

Greeley City Council Agenda

Regular Meeting
Tuesday, April 18, 2023 at 6:00 p.m.

City Council Chambers at City Center South, 1001 11th Ave, Greeley, CO 80631 Zoom Webinar link: <https://greeleygov.zoom.us/j/88429125363>

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 website, Greeleygov.com as well as YouTube at [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at greeley-co.municodemeetings.com

Comment in real time:

During the public input portion of the meeting and public hearings:



In person attendees can address the Council in the Chambers.



The public can join the Zoom Webinar and comment from the remote meeting.

Submit written comments:



Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com



Written comments can be mailed or Dropped off at the City Clerk's office at City Hall, at 1000 10th St. Greeley, CO 80631



Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Deb DeBoutez
Ward II

Johnny Olson
Ward III

Dale Hall
Ward IV

Brett Payton
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence
Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

City Council Meeting Agenda

April 18, 2023 at 6:00 PM

City Council Chambers, City Center South, 1001 11th Ave & via
Zoom at <https://greeleygov.zoom.us/j/88429125363>

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.

Council Members 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. Consideration of a motion to approve the City Council Proceedings of April 4, 2023
10. Consideration of a Resolution of the Greeley City Council ratifying the appointment of a certain nominee to the Board of Trustees of the Clearview Library District
11. Introduction and first reading of an Ordinance authorizing a salary increase for the City Manager
12. Introduction and first reading of an Ordinance authorizing a salary increase for the City Attorney
13. Introduction and first reading of an Ordinance authorizing a salary increase for the Municipal Judge

- [14.](#) Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Planned Unit Development (PUD) and Commercial-High Intensity (C-H) zone districts to the Residential Micro-Housing (R-MH) zone district changing the underlying land use designations for approximately 22.25 acres of property located south of F Street, west of N. 35th Avenue, and approximately one-half mile north of 4th Street (Stoneybrook Rezone)
- [15.](#) Introduction and first reading of an Ordinance amending Title 12, Chapter 2, Article IV, Section 12-151 and Title 24 of the Greeley Municipal Code relating to the allowance of private tobacco smoking establishments

End of Consent Agenda

- [16.](#) Pulled Consent Agenda Items
- [17.](#) Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Commercial High Density (C-H) to Industrial Low Density (I-L) changing the underlying land use designations for approximately 2.54 acres of property located at the northwest corner of 31st Avenue and 29th Street (Cisneros Rezoning)
- [18.](#) Public hearing and second reading of an Ordinance extending the period during which the Greeley Downtown Development Authority may allocate and collect tax increment financing for the Downtown Development Authority Area within the City of Greeley
- [19.](#) Appointment of applicants to the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Golf Course Advisory Board, Greeley Urban Renewal Authority, Judicial Review Board, Museum Advisory Board, Parks & Recreation Advisory Board, Rodarte Community Center Advisory Board, and Union Colony Civic Center Advisory Board.
- [20.](#) Scheduling of Meetings, Other Events
- [21.](#) Consideration of a 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
- [22.](#) Consideration of a motion to go into Executive Session to receive legal advice from the City Attorney and to determine positions, develop strategy, and give instructions to negotiators regarding 2023 collective bargaining with Greeley Firefighters
23. Adjournment



Council Agenda Summary

Title

Recognitions and Proclamations

Summary

Mayor Gates will present proclamations recognizing the following:

- Youth Service Day
- National Library Week
- Holocaust Memorial Observances
- National Crime Victim's Week

Councilmember Clark will present the *What's Great about Greeley* Report.

Attachments

- Youth Service Day Proclamation
- National Library Week Proclamation
- Holocaust Memorial Observances Proclamation
- National Crime Victim's Week Proclamation
- What's Great about Greeley* Report



National Youth Service Day Awards

WHEREAS, the future of our community, our state and our nation depends upon the type of young people we raise to handle the affairs of tomorrow; and

WHEREAS, it is the duty of all parents, citizens and youth organizations to develop a proper attitude among the young people of our community, and to provide them with the right examples, environments and opportunities; and

WHEREAS, the purpose of organizing a National Youth Service Day is to reinforce in our young Americans the importance and excitement of helping others and in creating a public awareness of the positive contributions that young people make in the nation's progress, and to link their talents and resources to help the elderly and children, and to be role models to their peers; and

WHEREAS, the City of Greeley will designate April 18, 2023, as National Youth Service Day and will recognize youth for their community service.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim April 18, 2023 as *National Youth Service Day* in the city of Greeley.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 18th day of April, 2023.

John Gates
Mayor



National Library Week

WHEREAS, our nation's libraries support free and open access to literacy programs, books, computers, and other resources to help children and adults learn to find, evaluate, and use information they need for jobs, health, housing, education, and other needs; and

WHEREAS, 86% of Colorado Libraries offer access to online homework assistance to help learners bridge the learning gap and reach their school and career goals; and

WHEREAS, Greeley's public, academic, school, and special libraries fulfill the critical role of providing tools to build a literate community for young children, their caregivers, parents, and educators; and

WHEREAS, Greeley's libraries offer general internet use training, as well as technical training to help people apply for jobs, gain essential technology skills, and obtain crucial education and life-changing opportunities as part of the 21st century workforce; and

WHEREAS, Greeley's public libraries are often the only free source of Internet access in their communities, providing a vital link for residents to technology, information, and facts about the world in which we live; and

WHEREAS, libraries provide a space for civic engagement and empower their communities to make informed decisions by providing free access to information which promotes the free exchange of information and ideas for all; and

WHEREAS, these roles fulfilled by Greeley libraries support these cornerstones of democracy.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim *National Library Week*, April 23-29, 2023. We encourage all residents to visit their local library and explore and engage with your librarians. Because of you, libraries create strong communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 18th day of April, 2023.

John Gates
Mayor



Holocaust Memorial Observances

WHEREAS, a sound knowledge of history is a foundation for participation in self-government, and our democracy does best with thoroughly informed voters; and

WHEREAS, during the annual week of Holocaust Memorial Observances of Northern Colorado, occurring this year April 23-30, we have an opportunity to learn about the decisions, actions, and consequences of the Nazi government that intended to destroy groups of people deemed inferior and a danger to Nazi rule; and

WHEREAS, learning that Nazi propaganda, including age-old lies and scapegoating Jews and other groups undermined democracy in Germany and led to World War 2 between 1930 to 1945, we can better recognize and confront racism, bigotry, intolerance, and hatred evident in some our land today; and

WHEREAS, the State of Colorado requires that by July 1, 2023, that each school district Board of Education and charter school include Holocaust and Genocide education standards as a requirement for high school graduation; and

WHEREAS, the verified history of the Holocaust included genocide of millions of Jews and others because of who they were and not for wrongs they did, offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments to prevent such atrocities; and

WHEREAS, a well-educated community encourages appropriate, reasoned response to hateful speech and to reduce the potentiality of follow-up violence; and

WHEREAS, these Holocaust Memorial Observances are recognized and supported by the cities of Greeley, Evans, Eaton and by the University of Northern Colorado, Aims Community College, the High Plains Library District, high schools in Greeley and Eaton, as well as the Greeley Interfaith Association, Beth Israel Congregation, the Unitarian Universalist Church, and many other local organizations and individuals; and

WHEREAS, the city of Greeley commends these Observances in the hope that we will be better prepared to address words or deeds of racism, bigotry, intolerance, and hate. Whenever confronted with manifestations of hate, let us respond to it from a core of truth, humanity, and dignity so as lawfully to mitigate the spread of hateful actions.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim do hereby proclaim April 23-30, 2023 as *Holocaust Memorial Days of Remembrance*, and encourage the residents of Greeley to participate in these free activities, available in-person and virtually on YouTube and Zoom. Links to events and locations appear at <https://www.holocaust-memorial-observances.org> .

