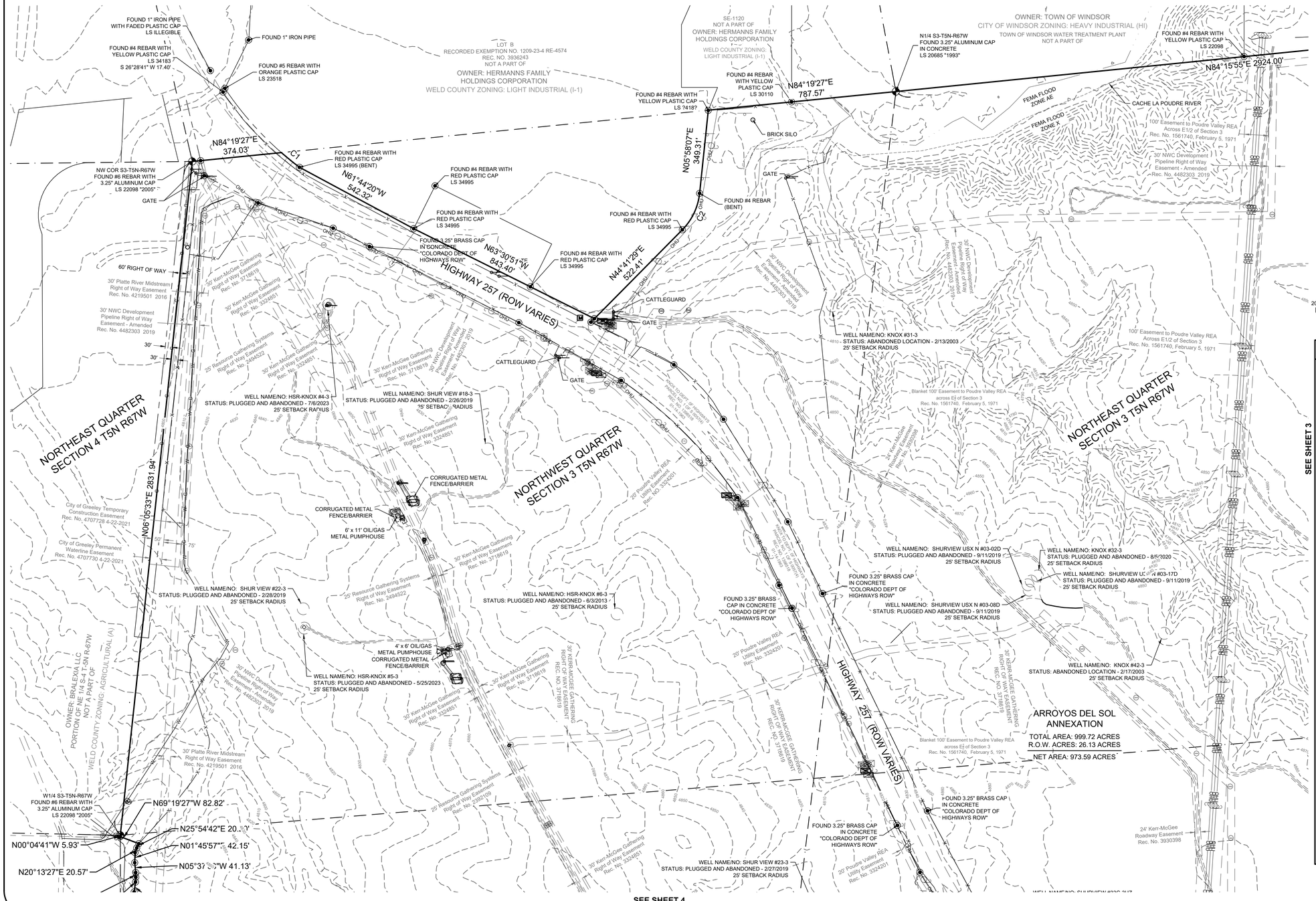
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ARIZONA | COLORADO

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

Sheet 2
Of 6 Sheets

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

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
08/27/25
FOR REVIEW ONLY

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

NORTH

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

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RANGE: 67 WEST OF 6TH PM

PROJECT: 24-0572
DATE: 08/27/25
CLIENT: CITY OF GREELEY
SCALE: 1" = 200'
DRAWN BY: J. BUNNER
REVIEWED BY: T. HELGERSON

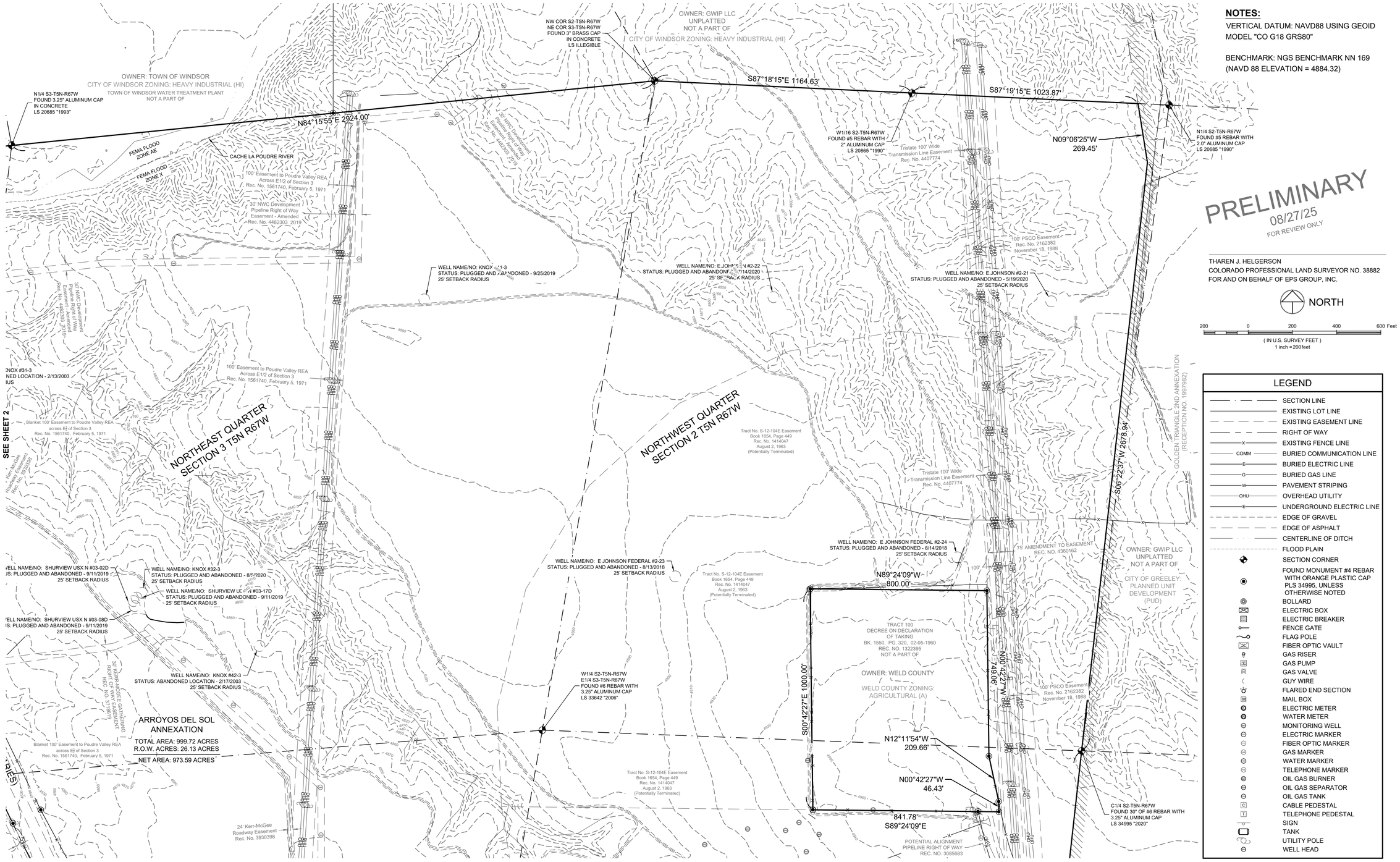
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SITE ANALYSIS MAP OF
ARROYOS DEL SOL
CITY OF GREELEY, WELD COUNTY, COLORADO

Sheet 3
Of 6 Sheets

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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
08/27/25
FOR REVIEW ONLY