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 18th day of April 2023.

John Gates
Mayor



National Crime Victims' Rights Week

WHEREAS, crime can leave a lasting physical, emotional, and financial impact on people of all ages and abilities; and

WHEREAS, in 1984, the Crime Victims Fund was established by the Victims of Crime Act (VOCA) to provide a permanent source of support for crime victim services and compensation through fines and penalties paid by convicted offenders; and

WHEREAS, National Crime Victims' Rights Week, April 23-29, 2023, provided an opportunity to celebrate the commitment that launched the victims' movement, inspired its progress, and continues to advance the cause of justice from crime victims.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim that week of April, 23-29, 2023, as: NATIONAL CRIME VICTIMS' RIGHTS WEEK and reaffirm Greeley's Commitment to respect and enforce victims' right and address victims needs during the week and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 18th day of April, 2023.

John Gates
Mayor



City Council Meeting
April 18, 2023

A Story Best Lived In.

***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

American Red Cross Honors NCMC ICU Staff with Lifesaving Organization Hero of the Year Award

- Nominated by Jose Graciano and his wife
- Jose was a five-month COVID patient who had a double lung transplant during the pandemic



Adult Special Olympics State Basketball Champions

- The Wildcats and the Warriors are a part of Greeley's Adaptive and Inclusive Recreation program. (AIR)



Four District 6 Students Selected as Boettcher Scholars

- Aven McCall, Greeley Central
- Dylan Roseman, Early College Academy
- Jilly Huang, Greeley West
- Kylee Wolfe, Greeley West
- Scholars receive an annual fixed amount of \$20,000 per year for four years



Northern Colorado Continuum of Care Named 'Nonprofit Collaboration of the Year' by BizWest

- Northern Colorado Continuum of Care is a two-county collaboration with Weld and Larimer counties.
- United Way of Weld County managed
- 40+ organizations working together to make homelessness rare, short-lived, and non-recurring.



Northridge High School Receives 2022 College Board AP Computer Science Female Diversity Award

- Recognized for helping close the gender equity gap in computer science



2022 AP[®] CSP
Female Diversity Award





A Story Best Lived In.



Council Agenda Summary

Title

Citizen Input

Summary

During this 15-minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed as a public hearing on this evening's agenda.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments 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	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps Staff preparing a revised funding application for the next cycle of USDOT Grant Funding expected to be available in May 2023.	Pending outcome of federal grant application submitted	Next grant application expected May 2023	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71st Avenue and 8th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area. In late 2022, Public Works Staff installed additional signage to improve safety and line of sight issues caused by parked cars. Furthermore, GPD with the help of Public Works have identified key times to enforce both speeding and stop sign compliance. City staff along with School District 6 and Westridge Academy held a public meeting with the neighborhood on January 26th, 2023. During this meeting we heard feedback regarding traffic safety and development concerns. This feedback is being used to develop solutions to address identified traffic safety concerns. These potential solutions will be brought back to the neighborhood to garner feedback prior to moving forward with the installation of identified improvements.	Additional signage installed for traffic and parking. Staff worked with School District, builder and GPD to ensure road is passable for school buses. GPD will focus enforcement times to ensure compliance with posted speed limit. Staff developing neighborhood safety improvement options and working with School District on transportation issues to improve coordination and support related to safety and infrastructure around school sites.	Anticipate providing council an update on the next neighborhood meeting and safety improvements by late summer 2023	Paul Trombino
16-2022	Clark	Concerns over the increase in incidents and safety in the tunnel under Hwy 34 in the Hillside/Farr Park neighborhood	November 1, 2022 Council Meeting	Requested staff study implementing a closure of the tunnel entrance between the hours of 10:00 PM and 7:00 AM over safety concerns Post the neighborhood meeting and confirmation the neighborhood's desire to keep the underpass. Public Works Staff finalized a new design for the existing underpass. The final new underpass design concept was submitted for grant funding through the Colorado Department of Transportation – Transportation Alternatives Program	Neighborhood meeting scheduled for 1/25/23 5:30 - 7:00 pm at Jackson Elementary. PW finalizing new design for existing underpass. Submitted for grant funding through CDOT - Transportation Alternatives program	We plan to share the new design concept in a neighborhood meeting to be scheduled in late April/early May 2023.	Paul Trombino/Becky Safarik

17-2022	DeBoutez	Expressed concern about neighborhood issues, i.e. speeding and noise violations. Expressed concern about growing number of Air BNB's in neighborhoods and additional nuisances from those rentals	November 15, 2022 Council Meeting February 21, 2023 Council Meeting	Requested GPD and PW research technologies available for traffic calming, speed/red light cameras and decibel measuring devices to improve safety, wellbeing and quality of life in Greeley. Requested staff also research effects of Air BNB rentals on neighborhood nuisance problems. Add this research to current PW/GPD report on adding technology tools to combat neighborhood issues. GPD and PW staff have completed their research regarding the betterment of neighborhood safety, well-being and quality of life using technology. Staff developed a comprehensive list of technology and other tools available and will bring those forward at an upcoming work session. April 13, 2022 Data and finding related to Air BNBs have been summarized by staff. April 13, 2022	CMO recommendation - Do we invest in additional technology tools and structure to combat neighborhood issues? PW/GPD provide report on technologies available, cost of such technology, and how different technologies are used in other communities and the results of implementing such technology. GPD completed research and provided to CMO. Waiting for direction on if this will be provided in CM report to Council or at WS. (3/21/23)	Work Session report/CMO recommendation on neighborhood issues and technological options Per Councilor DeBoutez's request, a work session regarding the technologies/options will be scheduled. A written report related to the AirBNB's will be provided in an upcoming weekly email to council.	Adam Turk/Paul Trombino
01-2023	Butler	Costs and feasibility study of translation services for agendas and meetings	January 3, 2023 Council Meeting	Request staff research the costs and feasibility of translating the agenda, agenda packet and live streamed meetings in other languages? Is Spanish the predominant language for translation or are other languages also appropriate? CCO is almost finished gathering the costs connected to having an in-person translator at council meetings, along with options for agenda translation services. C&E has supplied the information needed about the percentage of Spanish speaker in the community. Next Steps: Provide a written summary and recommendation to council by end of March. *April 12, 2023	CCO to work with C&E to gather statistical information for report.	CCO to provide a written report or Work Session Report within the next month.	City Clerk's Office/Communication & Engagement
03-2023	Butler	Limits on individual campaign contributions	February 7, 2023 Council Meeting	Research and gather information from other municipalities to determine if they have implemented campaign contribution limits and provide update of what the process would be to set limits for individual campaign contributions As of 4-11-23 - CAO and CCO will have a written report ready by April 27.	CCO/CAO to come back to Council at a work session regarding the process	CCO/CAO report to Council	CCO/CAO
04-2023	Hall	Bridge over creek along the Poudre River Trail in Pumpkin Ridge area	March 7, 2023 Council Meeting	Would like a written report to Council regarding the history of the project and possibility of putting a wooden foot bridge across the trail and the timeline going forward City staff will be setting up a neighborhood meeting with the Pumpkin Ridge Neighborhood regarding the proposed connection to the Sheep Draw Trail. We are planning the meeting for May/June 2023.	PW anticipated next neighborhood meeting for May/June 2023.	PW report provided to Council on March 24, 2023.	PW
06-2023	Clark/DeBoutez	Asked staff to research zoning codes for artificial grass in housing developments	March 21, 2023 Council Meeting	Asked staff to research the zoning regulations and standards for putting artificial grass in residents' front yards and research the landscape code and provide updates on the alternatives for water conservation	Community Development/Water Conservation	CMO/Report to Council	CD/Water



Council Agenda Summary

Title:

Consideration of a motion to approve the City Council Proceedings of April 4, 2023

Summary:

A meeting of the City Council was held in the City Council's Chambers on April 4, 2023. The draft proceedings of the meeting have been prepared and are being presented for the Council's review and approval. The work session originally scheduled for March 28, 2023 was previously cancelled.

Decision Options:

- 1) To approve the proceedings of the Council meeting as presented; and/or
- 2) Amend the Council meeting proceedings, if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented (or amended).

Attachments:

Draft Council meeting proceedings of April 4, 2023

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
April 4, 2023

1. Call to Order

Mayor Gates called the meeting to order at 6:00 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 Gates led the Pledge of Allegiance.

3. Roll Call

Heidi Leatherwood, City Clerk, called the roll.

Present:

Mayor John Gates
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Councilmember Dale Hall
Mayor Pro Tem Brett Payton
Councilmember Ed Clark
Councilmember Johnny Olson

4. Approval of the Agenda

City Manager Lee had no changes to the agenda.

5. Recognitions and Proclamations

Mayor Gates read the Arbor Day Proclamation, at 6:02 p.m. City of Greeley Forestry Manager Shiloh Hatcher was present in Council Chambers to accept the Proclamation.

Mayor Gates read the Sexual Assault Awareness Month Proclamation at 6:05 p.m. Jacy Levine and Maya Schmist with the Sexual Assault Victim Advocate Center were present in Council Chambers to accept the Proclamation.

Mayor Gates read the National Mayor's Challenge for Water Conservation Proclamation at 6:09 p.m. Deputy Director of Water Resources Ty Bereskie, and Water Conservation Manager Dena Egenhoff, were present in Council Chambers to accept the Proclamation.

Councilmember Butler presented *What's Great about Greeley?*

6. Citizen Input

1. Sharon Eberhard commented that April is Child Abuse Prevention and Awareness Month. Aims Community College is sponsoring and hosting various programs,

Casino Night on April 21, and the Big Balloon Build event from July 16-24, 2023.

2. Rodney Tashiro spoke on behalf of the Greeley Chapter of the National Federation of the Blind about City snowplows pushing the snow onto certain sidewalks, making it inoperable for disabled individuals to access. Mr. Tashiro asked the City to find a solution to clear sidewalks. Deputy Public Works Director Will Jones connected with Mr. Tashiro after public comment.

7. Reports from Mayor and Councilmembers

Councilmember Butler provided a positive report about the National League of Cities trip to Washington D.C.

8. Initiatives from Mayor and Councilmembers

Councilmember Hall spoke about Senate Bill 23-213, associated with the statewide land use bill and would like council to oppose the bill. Councilmember Hall spoke about the recent Zoom meeting with over 400 attendees where no one spoke in favor of the bill. He requested a Resolution be drafted to oppose Senate Bill 23-213 and then to have a special meeting next Tuesday April 11, 2023, to consider and vote.

Councilmember Olson motioned to call a Special Meeting on April 11, 2023, to vote on the Resolution in opposition of Senate Bill 23-213. Mayor Pro Tem Payton seconded the motion. The motion passed 7-0 at 6:37 p.m.

Consent Agenda

9. **Consideration of a motion to approve the City Council Proceedings of March 7, 2023, and March 21, 2023.**
Consideration of a motion to approve the City Council Work Session Proceedings of March 14, 2023.
10. **Consideration of a Resolution of the City Council of the City of Greeley authorizing the city to enter into an intergovernmental agreement with the Colorado Department of Transportation for a citywide comprehensive signal timing project**
11. **Consideration of a Resolution Approving Change Order - ERP Staffing, System and Project**
12. **Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Commercial High Density (C-H) to Industrial Low Density (I-L) changing the underlying land use designations for approximately 2.54 acres of property located at the northwest corner of 31st Avenue and 29th Street**

- 13. Introduction and first reading of an Ordinance extending the period during which the Greeley Downtown Development Authority may allocate and collect tax increment financing for the Downtown Development Authority Area within the City of Greeley**

Councilmember Butler moved to approve the Consent Agenda Items 9-13. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:40 p.m.

End of Consent Agenda

- 14. Pulled Consent Agenda Items**

None.

- 15. Consideration of a Resolution approving a Redevelopment Agreement between 1024 8th Avenue, LLC, DDA and the City of Greeley**

Economic Health and Housing Director, Ben Snow introduced the item at 6:41 p.m.

The redevelopment incentive program started in 2018 that outlines a combination of incentives available to qualified redevelopment projects. The resolution approving the use of the Redevelopment Incentive fund for this project outlines the Intergovernmental Agreement and Redevelopment Agreement between the developers (1024 8th Avenue, LLC), the Downtown Development Authority, and the City of Greeley. The DDA Board approved its portion of this Agreement on March 23, 2023.

Halie McCarter with Milhaus, presented on the apartment complex at 8th Avenue and 11th Street. The complex will consist of five stories, 194 units, with a five story parking garage. The proposed complex will have luxury amenities for the residents. The proposed construction is from August 2023 to September 2025.

Bianca Fisher, Executive Director of Greeley Downtown Development Authority (DDA) spoke about how important this apartment complex will be to the vitality of downtown. The DDA board is in full support of this project.

Councilmember Butler asked how long the furniture store has been vacant. In response to the question, Ms. Fisher replied that the store has been vacant since 2018.

Councilmember Butler also asked if the area was zoned for residential purposes. In response to the question, Chief Planner/Interim Planning Manager Don Threewitt replied that currently the area was zoned correctly.

Councilmember Olson asked about the \$3.9 million in funds and balance of funds. In response to the question, Mr. Snow replied that \$1.9 million will be left for another project.

The public hearing opened at 6:57 p.m.

1. Edwin Grant spoke about being a native and seeing many redevelopments in the City of Greeley.

With no additional speakers, the public hearing closed at 7:00 p.m.