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

NORTH

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

PROJECT: 24-0572
CLIENT: CITY OF GREELEY
DRAWN BY: J. BUNNER
DATE: 08/27/25
SCALE: 1" = 200'
REVIEWED BY: T. HELGERSON

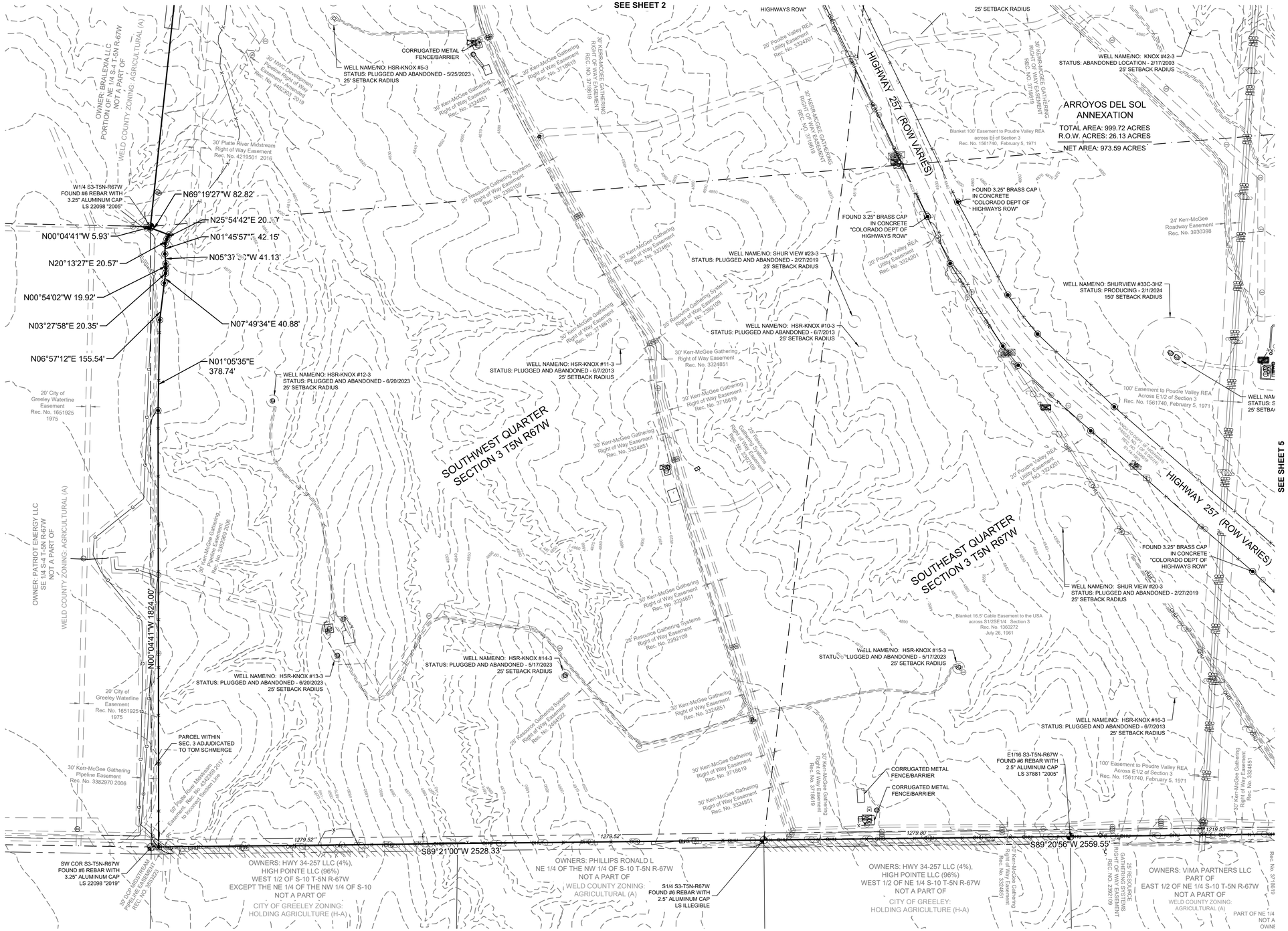
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SITE ANALYSIS MAP OF
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Sheet 4
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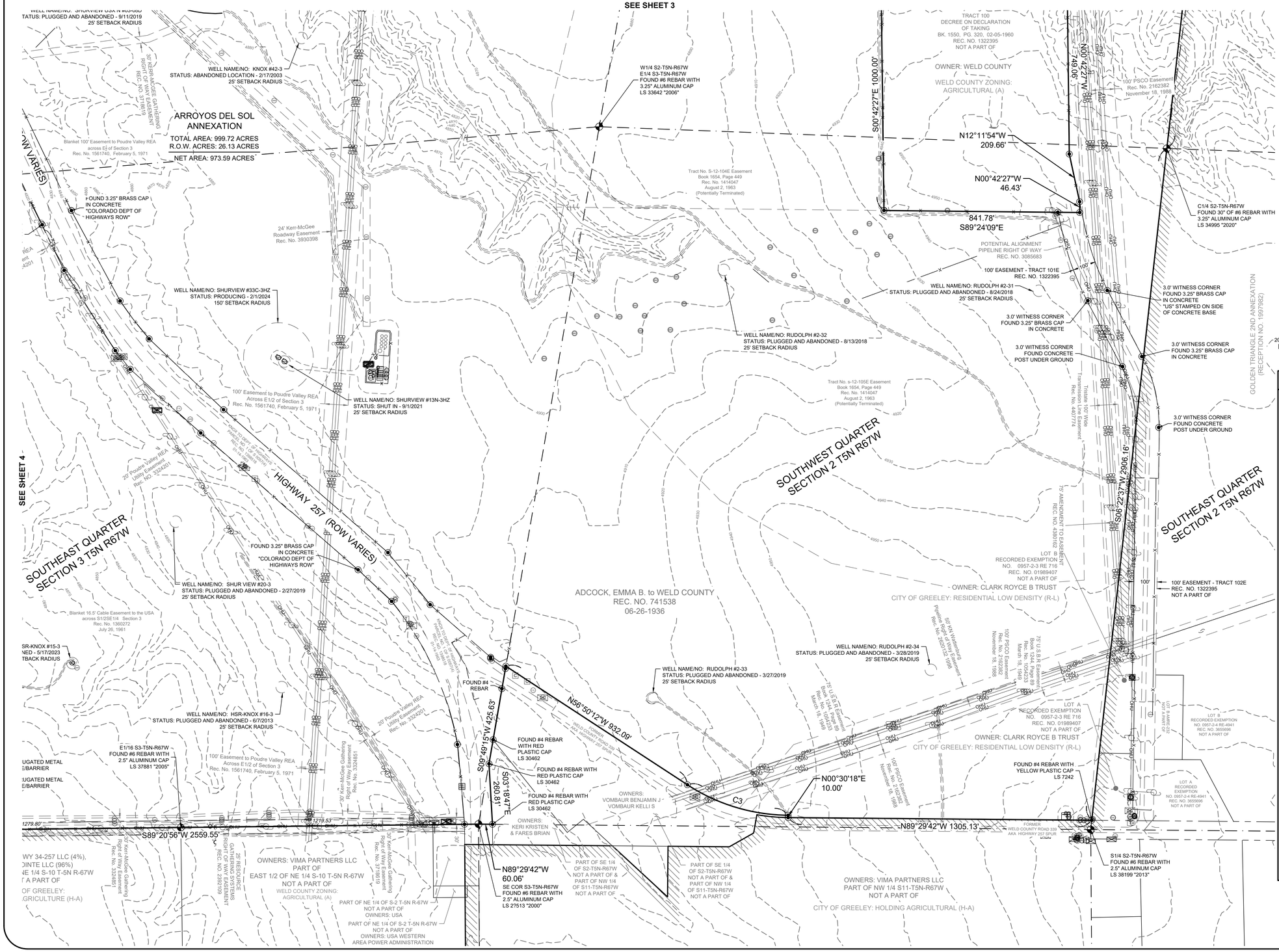
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DRAWN BY: J. BUNNER

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SITE ANALYSIS MAP OF
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Sheet 6
Of 6 Sheets

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BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

July 14, 2026, at 1:15pm

1. **Call to Order**
   Vice Chair Andersen called the meeting to order at 1:16pm.

2. **Roll Call - Present**
   Vice Chair Louisa Andersen
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Commissioner Christian Schulte
   Absent
   Chair Justin Yeater
   Commissioner Erik Briscoe (Arrived at 1:18pm)

3. **Approval of the agenda**
   There were no changes to the agenda. Vice Chair Andersen proceeded with the agenda as presented.

4. **Approval of the May 26, 2026, Planning Commission Meeting Minutes**
   There were no changes to the minutes.
   Motion by Commissioner Franzen:
   He moved to approve the minutes as presented.
   Second: Commissioner Carlson
   Vote: Motion passed 5-0
   Absent: Chair Yeater and Commissioner Briscoe.

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).**

   Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:18pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:19pm and turned it over to the Commission for discussion or a motion.

Motion by Commissioner Schulte:
He moved 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 Sections A through 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.
Second: Commissioner Franzen
Vote: Motion passed 6-0
Absent: Chair Yeater

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).

Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:21pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:21pm and turned it over to the Commission for discussion or a motion.

Commissioner Schulte asked staff to provide a brief reminder regarding the Conservation District, specifically whether any types of development or uses, in addition to farming and gravel extraction, were permitted within the zoning district. Doug May (Principal Planner) noted that the district allowed gravel mining but was primarily intended to protect natural areas and open space, particularly along river corridors, and did not generally allow other development except uses related to natural areas or parks.

Vice Chair Andersen requested clarification as to whether it was a conservation easement. Don Threewitt (Interim Community Development Director) shared that the Conservation District allowed farming by right, while utility crossings and mineral extraction required special review. It was also noted that much of the property was under a conservation easement, requiring approval from the easement holder for any proposed uses, and that the master plan focused on public recreation and natural areas.

Commissioner Schulte asked whether plans were already underway for the site or whether it was expected to remain undeveloped for a period of time. Mr. Threewitt shared a master planning process was in place, with the overall long-term vision for the site already established. Development was expected to occur incrementally as funding and grant opportunities became available.

Motion by Commissioner Franzen:
He moved that 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 Modlin
Vote: Motion passed 6-0
Absent: Chair Yeater

7. **Staff Report:**
   There was no report from staff.

8. **Adjournment:**
   Vice Chair Andersen adjourned the meeting at 1:25pm.

Work Session

Before the work session began, Commissioner Briscoe asked about recent court rulings and their effect on local development. Mr. Threewitt provided an update to the commission.

Vice Chair Andersen asked what the Commissions role was regarding these Work Session items and what actions were expected of them. Mr. Threewitt stated these items are very much based on input from the Commissioners. The Planning Commission and the City Council input would be compiled and used to develop draft materials, with public outreach and feedback also considered. Once drafts are prepared, they will be presented for recommendation before being forwarded to City Council with the meeting minutes for final adoption consideration.