Councilmember Olson, DeBoutez and Butler spoke in favor of this redevelopment. Councilmember DeBoutez mentioned that this type of development is in SB-213. Mayor Gates spoke in support of this redevelopment and mentioned the citizen comment about the City building too many apartments. Mayor Gates spoke about beautifying downtown and this development is needed in downtown Greeley.

Mayor Pro Tem Payton moved to adopt the resolution. Mayor Pro Tem Payton seconded the motion. The motion passed 7-0 at 7:03 p.m.

16. Scheduling of Meetings, Other Events

None.

17. **Consideration of a 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**

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 with a voice vote at 7:03 p.m.

18. **Consideration of a motion to go into Executive Session for the purpose of reviewing feedback and the process of completing the annual performance review of the City Attorney.**

Mayor Pro Tem Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:04 p.m.

19. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:04 p.m.

17. The Executive Session was called to order at 7:12 p.m. for the purpose of reviewing feedback and the process of completing the annual performance review of the City Attorney.

Present for participation in the Executive Session were all members of City Council, plus the following:

Noel Mink, Human Resources Director

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Section 24-6-402(4)(f) and Greeley Municipal Code Section 2.151(6)(a): To discuss personnel reporting to the City Council.

Mayor Gates cautioned each participant to confine discussion to the stated purpose and reminded that no formal action may occur in Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.

The meeting concluded at 7:42 p.m. and the current Executive Session was adjourned.

The recording 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:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

April 18, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Consideration of a Resolution of the Greeley City Council ratifying the appointment of a certain nominee to the Board of Trustees of the Clearview Library District

Summary:

The Clearview Library District Board of Trustees is comprised of five trustee seats. Trustee Board member Cheryl Brown was appointed in 2022 to serve a three-year term from 2023-2025. Trustee Brown resigned her position in January 2023. The Trustee Selection Committee met on March 6, 2023 to interview candidates, and upon voting, is recommending the appointment of Kendra Adams to the Clearview Library Board of Trustees to fill Cheryl Brown’s term. Kendra Adams shall serve the remainder of the three-year term, 2023-2025.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
Is there grant funding for this item?	N/A

Legal Issues:

The City Council is asked to ratify the appointment of each trustee recommended by the interview panel. Failure of the City Council to take action on the ratification of an appointment within 60 days of the recommendation of the Interview Committee is considered ratification of that appointment.

Strategic Focus Area:



Business Growth



High-Performance Government

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:

A motion to adopt the resolution.

Attachments:

Resolution

**THE CITY OF GREELEY, COLORADO
RESOLUTION 12, 2023**

**A RESOLUTION RATIFYING THE APPOINTMENT OF CERTAIN NOMINEES TO
THE BOARD OF TRUSTEES OF THE CLEARVIEW LIBRARY DISTRICT**

WHEREAS, the City Council of the City of Greeley, Colorado, pursuant to the City's home rule charter is vested with the authority of administering the affairs of the City of Greeley, Colorado; and

WHEREAS, the Clearview Library District has been created by action of two "Establishing Bodies", namely, the Town of Windsor Town and the Weld RE-4 School District; and

WHEREAS, the Clearview Library District Board of Trustees is comprised of five trustees; and

WHEREAS, Trustee Cheryl Brown resigned her seat on the Clearview Library Board of Trustees, which resignation was effective on January 26, 2023; and

WHEREAS, pursuant to Section 4.1.2 of the Library District's By-laws, upon resignation of a Trustee, an interview committee is formed consisting of the remaining Library Board; and

WHEREAS, the Clearview Library Board interviewed candidates to fill the vacant Trustee position, and selected Kendra Adams by a majority vote; and

WHEREAS, C.R.S. § 24-90-108(2)(c) provides that the Establishing Bodies of the Library District have authority to ratify trustees recommended for appointment to the Clearview Library Board of Trustees; and

WHEREAS, Section 4.4.2 of the Library District's by-laws, the Greeley City Council is required to ratify the appointment of an individual chosen to fill a vacant seat on the Board of Trustees; and

WHEREAS, Ms. Adams appears to be qualified to serve as a trustee on the Clearview Library District Board of Trustees and represents adequately the various interests within the Clearview Library District.

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

Section 1: That the appointment of Kendra Adams as Trustee on the Clearview Library District Board of Trustees is hereby ratified.

Section 2: This Resolution shall become effective immediately.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF APRIL, 2023.

ATTEST:

**THE CITY OF GREELEY,
COLORADO**

City Clerk

Mayor



Council Agenda Summary

April 18, 2023

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Introduction and first reading of an Ordinance authorizing a salary increase for the City Manager

Summary:

City Council conducted the annual performance review of the City Manager on March 7, 2023. Based on this annual review, the City Council found that City Manager Lee's 2022 performance substantially exceeded expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of March 9, 2023:

- a merit increase of 5.25%;
- one-time performance incentive: \$10,000 lump sum incentive to be paid out in 2023 for City Manager Lee's outstanding performance in 2022. This performance incentive is intended to both acknowledge achievement of critical goals in 2022 and to incentivize retention in 2023; and
- increase of one percent in employer's retirement contribution from 10% of employee's annual base salary to City's 401(k) retirement savings plan to 11% of employee's annual base salary.

City Manager Current Salary	260,740.00
Value of 5.25% General Wage Increase for City Manager	13,688.85
Fiscal Year 2023 City Manager salary effective March 9, 2023	274,428.85
One-time retention bonus	\$10,000
One-year value of 1% increase in employer's retirement contribution on City Manager's behalf	\$2,744.29

Pay Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$10,000 retention bonus
What is the annual impact?	\$13,688.85 for salary \$2,744.29 retirement contribution increase

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None.

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for May 2, 2023.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. 13, 2023

**AN ORDINANCE AUTHORIZING A SALARY INCREASE FOR
THE CITY MANAGER**

WHEREAS, Section 3-15 of the Greeley City Charter requires the fixing of compensation to be by ordinance, and salary and benefits are a part of the City Manager’s compensation package; and

WHEREAS, on March 7, 2023 the City Council conducted the City Manager’s annual review; and

WHEREAS, based on performance, the City Manager will receive (a) a salary merit increase of 5.25% to \$274,428.85 annually; (b) a lump sum performance incentive of \$10,000; and (c) a one percent increase in the City’s contribution on his behalf to the City’s 401(k) retirement savings plan.

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

Section 1. The City Manager’s salary is increased five and one-quarter percent (5.25%) to \$274,428.85.

Section 2. The City Manager shall receive a lump sum performance incentive of \$10,000.00 to be paid out in 2023 for his outstanding performance in 2022. This performance incentive is intended to both acknowledge achievement of critical goals in 2022 and to incentivize retention in 2023.

Section 3. The City shall increase its contribution to the City’s 401(k) retirement savings plan on City Manager’s behalf from ten percent (10%) to eleven percent (11%) of the City Manager’s base salary.

Section 4. The above referenced ordinance shall be effective upon passage and shall be effective for the pay period beginning March 9, 2023.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF MAY, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

BY: _____
City Clerk

BY: _____
Mayor



Council Agenda Summary

April 18, 2023

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Introduction and first reading of an Ordinance authorizing a salary increase for the City Attorney

Summary:

City Council conducted the annual performance review of the City Attorney on April 11, 2023. Based on this annual review, the City Council found that City Attorney Marek’s 2022 performance exceeded expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of March 9, 2023:

- a merit increase of 4.75%.

City Attorney Current Salary	235,111.80
Value of 4.75% General Wage Increase for City Attorney	11,167.81
Fiscal Year 2023 City Attorney salary effective March 9, 2023	246,279.61

Pay Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
What is the annual impact?	11,167.81
What fund of the City will provide Funding?	General

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None.

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for May 2, 2023.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. 14, 2023

**AN ORDINANCE AUTHORIZING A SALARY INCREASE FOR
THE CITY ATTORNEY**

WHEREAS, Section 3-15 of the Greeley City Charter requires the fixing of compensation to be by ordinance, and salary and benefits are a part of the City Attorney’s compensation package; and

WHEREAS, on April 11, 2023 the City Council conducted the City Attorney’s annual review; and

WHEREAS, based on performance, the City Attorney will receive a salary merit increase of 4.75% to \$246,279.61 annually.

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

Section 1. The City Attorney’s salary is increased four and three-quarter percent (4.75%) to \$246,279.61.

Section 2. The above referenced ordinance shall be effective upon passage and shall be effective for the pay period beginning March 9, 2023.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF MAY, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

BY: _____
City Clerk

BY: _____
Mayor



Council Agenda Summary

April 18, 2023

Key Staff Contact: Noel Mink, Human Resources Director

Title:

Introduction and first reading of an Ordinance authorizing a salary increase for the Municipal Judge

Summary:

City Council conducted the annual performance review of the Municipal Judge on March 21, 2023. Based on this annual review, the City Council found that Municipal Judge Gonzales’ 2022 performance met expectations and in accordance with merit increases for all non-union employees with a similar performance review directed that the following adjustment be presented for adoption by the City Council with an effective date of March 9, 2023:

- a merit increase of 4.25%.

In addition, the City Council directed that the following be presented for adoption by the City Council with an effective date of March 9, 2023:

- reappointment of Mark C. Gonzales as Presiding Municipal Court Judge, effective *nunc pro tunc* (retroactive) May 18, 2022 for a term of four years; and
- increasing the Municipal Judge’s Paid Time Off (PTO) accrual rate from 6.14 hours (4 weeks) per pay period to 9.23 hours (6 weeks) per pay period.

Municipal Judge’s Current Salary	177,302.52
Value of 4.25% General Wage Increase for Municipal Judge	7,535.36
Fiscal Year 2023 Municipal Judge salary effective March 9, 2023	184,837.88

Pay Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
On-going impact (salary increase)	7,535.36
What fund of the City will provide Funding?	General

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None.

Strategic Focus Area:



High-Performance Government

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for May 2, 2023.

CITY OF GREELEY, COLORADO

ORDINANCE NO. 15, 2023

**AN ORDINANCE AUTHORIZING A SALARY INCREASE FOR
THE MUNICIPAL JUDGE**

WHEREAS, Section 3-15 of the Greeley City Charter requires the fixing of compensation to be by ordinance, and salary and benefits are a part of the Municipal Judge’s compensation package; and

WHEREAS, on March 21, 2023 the City Council conducted the Municipal Judge’s annual review; and

WHEREAS, based on performance, the Municipal Judge will (a) receive a salary merit increase of 4.25% to \$184,837.88 annually; and (b) accrue paid time off (PTO) at the rate of 9.23 hours per pay period (6 weeks per calendar year).

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

Section 1. Mark C. Gonzales is hereby reappointed the Presiding Municipal Court Judge, effective *nunc pro tunc* May 18, 2022 for a term of four years.

Section 2. The Municipal Judge’s annual salary is increased four and one-quarter percent (4.25%) to \$184,837.88.

Section 3. The Municipal Judge shall accrue paid time off at the rate of 9.23 hours per pay period (i.e. 6 weeks per calendar year) and shall accumulate, hold, and utilize paid time off as if Employee has tenure with the City of Twenty-one years or more in accordance with City paid time off policies as described in the City’s employee handbook.

Section 4. The above referenced ordinance shall be effective upon passage and shall be effective for the pay period beginning March 9, 2023.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF MAY, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

BY: _____
City Clerk

BY: _____
Mayor



Council Agenda Summary

April 18, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director; Michael Franke, Planner I

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Planned Unit Development (PUD) and Commercial-High Intensity (C-H) zone districts to the Residential Micro-Housing (R-MH) zone district changing the underlying land use designations for approximately 22.25 acres of property located south of F Street, west of N. 35th Avenue, and approximately one-half mile north of 4th Street (Stoneybrook Rezone)

Summary:

Stoneybrook 234, LLC, represented by Atwell, LLC (Donna Barrentine, PE) has submitted a request to rezone lots 2 and 3 from PUD and C-H zoning districts to the R-MH zoning district for the expansion of the existing Stoneybrook Mobile Home development on approximately 22.25 acres of land.

The subject site was annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation. The land has remained undeveloped since the time of annexation. In 1999, the land was subdivided into two separate lots (Lot 2 and Lot 3) as part of the Stoneybrook Subdivision Filing No. 1. The intention of the current rezone request is to provide adequate zoning for expansion of the existing Stoneybrook Mobile Home Park development adjacent to this land.

The Planning Commission will consider this request at its April 11, 2023 meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

Consideration of this matter is a quasi-judicial process.

Other Issues and Considerations:

None

Strategic Focus Area:

Conformance with the Comprehensive Plan and Development Code

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for May 02, 2023.

Attachments:

Ordinance
Staff Report

CITY OF GREELEY, COLORADO

ORDINANCE NO. 16, 2023

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PLANNED UNIT DEVELOPMENT (PUD) AND COMMERCIAL-HIGH INTENSITY (C-H) ZONEDISRICTS TO RESIDENTIAL MICRO HOUSING ZONE DISTRICT (R-MH) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 22.25 ACRES OF PROPERTY LOCATED SOUTH OF F STREET, WEST OF N. 35TH AVENUE, AND APPROXIMATELY ONE-HALF MILE NORTH OF 4TH STREET

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

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as C-H (Commercial High Intensity) to I-L (Industrial Low Intensity), in the City of Greeley, County of Weld, State of Colorado:

Legal Description

LOTS 2 AND 3, BLOCK 1, STONEYBROOK SUBDIVISION FILING NO. 1, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO AS RECORDED AT RECEPTION NO. 2710177;
LESS RIGHT-OF-WAY DEDICATED AT RECEPTION NO. 4685358, WELD COUNTY RECORDS.

CONTAINING 969,260 SQUARE FEET, OR 22.25 ACRES, MORE OR LESS

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, 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 become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF MAY, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

PLANNING COMMISSION SUMMARY

ITEMS: Rezone property from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing)

FILE NUMBER: ZON2022-0005

PROJECT: Stoneybrook Lot 2 and Lot 3 Rezone

LOCATION: South of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street.