Commissioner Modlin requested discussion on how the item could increase the likelihood of developers providing more well-rounded projects than those seen in the past.

9. **Development Code Updates**
   The Commission received a work session presentation from Mr. Threewitt and consultant Jen Gardner of Logan Simpson on Phase 2 of the City's Development Code Audit and Update. The session was structured to solicit Commission guidance ahead of drafting. Staff confirmed that input gathered from this session, along with parallel input from City Council, would be incorporated into draft code language for subsequent review and adoption proceedings.

   Urban Agriculture — Animal Keeping

   Staff presented options for regulating backyard fowl in residential and suburban zone districts, noting that the current code effectively prohibits backyard chickens despite the practice being widespread and largely unenforceable. The Commission reached general consensus to move forward with exploring a permit-based allowance for backyard fowl (chickens, ducks, and similar fowl, excluding roosters). The Commission directed staff to tie allowable quantities to lot size and to exclude other livestock such as goats, sheep, pigs, and similar animals at this time. A registration-style permit was favored over a more intensive permitting process.

   Cottage Commercial

   Staff presented two options for allowing small-scale commercial uses within or accessory to owner-occupied residential properties, filling the gap between home occupation and traditional commercial development. The Commission acknowledged that such uses already exist informally throughout the city and expressed support for moving forward with a framework similar to Option 1 — a use-by-special-review approach with meaningful limitations. Key directions provided included: requiring owner-occupancy of the residential property with the property owner being a party to the business; limiting the number of employees; establishing limitations on vehicle traffic; and noting that HOA

restrictions should prevail where applicable. The Commission preferred starting with more restrictive standards, with the option to loosen them overtime.

Build-to-Rent

Staff presented options for codifying standards for build-to-rent housing communities, which have previously been processed through the PUD procedure on a case-by-case basis. The Commission expressed broad support for moving away from the PUD approach in favor of a codified standard. Direction was given to develop a hybrid framework drawing from both multifamily and single-family standards, addressing parking requirements, private street ownership and maintenance obligations, and minimum design standards. Staff noted that long-term maintenance accountability and code enforcement access were primary considerations.

Oil and Gas Setbacks

Staff presented options for updating setback standards relative to active, plugged, and abandoned oil and gas wells, noting that the current definition of "structure" inadvertently captures parking lots, roads, and other horizontal improvements in setback calculations. The Commission provided general direction to pursue the most permissive standards that still protect public health, safety, and welfare, acknowledging Greeley's unique context within Weld County and the impracticality of applying overly restrictive setbacks given the density of existing oil and gas infrastructure.

Gravel Extraction

Staff presented options for adding operational standards to the existing gravel extraction use, which is currently allowed by special review in the Conservation District but lacks enforceable performance criteria. The Commission supported separating batch plant operations from extraction in the use table, and directed staff to develop standards addressing noise, dust, lighting, hours of operation, haul routes, and reclamation. Commissioners emphasized the importance of reclamation, restoration, and remediation standards, and encouraged collaboration with Weld County on permitting for operations near the city's boundaries.

Solar Energy

Staff presented options for updating solar energy regulations, including the potential to allow large-scale solar in the Holding Agricultural zone and to develop tiered standards for small, medium, and large installations. The Commission expressed general support for the recommendations, with direction to ensure coordination with the county given that solar facilities developed in unincorporated areas may eventually be annexed. The concept of agrivoltaics — integrating agricultural operations with solar — was viewed favorably.

Data Centers

Staff presented options for regulating data centers as a distinct use, noting Weld County's recent ordinance affirmatively welcoming them and the likelihood of increased interest in the Greeley area. The Commission supported allowing data centers as a use-by-special-review in industrial zones (IM and IH), with setbacks from residential uses, noise standards, and provisions addressing high power and water consumption. Commissioners raised concerns about the long-term displacement of traditional industrial employment land uses and the potential for indirect rate increases to utility customers. Staff noted that Xcel Energy has issued policy guidance requiring data centers to bear their own direct infrastructure costs. A use-by-special-review designation was preferred as a starting point, with the option to convert to a by-right use as the land use type matures.

10. Landscape & Sign Code Updates

The Commission received a work session presentation from Mr. Threewitt and Buxton Demers (Code Compliance Manager) on draft Landscape & Sign Code updates. The session was also structured to solicit Commission guidance ahead of drafting. Staff confirmed the process will be identical to the previous work session item.

Landscape Code and Compliance

Staff presented draft updates to the City's landscape code, including a proposal to allow artificial turf in front yards by permit with certified installation. Several commissioners expressed skepticism about artificial turf, citing long-term appearance and maintenance concerns. Staff indicated this item would be revisited with Council that evening. The Commission supported a priority-based compliance approach in which code enforcement focuses on properties with bare dirt, erosion, tall weeds, or repeated violations, while treating maintained but technically nonconforming yards as lower priority. Support was expressed for expanding promotion of water-wise and native landscaping alternatives.

Sign Code

Staff presented a draft sign code update addressing wind-driven devices and yard signs in parkways. The Commission supported increasing the permitted sky dancer height from 8 to 20 feet, allowing wind-driven devices without a permit regardless of branding, and limiting their use to business operating hours only. On parkway signs, the Commission supported maintaining the existing prohibition, with a courtesy education approach for first-time residential violations where ownership is clear, and immediate removal for signs creating safety or obstruction concerns.

Louisa Andersen – Vice Chair

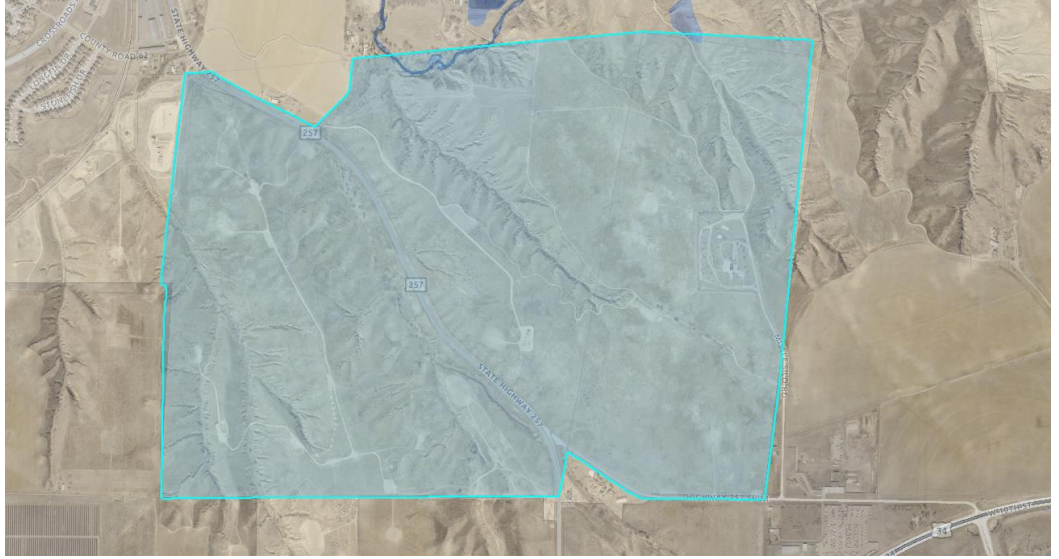
Don Threewitt – Interim Director

Community Vitality

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

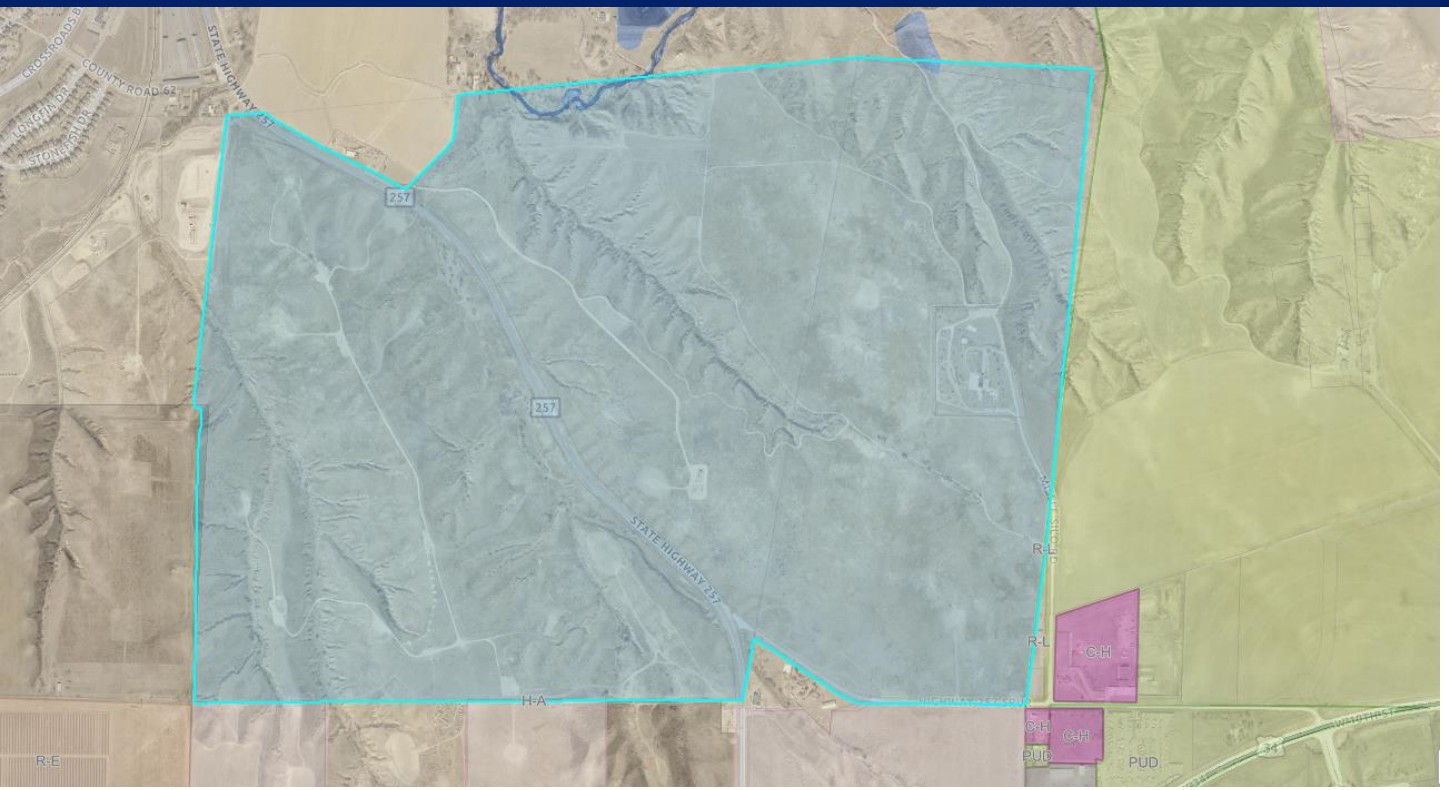
Don Threewitt, Interim Community Development Director
Don.Threewitt@greeleygov.com | (970) 350-9802
City Council Meeting – August 18, 2026