APPLICANT: Robert Eck (Stoneybrook 234 LLC) and Donna Barrentine (Atwell Group)

CASE PLANNER: Michael Franke, Planner I

PLANNING COMMISSION HEARING DATE: April 11, 2023

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204 of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Stoneybrook 234 LLC to rezone 22.25 acres of land located south of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing) zone district (see Attachments A, C, and D).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-H (Residential High Intensity) and C-D (Conservation District); A (AG) (Weld County).

South: R-MH (Residential Micro Housing).

East: R-M (Residential Medium Intensity) and I-L (Industrial Light Intensity).

West: R-MH (Residential Micro Housing).

Surrounding Land Uses:

North: Residential
 South: Residential and Vacant Land
 East: N. 35th Avenue/Vacant Land
 West: Residential

Site Characteristics:

The site consists of undeveloped, vacant land. The property is relatively flat land and has patches of trees scattered near N. 35th Avenue and near the existing Stoneybrook Mobile Home Park on the east side of the site.

D. BACKGROUND

The subject site was annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation (02021700). The land has remained undeveloped since the time of annexation. In 1999, the land was subdivided into two separate lots (Lot 2 and Lot 3) as part of the Stoneybrook Subdivision Filing No. 1 (2710177). The intention of the current rezone request is to provide adequate zoning for expansion of the existing Stoneybrook Mobile Home Park development adjacent to this land.

E. APPROVAL CRITERIA**Development Code Section 24-204 Rezoning Procedures**

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the zoning amendment application.

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

The Imagine Greeley Comprehensive Plan's Land Use Guidance Map designates the subject property as a Suburban area. Supported uses include a mixture of residential housing types (micro, single family, row housing, multifamily, etc.). A diversity of housing types is encouraged to meet the housing demands of citizens. Mobile/Manufactured homes provide a "missing middle" housing type that is typically more equitable to obtain.

Goal HO-2: Encourage a broad diversity of housing options.

Objective HO-2.1 Diversity in New Development - Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.

Objective HO-2.2 Rental Housing - Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.

Staff Comment: This proposal is in accordance with Housing Goal 2 of the Imagine Greeley Comprehensive Plan, “Encourage a broad diversity of housing options.” Ultimate approval of this rezoning request would enable construction of mobile/manufactured homes, either for rent or purchase, which broadens the diversity of housing types within Greeley.

The proposal complies with this criterion.

Additionally, the following specific goals and objectives of the Imagine Greeley Comprehensive Plan support the proposed rezone:

Growth and City Form:

- GC-1.2 Form of Growth: Encourage compact urban form over sprawl development.
- GC-2.1 Land Use Guidance Map: Maintain a land use guidance map as a guide for land use, zoning, and development within the City of Greeley and its Long Range Expected Growth Area (LREGA).
- CG-2.2 Jobs/Housing Balance: Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (and vice-versa).
- GC-4.3 Infill Compatibility: Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Housing:

- HO-1.6 Universal Design and Visitability: Encourage the development of new housing units that incorporate design elements to accommodate the specific needs of the elderly and others who might have limited mobility.

Transportation and Mobility:

- TM-1.2 Pedestrian Movements: Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.
- TM-3.3 Transit-Oriented Development: Require all new development and redevelopment near (within ¼ mile) of an existing or planned transit line, or located along a multi-modal corridor (as identified on the Land Use Guidance Map) to incorporate transit-oriented design into projects.

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

Staff Comment: The R-MH zoning district provides residential living for manufactured, mobile, or other small-format residences in a planned community that

shares common amenities. This housing type is generally located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses or where a high level of accessibility, public amenity and support services are immediately available. The proposed rezone would allow for further development of micro housing types, such as mobile, manufactured, and other small format housing types. The ability to develop such housing types aligns with the intent of the R-MH (Residential Micro Housing) zoning district and is consistent with other uses in the surrounding area. Existing uses within the area are primarily low- to medium-density residential uses with some vacant land available for development. The applicant is proposing to expand the development of mobile/manufactured homes on the site, which is consistent with increasing the diversity of housing types in the city in a more equitable format.

The proposal complies with this criterion.

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

Staff Comment: Development within this area has been residential. An existing mobile home park, Stoneybrook, has provided micro housing options for Greeley citizens since 1997. As the housing market in Colorado continues to exhibit a need for lower cost housing alternatives, the purpose of this rezone is to further expand the development of the Stoneybrook Mobile Home Park, increasing the diversity of Greeley's housing stock. The expansion of Stoneybrook Mobile Home Park will increase the opportunity for home ownership options within Greeley. Increasing the diversity of housing stock creates new opportunity for citizens to obtain quality housing to meet specific needs of all income, socio-economic, and ability levels. The current zoning (PUD and C-H) limits the ability to expand micro housing types on the subject property. Planning staff concludes that it is in the public's interest to rezone the subject site to allow for additional manufactured home options.

The proposal complies with this criterion.

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

Staff Comment: The existing zoning has been in place since 1985, with no development occurring on site since the establishment of zoning. The existing zoning districts are inappropriate with development trends in the area. The PUD zoning was established with the intent of developing RV/boat and indoor

storage uses, which is incompatible with the adjacent mobile home park development. The commercial zoning was established with the intent of allowing general business uses typically consistent with permitted uses in the C-H zoning district.

Throughout the years as Greeley has developed, the areas surrounding the subject site have been developed as low- to medium-density residential uses, such as mobile homes and single-family homes. Additionally, there are some civil uses within the adjacent areas – Greeley Fire Station #3 and the Greeley Fire Training Facility. It would be inappropriate to develop commercial uses, such as storage and high-density business, due to the proximity of lower density residential uses. Rezoning the site would provide better development options to be cohesive with uses in the surrounding areas of the subject site.

The proposal complies with this criterion.

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

Staff Comment: The proposed rezoning would provide development options complimentary to the surrounding zoning and existing uses by continuing the consistency of residential character in the area. Rezoning would enable a more complete suburban residential feel and appropriate transition from Greeley to Weld County to the north.

The proposal complies with this criterion.

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

Staff Comment: The subject site is served by the City of Greeley. Any proposed development or redevelopment of the site would be reviewed for compliance with City standards and subject to infrastructure improvements required at that time. Additional information regarding City services can be found in this report in Sections F, G, and H.

The proposal complies with this criterion.

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

Staff Comment: The current zoning and associated commercial allowances have existed since 1985 without successful development. Attainable homeownership options are a policy priority in Greeley, and manufactured or micro-housing supply is constrained. The proposed rezoning would allow more development options if the site were rezoned to R-MH, allowing for more potential missing middle housing types, making the rezone more appropriate than the current zoning district. The R-MH zoning district was created specifically to accommodate micro housing types, which makes it an appropriate zoning district for the expansion of the Stoneybrook Mobile Home Park, as proposed by the applicant and currently under review with city staff (SPR2022-0035).

The proposal complies with this criterion.

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

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development review process by the consistent enforcement of Municipal Code and Development Code requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies. All supplemental documentation for development of the subject site has been submitted with the corresponding minor subdivision (SUB2022-0011) and site plan review (SPR2022-0035) to the city. All professional staff and advisory review bodies have been assigned to corresponding development cases as appropriate.

The proposal complies with this criterion.

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

Staff Comment: City staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was originally platted as Lot 2 and Lot 3 part of the Stoneybrook Subdivision Filing No. 1, recorded in 1999. The applicant currently has a minor subdivision case (SUB2022-0011) approved with the City to combine Lot 2 and Lot 3 into one Lot, Lot 2A. Minor subdivisions are reviewed and approved administratively by City staff.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the subject site.

3. WILDLIFE

The subject site is located in a moderate area of ecological significance according to the City of Greeley Area of Ecological Significance Map. The Natural Areas and Trails Department conducted a full review of the proposed Stoneybrook rezone and accepted the review as proposed. There are no known impacts that would occur to wildlife if the site were rezoned.

4. FLOODPLAIN

The proposed rezone is located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data. The applicant shall submit all required Floodplain Development Permits and other requirements to satisfy the City of Greeley Stormwater/Floodplain Division.

5. DRAINAGE AND EROSION

This rezone will not affect the existing drainage for the site. Any proposed development of the site would require the documentation and review by City staff of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

The City's Public Works and Engineering Development Review staff have reviewed the traffic impact analysis with the proposed concept plan and found that additional traffic would not create a significant impact on existing roadway systems. No additional improvements were warranted based on projected traffic.

G. SERVICES**1. WATER**

Current water services adequately serve the subject property with additional capacity available if needed.

2. SANITATION SEWER

Current sewer services adequately serve the subject property with additional capacity available if needed.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request and the request would not create any private parks or open space. The proposed rezone should have little to no impact on parks or open space in the community. However, it is important to note adequate open space and open space amenities will be provided and reviewed in the site plan application review.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this meeting were mailed to surrounding property owners on March 27th, 2023, per Development Code requirements. A sign was also posted on the site on March 24th, 2023. No opposition from the public was received regarding the rezone from PUD and C-H to R-MH.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to City Council.

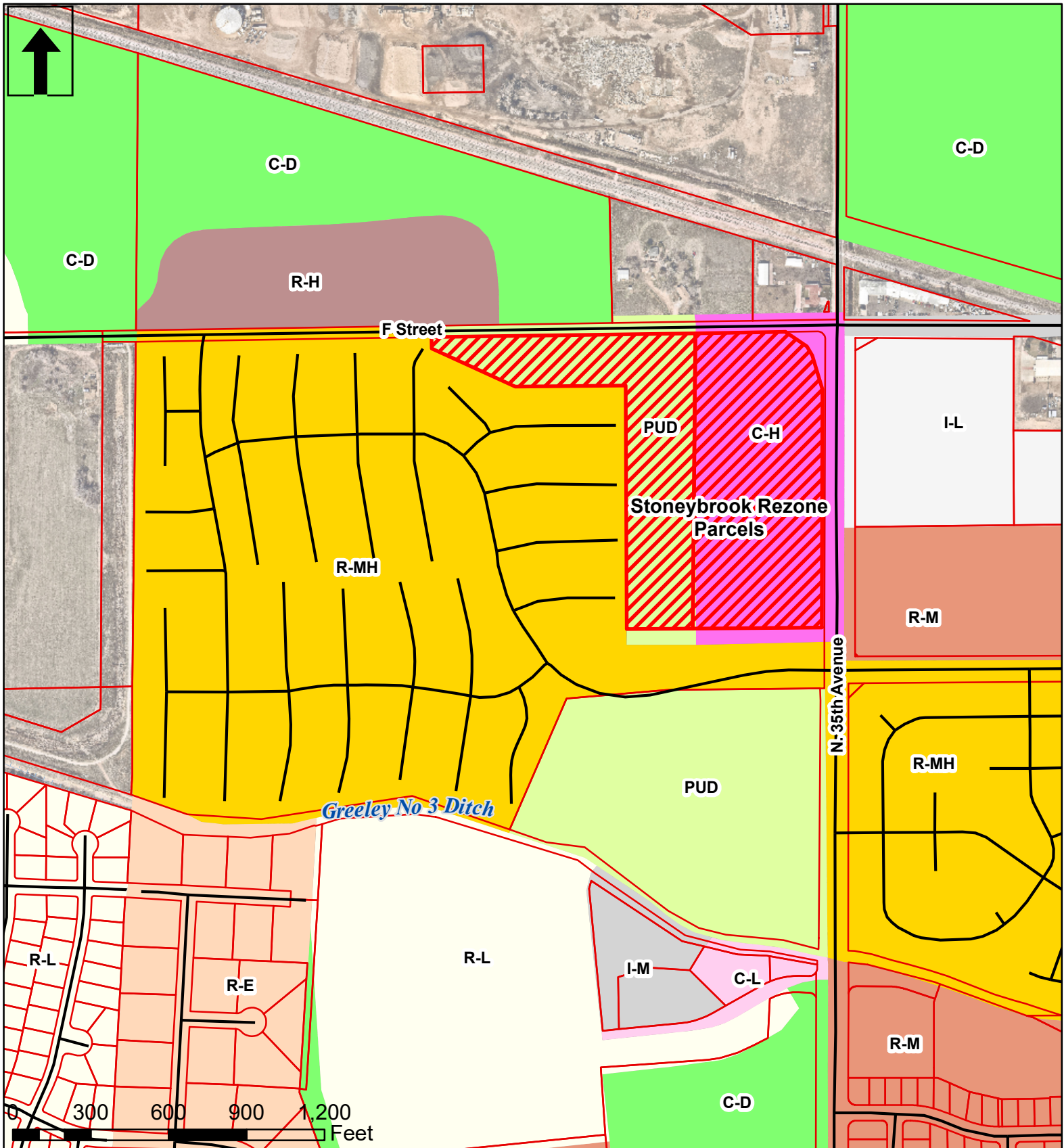
Denial-

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district does not meet the Development Code criteria, Sections 24-204 and therefore, recommends denial of the rezone to City Council.