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).
- **Adopt or deny annexation and zoning ordinances**

Serial Annexation & Zoning 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



- 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 reports

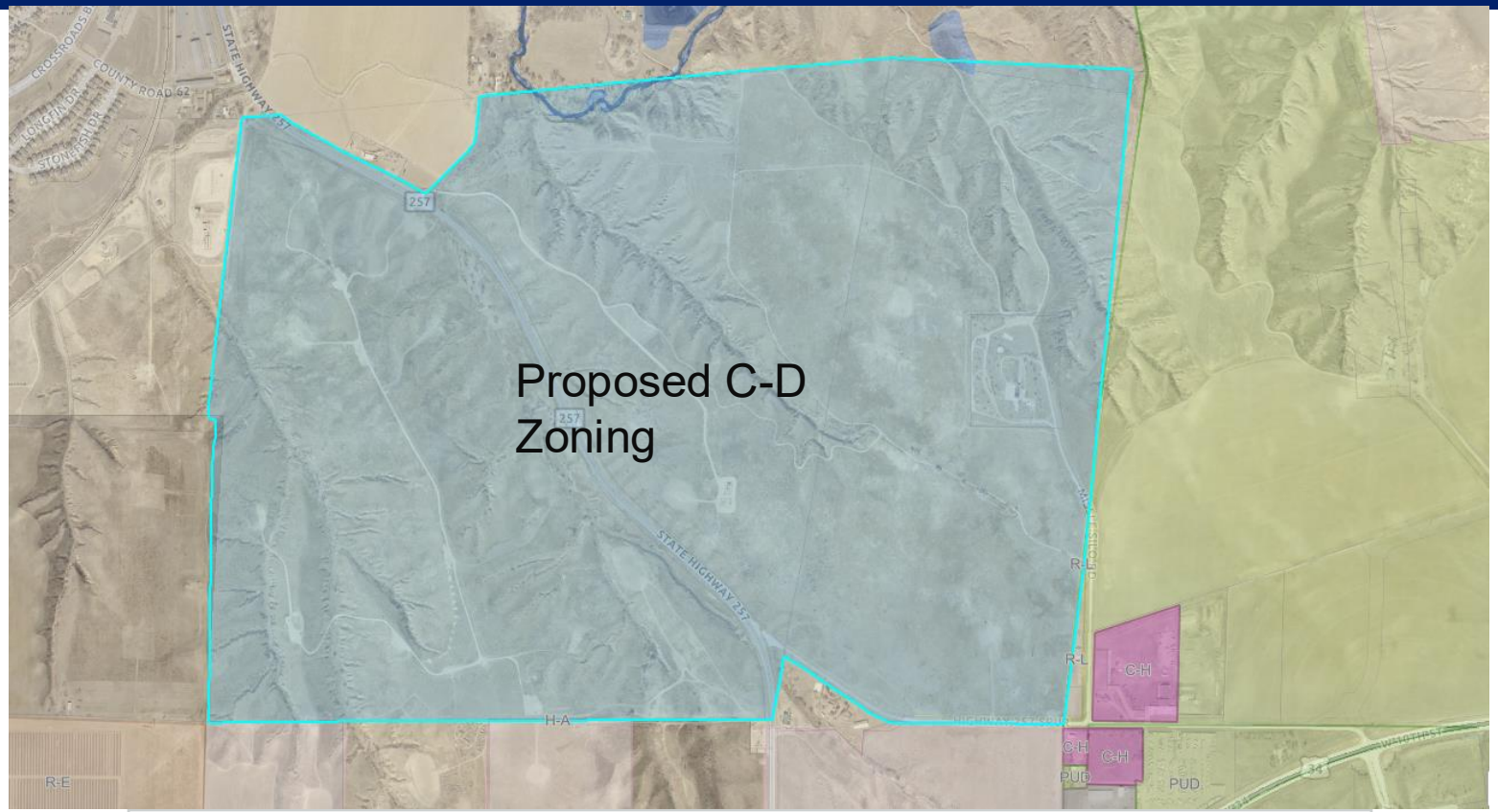
Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 7/14/26 with 6-0 vote
- 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

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 7/14/26 with 6-0 vote
- Community Development recommends approval

Thank you

Motion – Zoning

Recommended (Approval)

- 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.

Alternative (Denial)

- 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.

Motion – Annexation

Recommended (Approval)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves of the Arroyos del Sol Annexation No. ANX2024-0004.

Alternative (Denial)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and, therefore; denies of the Arroyos del Sol Annexation No. ANX2024-0004.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAl (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

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.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and can be "developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

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 subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
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 properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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 Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

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 noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

C-D Zoning Allowed Uses

- C-D Zoning Permitted Uses by Right
  - Farming

- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

Council Agenda Summary

August 18, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Douglas May, Principal Planner

Title:
Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, to establish C-D (Conservation District) zoning for property, known as the "Arroyos del Sol" Annexation, located generally north-west of State Highway 257 spur, west of Weld County Road 19, and south of the Cache La Poudre River, into the City of Greeley. The subject site is comprised of 999.72 acres.

Summary:
The City of Greeley 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.

The zoning application was heard by the Planning Commission on July 14, 2026. The Planning Commission recommended approval of the annexation with a 6-0 vote. Letters regarding the City Council public hearing were mailed to property owners within 1,000 feet, signs were posted on the site, and a public notice was published on the City of Greeley website to comply with city requirements.

The establishment of zoning item was introduced at the August 4, 2026, Council meeting and, by a majority vote of Council the public hearing and second reading were set for August 18, 2026. Please see the media and agenda packet with this link: August 4, 2026 Agenda Packet

Following first reading, staff identified a clerical error in the ordinance in which the name of a different annexation was inadvertently referenced. Staff recommends the ordinance be corrected to reflect the proper annexation name. This proposed correction is non-substantive and does not change the property, legal description, findings, or other provisions of the ordinance. At second reading, City Council will be

asked to make a motion acknowledging the correction and approving the ordinance as corrected.

The following attachments for this meeting can be found here: July 14, 2026, Planning Commission Packet

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

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the establishment of C-D (Conservation District) zoning.

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:
1. City staff presentation
2. Council questions of staff
3. Applicant presentation
4. Council questions of applicant
5. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
6. Rebuttal, if requested
7. Council discussion
8. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a certain date.

Council's Recommended Action:

Two motions are required:

1. A motion to amend Section 1 of the ordinance to replace the words "Kinnison Annexation" with the words "Arroyos Del Sol Annexation"

Following passage of the first motion, a second motion is required:

2. A motion to adopt the ordinance as amended and publish in full.

Attachments:

1. Ordinance No. 43 , 2026 with Appendix A
2. 07.14.26 Draft Planning Commission Minutes
3. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 43, 2026
CASE NO. ZON2025-0001

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY, 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, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 999.72 ACRES.

WHEREAS, the City initiated zoning on the Arroyos del Sol Annexation pursuant to Greeley Municipal Code 24-200 and 24-214(d) to establish zoning on the Arroyos del Sol Annexation.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO that:

Section 1. The zoning on the following described property located in the City of Greeley, Colorado known as the Kinnison Annexation is hereby placed into the C-D (Conservation District) zoning district in the City of Greeley, County of Weld, State of Colorado:

Legal Description

See Appendix A, attached hereto, and incorporated herein.

Section 2. The property of the pertinent zoning districts as shown on the official zoning map is hereby changed so as to accomplish the above-described zoning change, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By:_____ **By:_____**
City Clerk **Mayor**

APPENDIX A
ORDINANCE NO. 43, 2026
CASE NO. ZON2025-0001

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH C-D (CONSERVATION DISTRICT) ZONING FOR PROPERTY, 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, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 999.72 ACRES.

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, 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 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, 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.

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

July 14, 2026, at 1:15pm

1. **Call to Order**
   Vice Chair Andersen called the meeting to order at 1:16pm.

2. **Roll Call - Present**
   Vice Chair Louisa Andersen
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Commissioner Christian Schulte
   Absent
   Chair Justin Yeater
   Commissioner Erik Briscoe (Arrived at 1:18pm)

3. **Approval of the agenda**
   There were no changes to the agenda. Vice Chair Andersen proceeded with the agenda as presented.

4. **Approval of the May 26, 2026, Planning Commission Meeting Minutes**
   There were no changes to the minutes.
   Motion by Commissioner Franzen:
   He moved to approve the minutes as presented.
   Second: Commissioner Carlson
   Vote: Motion passed 5-0
   Absent: Chair Yeater and Commissioner Briscoe.

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).**

   Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:18pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:19pm and turned it over to the Commission for discussion or a motion.

Motion by Commissioner Schulte:
He moved 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 Sections A through 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.
Second: Commissioner Franzen
Vote: Motion passed 6-0
Absent: Chair Yeater

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).

Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:21pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:21pm and turned it over to the Commission for discussion or a motion.

Commissioner Schulte asked staff to provide a brief reminder regarding the Conservation District, specifically whether any types of development or uses, in addition to farming and gravel extraction, were permitted within the zoning district. Doug May (Principal Planner) noted that the district allowed gravel mining but was primarily intended to protect natural areas and open space, particularly along river corridors, and did not generally allow other development except uses related to natural areas or parks.

Vice Chair Andersen requested clarification as to whether it was a conservation easement. Don Threewitt (Interim Community Development Director) shared that the Conservation District allowed farming by right, while utility crossings and mineral extraction required special review. It was also noted that much of the property was under a conservation easement, requiring approval from the easement holder for any proposed uses, and that the master plan focused on public recreation and natural areas.

Commissioner Schulte asked whether plans were already underway for the site or whether it was expected to remain undeveloped for a period of time. Mr. Threewitt shared a master planning process was in place, with the overall long-term vision for the site already established. Development was expected to occur incrementally as funding and grant opportunities became available.

Motion by Commissioner Franzen:
He moved that 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 Modlin
Vote: Motion passed 6-0
Absent: Chair Yeater

7. **Staff Report:**
   There was no report from staff.

8. **Adjournment:**
   Vice Chair Andersen adjourned the meeting at 1:25pm.

Work Session

Before the work session began, Commissioner Briscoe asked about recent court rulings and their effect on local development. Mr. Threewitt provided an update to the commission.

Vice Chair Andersen asked what the Commissions role was regarding these Work Session items and what actions were expected of them. Mr. Threewitt stated these items are very much based on input from the Commissioners. The Planning Commission and the City Council input would be compiled and used to develop draft materials, with public outreach and feedback also considered. Once drafts are prepared, they will be presented for recommendation before being forwarded to City Council with the meeting minutes for final adoption consideration.

Commissioner Modlin requested discussion on how the item could increase the likelihood of developers providing more well-rounded projects than those seen in the past.

9. **Development Code Updates**
   The Commission received a work session presentation from Mr. Threewitt and consultant Jen Gardner of Logan Simpson on Phase 2 of the City's Development Code Audit and Update. The session was structured to solicit Commission guidance ahead of drafting. Staff confirmed that input gathered from this session, along with parallel input from City Council, would be incorporated into draft code language for subsequent review and adoption proceedings.

   Urban Agriculture — Animal Keeping

   Staff presented options for regulating backyard fowl in residential and suburban zone districts, noting that the current code effectively prohibits backyard chickens despite the practice being widespread and largely unenforceable. The Commission reached general consensus to move forward with exploring a permit-based allowance for backyard fowl (chickens, ducks, and similar fowl, excluding roosters). The Commission directed staff to tie allowable quantities to lot size and to exclude other livestock such as goats, sheep, pigs, and similar animals at this time. A registration-style permit was favored over a more intensive permitting process.

   Cottage Commercial

   Staff presented two options for allowing small-scale commercial uses within or accessory to owner-occupied residential properties, filling the gap between home occupation and traditional commercial development. The Commission acknowledged that such uses already exist informally throughout the city and expressed support for moving forward with a framework similar to Option 1 — a use-by-special-review approach with meaningful limitations. Key directions provided included: requiring owner-occupancy of the residential property with the property owner being a party to the business; limiting the number of employees; establishing limitations on vehicle traffic; and noting that HOA

restrictions should prevail where applicable. The Commission preferred starting with more restrictive standards, with the option to loosen them overtime.

Build-to-Rent

Staff presented options for codifying standards for build-to-rent housing communities, which have previously been processed through the PUD procedure on a case-by-case basis. The Commission expressed broad support for moving away from the PUD approach in favor of a codified standard. Direction was given to develop a hybrid framework drawing from both multifamily and single-family standards, addressing parking requirements, private street ownership and maintenance obligations, and minimum design standards. Staff noted that long-term maintenance accountability and code enforcement access were primary considerations.

Oil and Gas Setbacks

Staff presented options for updating setback standards relative to active, plugged, and abandoned oil and gas wells, noting that the current definition of "structure" inadvertently captures parking lots, roads, and other horizontal improvements in setback calculations. The Commission provided general direction to pursue the most permissive standards that still protect public health, safety, and welfare, acknowledging Greeley's unique context within Weld County and the impracticality of applying overly restrictive setbacks given the density of existing oil and gas infrastructure.

Gravel Extraction

Staff presented options for adding operational standards to the existing gravel extraction use, which is currently allowed by special review in the Conservation District but lacks enforceable performance criteria. The Commission supported separating batch plant operations from extraction in the use table, and directed staff to develop standards addressing noise, dust, lighting, hours of operation, haul routes, and reclamation. Commissioners emphasized the importance of reclamation, restoration, and remediation standards, and encouraged collaboration with Weld County on permitting for operations near the city's boundaries.

Solar Energy

Staff presented options for updating solar energy regulations, including the potential to allow large-scale solar in the Holding Agricultural zone and to develop tiered standards for small, medium, and large installations. The Commission expressed general support for the recommendations, with direction to ensure coordination with the county given that solar facilities developed in unincorporated areas may eventually be annexed. The concept of agrivoltaics — integrating agricultural operations with solar — was viewed favorably.

Data Centers

Staff presented options for regulating data centers as a distinct use, noting Weld County's recent ordinance affirmatively welcoming them and the likelihood of increased interest in the Greeley area. The Commission supported allowing data centers as a use-by-special-review in industrial zones (IM and IH), with setbacks from residential uses, noise standards, and provisions addressing high power and water consumption. Commissioners raised concerns about the long-term displacement of traditional industrial employment land uses and the potential for indirect rate increases to utility customers. Staff noted that Xcel Energy has issued policy guidance requiring data centers to bear their own direct infrastructure costs. A use-by-special-review designation was preferred as a starting point, with the option to convert to a by-right use as the land use type matures.

10. Landscape & Sign Code Updates

The Commission received a work session presentation from Mr. Threewitt and Buxton Demers (Code Compliance Manager) on draft Landscape & Sign Code updates. The session was also structured to solicit Commission guidance ahead of drafting. Staff confirmed the process will be identical to the previous work session item.

Landscape Code and Compliance

Staff presented draft updates to the City's landscape code, including a proposal to allow artificial turf in front yards by permit with certified installation. Several commissioners expressed skepticism about artificial turf, citing long-term appearance and maintenance concerns. Staff indicated this item would be revisited with Council that evening. The Commission supported a priority-based compliance approach in which code enforcement focuses on properties with bare dirt, erosion, tall weeds, or repeated violations, while treating maintained but technically nonconforming yards as lower priority. Support was expressed for expanding promotion of water-wise and native landscaping alternatives.

Sign Code

Staff presented a draft sign code update addressing wind-driven devices and yard signs in parkways. The Commission supported increasing the permitted sky dancer height from 8 to 20 feet, allowing wind-driven devices without a permit regardless of branding, and limiting their use to business operating hours only. On parkway signs, the Commission supported maintaining the existing prohibition, with a courtesy education approach for first-time residential violations where ownership is clear, and immediate removal for signs creating safety or obstruction concerns.

Louisa Andersen – Vice Chair

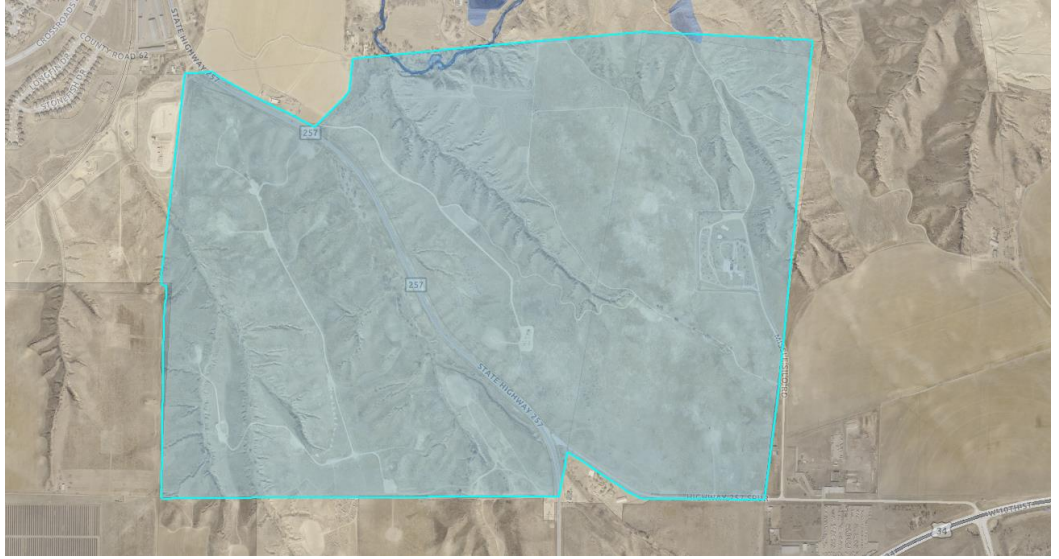
Don Threewitt – Interim Director

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

Community Vitality

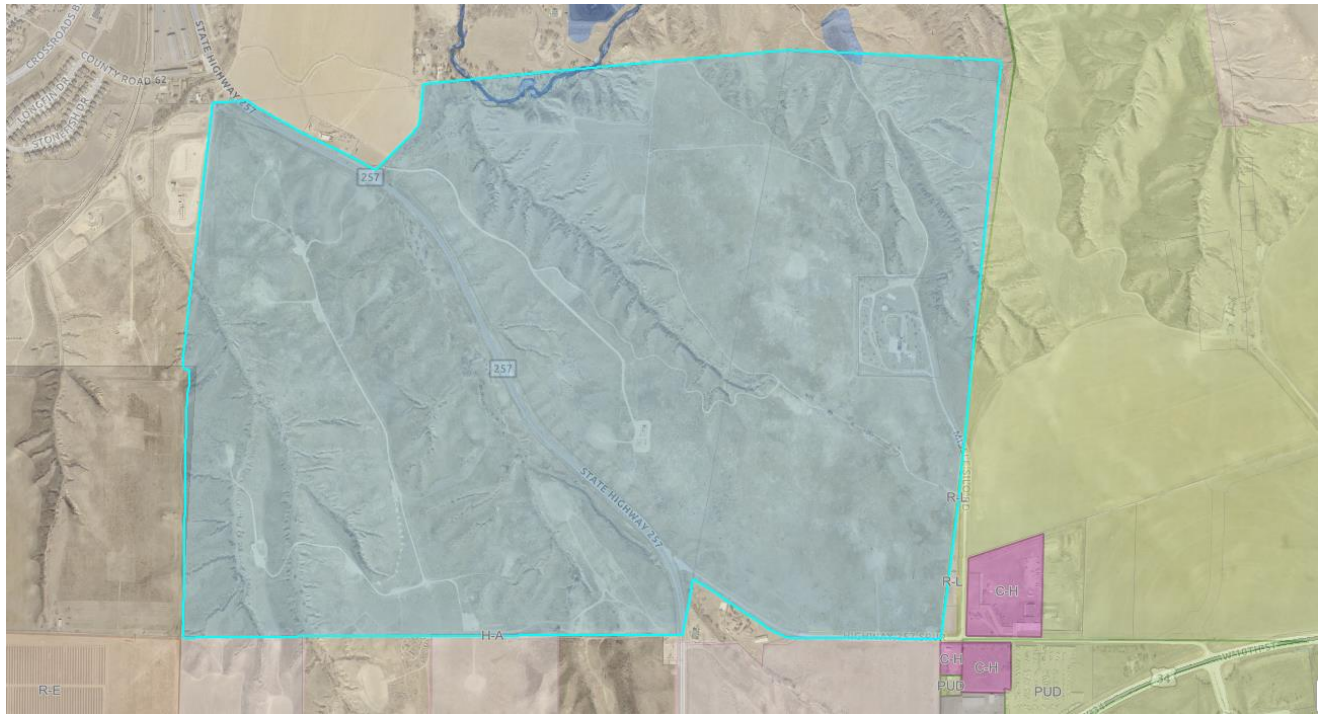
Don Threewitt, Interim Community Development Director
don.threewitt@greeleygov.com (970) 350-9802
City Council Meeting – August 18, 2026

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).
- **Adopt or deny annexation and zoning ordinances**

Serial Annexation & Zoning 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



- 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 reports

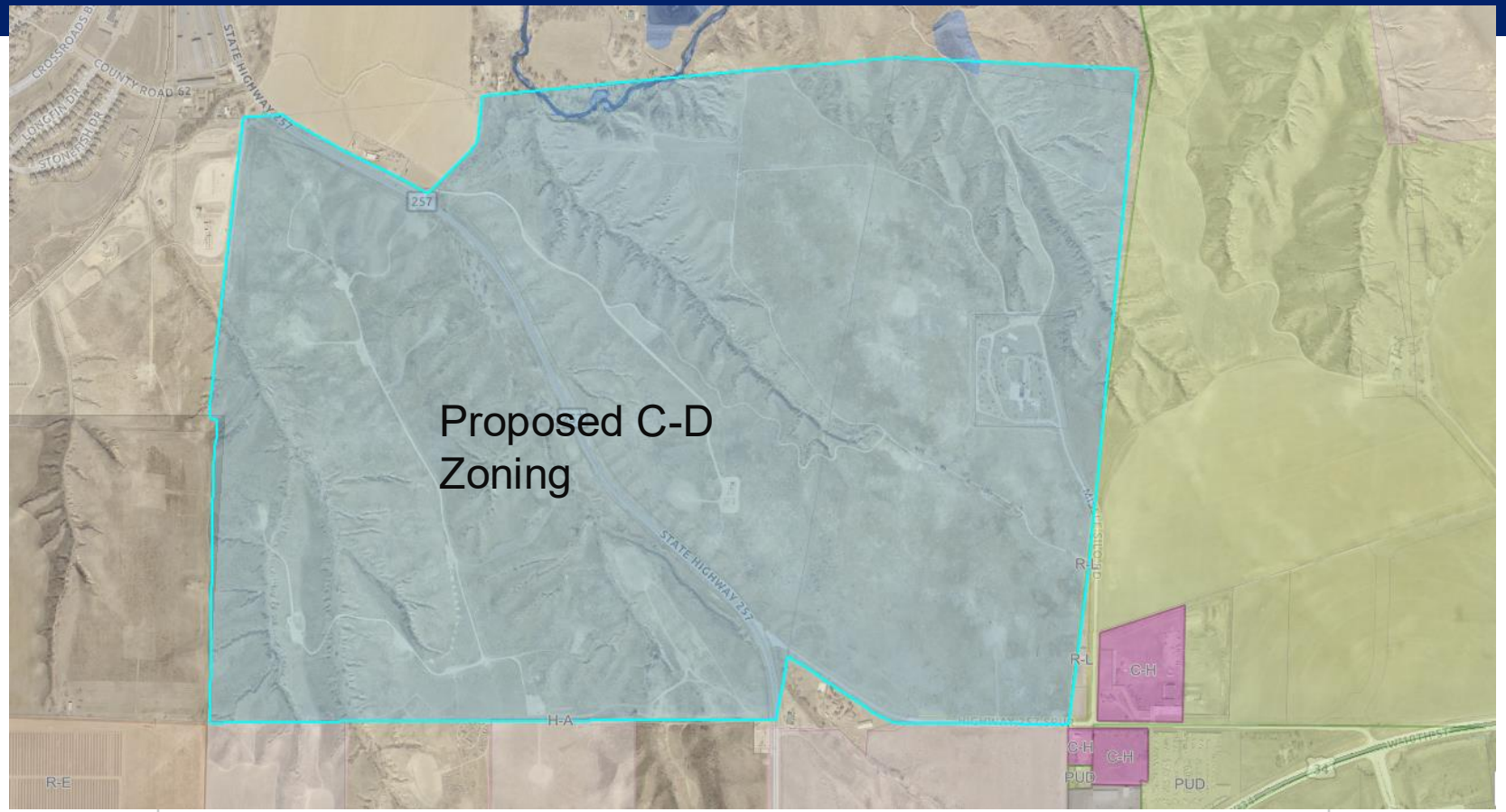
Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 7/14/26 with 6-0 vote
- 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

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Planning Commission Recommended Approval 7/14/26 with 6-0 vote
- Community Development recommends approval

Thank you



Motion – Zoning

Recommended (Approval)

- 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.

Alternative (Denial)

- 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.

Motion – Annexation

Recommended (Approval)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and, therefore; approves of the Arroyos del Sol Annexation No. ANX2024-0004.

Alternative (Denial)

- Based on the application received and the preceding analysis, the City Council finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and, therefore; denies of the Arroyos del Sol Annexation No. ANX2024-0004.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

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.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and can be "developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

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 subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
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 properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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 Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

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 noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

C-D Zoning Allowed Uses

- C-D Zoning Permitted Uses by Right
  - Farming

- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

Council Agenda Summary

August 18, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Resolution of the Greeley City Council authorizing the City to enter into an Intergovernmental Agreement with Weld County to participate in the November 3, 2026 Coordinated Election, and authorizing the City Clerk to sign said Intergovernmental Agreement

Summary:

The City of Greeley conducts its municipal elections in partnership with the Weld County Clerk and Recorder. This coordinated effort is formalized through an Intergovernmental Agreement (IGA), which outlines each party's responsibilities, deliverables, payment terms, and key deadlines.

Partnering with the County provides several advantages, including shared costs with neighboring jurisdictions, access to professionally trained election staff, streamlined processes, modern technology and equipment, and greater voter engagement and awareness.

The 2026 IGA reflects the County's flat-rate cost structure of $2.50 per registered voter, including both active and inactive status. The City of Greeley has 72,104 active and inactive voters as of August 7, 2026. The cost of coordinating with the county is estimated to be $180,260. The last day to sign the IGA, is August 25, 2026.

The election will include any ballot measures submitted to the County by September 4, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
Negative Impact: What is the onetime and/or ongoing amount? $180,260

Is it budgeted? Yes

Legal Issues:

Other issues and Considerations:

Strategic Focus Area:

Business Growth
Community Vitality

Decision Options:

1. Adopt the resolution as presented; or

2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 119, 2026 with Exhibit A
2. Item - Presentation

CITY OF GREELEY, COLORADO
RESOLUTION NO. 119, 2026

A RESOLUTION OF THE GREELEY CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY TO PARTICIPATE IN THE NOVEMBER 3, 2026, COORDINATED ELECTION, AND AUTHORIZING THE CITY CLERK TO SIGN SAID INTERGOVERNMENTAL AGREEMENT

WHEREAS, pursuant to Colorado law, the County of Weld and the City of Greeley may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each, and any such contract may provide for the sharing of costs; and

WHEREAS, the County of Weld, through the Weld County Clerk and Recorder (County Clerk) and the City of Greeley (City) are authorized to conduct elections as provided by law; and

WHEREAS, the City has determined that it is in the best interests of the City to participate in Weld County's November 3, 2026, General Election, as a "coordinated election", as such term is defined in the Uniform Election Code of 1992, as amended, which also contemplates the entry into and performance of an intergovernmental agreement to cooperate in the conduct and financing of an election; and

WHEREAS, the County Clerk and the City have determined that it is in the best interest of Weld County, the City, and their respective inhabitants to cooperate and contract concerning the November 3, 2026, General Election upon the terms and conditions contained in the attached intergovernmental agreement; and

WHEREAS, Colorado Constitution Article X, Section 20 requires the production of a mailed notice (TABOR notice) concerning certain ballot issues that may be submitted to the electors of the City, and the TABOR notices of several jurisdictions are to be sent as a package where jurisdictions overlay; and

WHEREAS, the need to produce the TABOR notice package requires that there be county-wide coordination of the production and mailing of the TABOR notice package to effectuate the purposes of said constitutional section, and the County Clerk and the City desire to set forth their respective responsibilities in the production and mailing of the TABOR notice package for the election conducted pursuant to the intergovernmental agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The attached Intergovernmental Agreement (Exhibit A) is hereby authorized;

Section 2. The City Clerk is hereby authorized to sign said Intergovernmental

Agreement; and

Section 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ___ DAY OF AUGUST, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____
City Clerk

By: _____
Mayor

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

City of Greeley, hereinafter referred to as "Jurisdiction," does hereby agree and contract with the Board of County Commissioners of the County of Weld, hereinafter referred to as "Commissioners," and the Weld County Clerk and Recorder, hereinafter referred to as "County Clerk," concerning the administration of the November 3, 2026, General Election conducted pursuant to the Uniform Election Code of 1992 as amended (hereinafter "Code"), and the rules and regulations promulgated thereunder, found at 8 C.C.R. 1505-1. This Agreement is not intended to address or modify statutory provisions regarding voter registration, nor to address or modify the County Clerk's duties thereunder.

WHEREAS, the Jurisdiction desires to conduct an election pursuant to its statutory authority or to have certain items placed on the ballot at an election pursuant to its statutory authority, such election to occur via mail ballot on November 3, 2026; and

WHEREAS, the Jurisdiction agrees to conduct a Coordinated Election with the County Clerk acting as the Coordinated Election Official; and

WHEREAS, the County Clerk is the "Coordinated Election Official," pursuant to C.R.S. §1-7-116, and is to perform certain election services in consideration of performances by the Jurisdiction of the obligations herein below set forth; and

WHEREAS, such agreements are authorized by statute at C.R.S. §§1-1-111(3), 1-7-116, and 29-1-203, et seq.

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. The Jurisdiction encompasses territory within Weld County and _____ County. This Agreement shall be construed to apply only to that portion of the Jurisdiction within Weld County.

2. Term of Agreement: This Agreement is intended only to deal with the conduct of the November 3, 2026, General Election.

3. The Jurisdiction agrees to perform the following tasks and activities:

    a. Conduct all procedures required of the clerk or designated election official for initiatives, referenda, and referred measures under the provisions of C.R.S. §§31-11-101 through 31-11-118.

    b. To do all tasks required by law of designated election officials concerning nomination of candidates by petition, including, but not limited to: issue approval as to form, where appropriate, of nominating petition; determine candidate eligibility; receive candidate acceptance of nominations; accept notice of intent, petitions for nomination, and affidavits of circulators; verify signatures on nominating petitions; and hear any protests of the nominating petitions, as said tasks are set forth in any applicable provisions of Title 1, Article IV, Parts 8 and 9, and C.R.S. §1-4-501, C.R.S., and those portions of the Colorado Municipal Election Code of 1965, Article X of Title 31, as adopted by reference pursuant to C.R.S. §1-4-805.

c. Establish order of names and questions for Jurisdiction's portion of the ballot and submit to the County Clerk in final form. The ballot content, including a list of candidates, ballot title, and text, must be certified to the County Clerk no later than 60 days before the election, pursuant to C.R.S. §1-5-203(3)(a). The Jurisdiction must provide a Spanish (US) translation of the ballot title and text for the County to provide a Spanish language sample ballot and a Spanish language in-person ballot pursuant to § 1-5-906 and 1-5-907, C.R.S. The translation services selected by the Jurisdiction must be screened and tested for proficiency in both written English and Spanish with affiliation or accreditation by a nationally recognized association of translators or have credentials or certifications that are comparable to or exceed the standards used by a nationally recognized association of translators, and must produce translations that are linguistically accurate, culturally appropriate, and technically consistent with the original documents. The County Clerk will require the certification of translation be turned in with the ballot content.

d. Accept written comments for and against ballot issues pursuant to C.R.S. §§ 1-7-901 and Colorado Constitution Article 10, Section 20(3)(b)(v). Comments to be accepted must be filed by noon on the Friday before the 45th day before the election. Preparation of summaries of written comments shall be done by the Jurisdiction but only to the extent required pursuant to C.R.S. §1-7-903(3). The full text of any required ballot issue notices must be transmitted to and received by the County Clerk no later than 43 days prior to the election pursuant to C.R.S. §1-7-904. No portion of this Subsection 3(d) shall require the County Clerk to prepare summaries regarding the Jurisdiction's ballot issues.

e. Collect, prepare, and submit all information required to give notice pursuant to Colorado Constitution Article 10, Section 20(3)(b), the Taxpayer's Bill of Rights. Such information must be received by the County Clerk no less than 43 days prior to the election to give the County Clerk sufficient time to circulate the information to voters.

f. Accept affidavits of intent to accept write-in candidacy up until close of business on the 64th day before the election, provide a list of valid affidavits received and forward them to the County Clerk pursuant to C.R.S. §1-4-1102(2).

g. Pay the sum of $2.50 per registered elector eligible to vote in the Jurisdiction's election as of November 3, 2026, with a $200 minimum, within 30 days of billing, regardless of whether or not the election is actually held. If the Jurisdiction cancels the election before its Section 20, Article X, the Taxpayer's Bill of Rights, notices are due to the County, and prior to the County Clerk incurring any expenses for the printing of the ballots, the Jurisdiction shall not be obligated for any expenses under this Subsection 3(g). The Jurisdiction shall also be responsible for costs of recounts pursuant to C.R.S. §§1-10.5-107 or 1-11-215, except for costs collected from an "interested party"

pursuant to C.R.S. §1-10.5-106 which shall be collected by the entity conducting the recount.

h. Designate an "election official" who shall act as the primary liaison between the Jurisdiction and the County Clerk and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction hereunder.

i. By approval of this Agreement, any municipality thereby resolves to not use the provisions of the Colorado Municipal Election Code, except as otherwise set forth herein or as its use is specifically authorized by the Code.

j. Mail ballot issue notices pursuant to C.R.S. §1-7-906(2) for active registered electors who do not reside within the county or counties where the political subdivision is located.

k. Carry out all action necessary for cancellation of an election including notice pursuant to C.R.S. §1-5-208, and pay any costs incurred by the County Clerk within 30 days of receipt of an invoice setting forth the costs of the canceled election pursuant to C.R.S. §1-5-208(5).

l. Jurisdiction shall verify as being accurate the list of registered elector's names and addresses previously forwarded to the Jurisdiction by the Weld County Clerk and Recorder's Office. By signing this Agreement, Jurisdiction represents that the list of registered elector's names and addresses has been reviewed by the Jurisdiction and is accurate. The Jurisdiction will promptly notify the contact listed in section 5(f) of any changes to the information contained in said list.

m. By September **4th**, Jurisdiction shall notify all candidates to call the Election Office at 970-400-3109, to leave a voice mail on how to pronounce the candidate's name and the office the candidate is seeking.

4. The County Clerk Agrees to perform the following tasks and activities:

a. Except as otherwise expressly provided for in this Agreement, to act as the Coordinated Election Official for the conduct of the election for the Jurisdiction for all matters in the Code which require action by the Coordinated Election Official.

b. Circulate the Taxpayer's Bill of Rights notice pursuant to Colorado Constitution Article X, Section 20.

c. Circulate general Ballot Issues notices pursuant to C.R.S. §§ 1-7-905 and 1-7-906(1), and publish and post notice, as directed in C.R.S. §1-5-205.

d. Designate the statutory required number of drop boxes during the election cycle. Designate not less than the statutory requirement of voter service and polling centers for early voting and election day.

e. After Election Day, bill Jurisdiction for number of registered electors within the Jurisdiction as of Election Day; identify the members of the Board of Canvassers eligible for receiving a fee; and bill the Jurisdiction for the fees.

f. Designate an employee of the Weld County Clerk and Recorder's Office, Election Division to act as a primary liaison or contact between the County Clerk and the Jurisdiction (see contact information in 5(f)).

g. The County Clerk shall appoint and train election judges and this power shall be delegated by the Jurisdiction to the County Clerk, to the extent required or allowed by law.

h. Select and appoint a Board of Canvassers to canvass the votes, provided that the Jurisdiction, at its option, may designate one of its members and one eligible elector from the jurisdiction to assist the County Clerk in the survey of the returns for that Jurisdiction. If the Jurisdiction desires to appoint one of its members and an eligible elector to assist, it shall make such appointments, and shall notify the County Clerk in writing of such appointments not later than 15 days prior to the election. The County Clerk shall receive and canvass all votes, and shall certify the results in the time and manner provided and required by the Code. The County Clerk shall perform all recounts required by the Code.

5. Additional Provisions

a. Time of the Essence.

Time is of the essence in this Agreement. The statutory time frames of the Code shall apply to the completion of the tasks required by this Agreement.

b. Right of Termination.

If Jurisdiction fails to accomplish its obligations, County is relieved of any further obligation under this agreement. Jurisdiction is fully responsible for any actions that result from its failure to meet its obligations.

c. No Waiver of Privileges or Immunities.

No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections or other provisions, of the Colorado Governmental Immunity Act §§ 24-10-101 et seq., as applicable now or hereafter amended, or any other applicable privileges or immunities held by the parties to this Agreement.

d. No Third Party Beneficiary Enforcement.

It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

e. Entire Agreement, Modification, Waiver of Breach.

This Agreement contains the entire Agreement and understanding between the parties to this Agreement and supersedes any other agreements concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal, or other alteration of or to this Agreement and any attached exhibits shall be deemed valid or of any force or effect whatsoever, unless mutually agreed upon in writing by the undersigned parties. No breach of any term, provision, or clause of this Agreement shall be deemed waived or excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party hereto, or waiver of, a breach by any other party, whether express or implied, shall not constitute a consent to, waiver of, or excuse for any other, or subsequent, breach.

f. Notice provided for in this Agreement shall be given by the Jurisdiction to the primary liaison designated according to section 4.f. above:

Adam Gonzales
Phone: (970) 400-3178
Fax: (970) 304-6566
Email: agonzales@weld.gov
Address: PO Box 459, Greeley, CO 80632

Notice provided for in this Agreement shall be given to the Jurisdiction election official referred to in Subsection 3(h) of this Agreement by phone:

Designated Election Official for Jurisdiction: _____

Phone: _____

After hour phone number: _____

Additional Contact Information:

Fax: _____

E-mail: _____

Address: _____

_____.

Memorandum of Intergovernmental Agreement
For Conduct of Coordinated Elections

DATED this _____ day of _____, 2026.

WELD COUNTY CLERK AND RECORDER

_____
Carly Koppes, Clerk and Recorder

APPROVED AS TO FORM:

_____
County Attorney

City of Greeley
APPROVED AS TO FORM:

_____
Attorney for Jurisdiction (Signature)

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF WELD COUNTY

_____
Scott James, Chair

ATTEST: _____
Clerk to the Board of County Commissioners

_____
Deputy Clerk to the Board

ATTEST:

_____
Designated Election Official for Jurisdiction
(Signature)

Intergovernmental Agreement with Weld County to participate in the November 3, 2026, Coordinated Election

Heidi Leatherwood, City Clerk
Heidi.leatherwood@greeleygov.com
City Council Meeting– August 18, 2026

High Performance Government

Agenda



- Background
- Timeline
- Council Decision

Background

The City of Greeley coordinates November elections with the Weld County Clerk and Recorder through an intergovernmental agreement (IGA).

Partnering allows, shared costs, access to trained staff, processes, technology and equipment in an effort to engage and assist voters in the voting process.

Intergovernmental Agreement

The 2026 IGA:

- Flat rate structure of $2.50 per registered voter (inactive and active)
- As of Aug 7, Greeley has 72,104 registered voters
- Cost is $180,260

IGA is due to the County by Aug 25

Timeline

August 25	Sept. 1	Sept. 4
Signed IGA Due to Weld County	Resolution for Ballot Question	Ballot content due to Weld County in English and Spanish

Council Decision

If Council intends to add an item to the ballot, then staff recommends:

Adopting the resolution for the City to enter into an Intergovernmental Agreement with Weld County to participate in the November 3, 2026 Coordinated Election, and authorizing the City Clerk to sign said Intergovernmental Agreement

Thank you.

Council Agenda Summary

August 18, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Planning Commission

Summary:

The City's Code and the City Council policies set forth the board and commission appointment and removal provisions. Council appoints board or commission members by written ballot during a council meeting.

Board and commission members may be appointed based on a variety of criteria and may include the following:

- Councilmember(s) recommendations resulting from interviews with each board or commission applicant
- Recommendation from a chair of a board or commission
- Existing board or commission members may continue to serve in their positions until their successors are appointed
- Council will fill a vacant position for the unexpired term of a member whose position becomes vacant

Council appointments are needed due to expiring terms for the Planning Commission.

Interviews are conducted as needed for applicants seeking appointment to open vacancies or expiring terms. No interviews were conducted in August 2026, as an incumbent with one of the expiring terms reapplied for reappointment and no additional applications were received for the expired position.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest. It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission. Should such conflicts arise, the Board or Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Decision Options:

1. Appoint or reappoint the individuals to serve on an applicable board or commission
2. Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. Appointment Ballot

City of Greeley
Boards & Commissions
Appointment Ballot
July 21, 2026

Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

********** BALLOT **********

Planning Commission
2 Positions: 3 Year Term
____ **JUSTIN YEATER (I)**
____ (Recruit for Additional Applicants)

Comments:
(I) = Incumbents

Council Agenda Summary

Title:

Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

August 16 – September 12, 2026

Tuesday, August 18, 2026

- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, August 19, 2026

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, August 20, 2026

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)
- Airport Authority 3:00 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

Monday, August 24, 2026

- Quarterly Breakfast with the Board of County Commissioners 7:30 am Greeley Breakfast Club (2109 9th St, Greeley, CO 80631)
- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, August 25, 2026

- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Friday, August 28, 2026

- UNC Football Game Day - City of Greeley 7 pm Nottingham Field (17 Ave Reservoir Rd, Greeley, CO 80639)

Tuesday, September 1, 2026

- City Council Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, September 3, 2026

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)

- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Tuesday, September 8, 2026

- City Council Work Session Meeting 6:00PM City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Saturday, September 12, 2026

- American Cancer Society's 34th annual Banner MD Anderson Cancer Center Cattle Baron's Ball 4:30 pm. Location TBD

2026 Council Meeting/Work Session Agenda Items Schedule

08/12/2026

This schedule is subject to change

Date/Type	Description	Sponsor Presenter/Director or Project Manager	Placement/Time
August 25, 2026 City Council Work Session			
	Plante Moran 2025 Financial and Single Audits	Plante Moran/Charlotte Kline/Kirk Jones	WS
	Comprehensive Financial Policies	Kirk Jones	WS
	Long Range Financial Model Update	Nathan Mosley	WS
	Q2 Finance Update	Robert Miller	WS
September 1, 2026 City Council Meeting	Proclamation - National Preparedness Month	Mayor	Intro
	Proclamation - Suicide Awareness and Prevention Month	Mayor	Intro
	Proclamation - Daughters of the American Revolution National Constitution Week	Mayor	Intro
	Minutes Aug 4 RM; August 11 WS	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Amending Title 12, Chapter 6 of the Greeley Municipal Code Relating to Use of Dynamic Braking Devices	Adam Turk	Consent
	Intro & 1st Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Consent
	Intro & 1st Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Consent
	Intro & 1st Rdg Ord - Assessments LID No. 9510101 (Lake Bluff Non-Potable Irrigation Pump Station)	Adam Prior	Consent
	Intro & 1st Rdg Ord - Assessments LID No 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Consent
	Resolution - Ballot Measure	Stacey Aurzada/Heidi Leatherwood	Regular
	PH & Resolution - West Greeley Commons Metropolitan District (tentative)	Don Threewitt	Regular
September 8, 2026 City Council Work Session			
	Initiative 11-2026 Automated License Plate Reader & Drone Update	Tanya Gutierrez/Adam Turk	WS
	Update to Areas of Ecological Significance Code	Meg Oren/Caleb Jackson	WS
	Quarterly CIP Financial Update	Kalen Myers/Nathan Mosley	WS
September 11, 2026 Budget Retreat			
September 15, 2026 City Council Meeting			
	Proclamation - National Public Lands Day	Mayor	Intro
	Minutes Aug 18 RM; Aug 25 WS	Heidi Leatherwood	Consent
	Resolution - Comprehensive Financial Policies (Tentative)	Kirk Jones	Consent
	Resolution - Proposition 123 Commitment Renewal	Deb Callies	Consent
	Resolution - Judicial Center Alley ROW Vacation	Doug May/Don Threewitt	Consent
	Resolution - Contract Housing Needs Assessment with Interval LLC	Deb Callies	Consent
	PH & 2nd Rdg Ord - Amending Title 12, Chapter 6 of the Greeley Municipal Code Relating to Use of Dynamic Braking Devices	Adam Turk	Regular
	PH & 2nd Rdg Ord - Downtown Civic Campus Certificates of Participation 2026	Robert Miller	Regular
	PH & 2nd Rdg Ord - Eminent Domain portion of parking lot pertinent to construction of local Mobility Transit as part of the MERGE program	Roch Labossiere	Regular
	B&C Appointments	Jennifer Middleton	Regular
September 22, 2026 City Council Work Session			
October 6, 2026 City Council Meeting			
	Minutes Sep 1 RM; Sep 8 WS	Heidi Leatherwood	Consent
	PH & 2nd Rdg Ord - Assessments LID No. 9510101 (Lake Bluff Non-Potable Irrigation Pump Station)	Adam Prior	Regular
	PH & 2nd Rdg Ord - Assessments LID No 43840 (Johnson Subdivision Sanitary Sewer Infrastructure)	Adam Prior	Regular
October 13, 2026 City Council Work Session	City Manager's Proposed Budget Presentation	Nathan Mosley	WS
	Council Policies and Protocol	Heidi Leatherwood	WS
	GURA Visioning - 1. Discussion with GURA Board	Don Threewitt	WS
	Hold for potential Executive Session	Don Threewitt	WS

October 20, 2026 City Council Meeting			
	Minutes Sep 22 and Oct 6		
	Intro & 1st Rdg Ord - Update to Areas of Ecological Significance Code	Meg Oren/Caleb Jackson	Consent
	Intro & 1st Rdg and PH 2027 Budget	Nathan Mosley	Regular
	B&C Appointments	Jennifer Middleton	Regular

Council Agenda Summary

Title
Adjournment