ATTACHMENTS

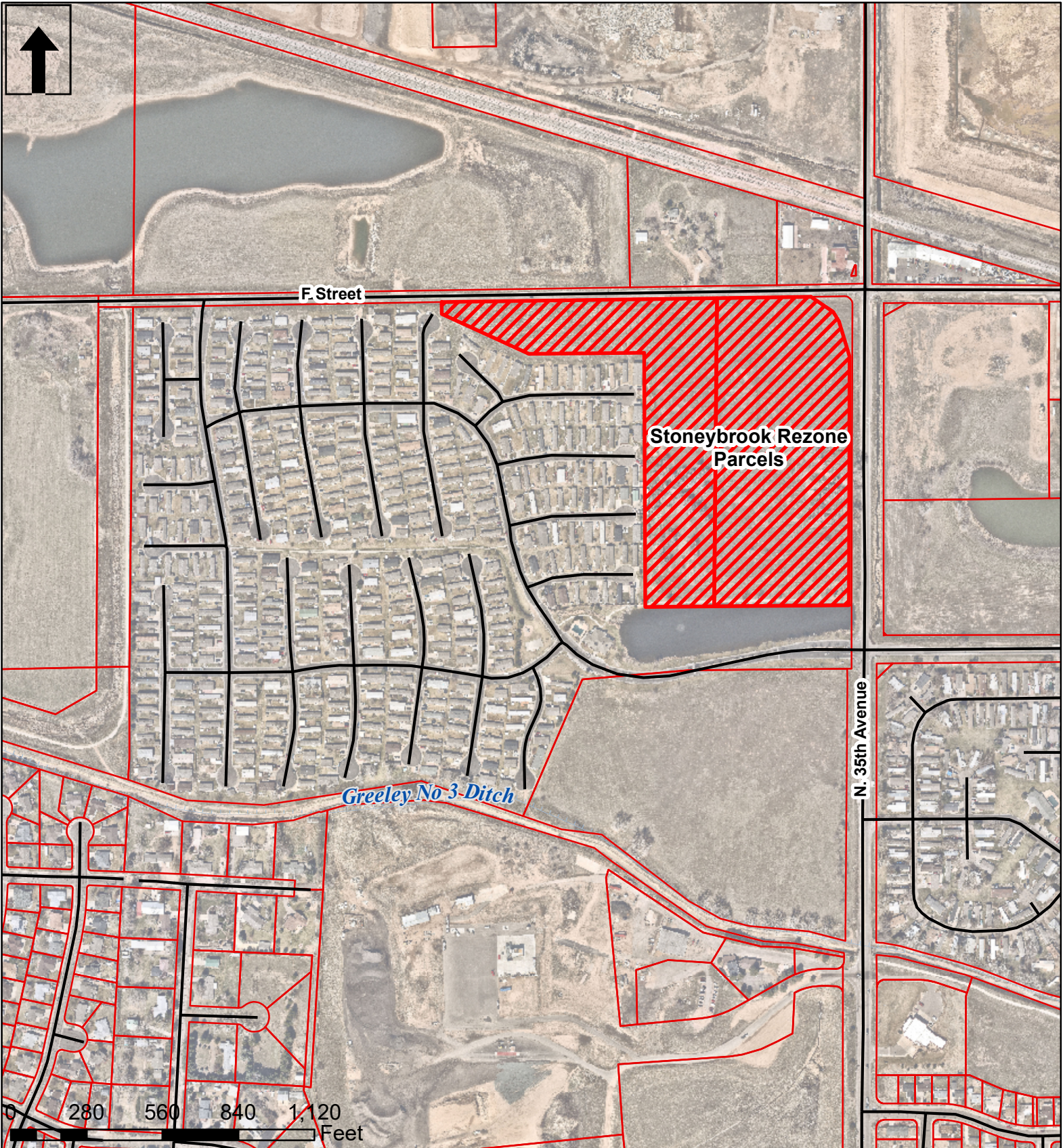
- Attachment A – Zoning & Vicinity Map
- Attachment B – Photo Aerial Map
- Attachment C – Project Narrative
- Attachment D – Rezone Boundary Map
- Attachment E – Site Analysis Map
- Attachment F – Zoning Suitability Map
- Attachment G – Site Details

Attach Item No. 14. **Stoneybrook Rezone Vicinity and Zoning Map**



- | | | |
|---------------------------|-----------------------------|----------------------------|
| Canvasback Subject Parcel | Commercial High Intensity | Planned Unit Development |
| Greeley Parcels | Holding Agriculture | Residential Estate |
| Streets | Industrial Low Intensity | Residential Low Density |
| Conservation District** | Industrial Medium Intensity | Residential Medium Density |
| Commercial Low Intensity | Industrial High Intensity | Residential High Density |
| | | Residential Mobile Home |

Attach Item No. 14. **Stoneybrook Rezone Photo Aerial Vicinity Map**



-  Canvasback Subject Parcel
-  Greeley Parcels
-  Streets



CONSULTING. ENGINEERING. CONSTRUCTION.

Revised October 27, 2022

Mr. Michael Garrott, A.I.C.P.
City of Greeley
Community Development
Department, Planning and Zoning
1100 10th Street – 2th FL
Greeley, CO 80631

Subject: Stoneybrook Lot 2 and 3 Rezoning Project Narrative

Dear Mr. Garrott:

Stoneybrook 234, LLC is pursuing development of Lots 2 and 3, Block 1 of the Stoneybrook Filing No. 1 subdivision. Lot 3 is a 12.66-acre parcel at the southwest corner of F Street and N. 35th Avenue in Greeley, CO, currently zoned Commercial-High Intensity (C-H). Lot 2 is a 9.63 ac parcel to the west of Lot 3 and currently zoned Planned Unit Development (PUD). It is the applicant’s intent to combine the two parcels into one new parcel and rezone the new parcel to R-MH, Residential Micro-Housing, under the City of Greeley’s newly adopted RM-H land use code. This land use is consistent in the area, with the recently constructed Stoneybrook Lot 4 manufactured home community just south of Lot 3, and the original Stoneybrook Lot 1 manufactured home community located just west of this proposed development. Friendly Village, another existing manufactured home community, is to the east, across North 35th Avenue.

The parcel would be developed for up to 142 manufactured home-sites, with land-leases provided for each of the 142 manufactured homes. Manufactured homes sites are in high demand in the greater Greeley area and the proposed development will assist the City of Greeley in meeting the demands for this important housing option per the City of Greeley Strategic Housing Plan. The property will blend well with the existing environment and fits the character of adjacent neighborhoods, with added features such as a community club house and community storage facilities in accordance the new R-MH land use standards.

Per the City of Greeley’s rezoning evaluation criteria below, we offer the following justifications on how this rezoning request is in conformance with the City’s policies, goals, and strategies:

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.

Rezoning the combined 22.25-acre parcel to RM-H is consistent with the goals of the City of Greeley’s Strategic Housing Plan, proving an attainable housing option in the at the southwest intersection of F-Street and N. 35th Avenue.

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

The proposed land use change is consistent with the surrounding land uses, as it lies immediately east of the existing Stoneybrook Filing 1, Lot 1 manufactured home

community, 400 feet north of the recently approved Stoney Pointe (formerly known as Stoneybrook Lot 4) manufactured home community, 900 feet northwest of the Friendly Village manufactured home community and less than 1 mile from the Villa West manufactured home community near C Street and N. 35th Avenue. Immediately east of the property is zoned Industrial Low Intensity (I-L) and Residential Medium Density (R-M). We believe the proposed land use will blend well with the surrounding zonings.

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.*

This site is within in the greater City of Greeley long range expected growth area and is currently experiencing some growth with the recently approved Stoneybrook Lot 4 development now known as Stoney Pointe at the southwest corner of C Street and N. 35th Avenue with its planned 142 manufactured homes. The proposed development of Stoneybrook Lots 2 and 3 will offer another 142 manufactured homes with varying sizes and styles in the 1,000-1,500 SF range. This small-sized housing option supports the City's goals and objectives identified in the 2018 Strategic Housing Plan by facilitating the development of manufactured home communities in the greater City of Greeley area and providing affordable housing options for the City of Greeley's work force, and a variety of population of various ages, status and income levels. This is especially important given Greeley's population growth, low residential vacancy rates and increasingly expensive residential market.

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.*

Although the existing PUD zoning of Lot 2 allows development of manufactured homes, combining this lot with the Lot 3 site will enable greater development of manufactured homes with improved community cohesiveness with similar land use and housing type with provision of pedestrian, bicycle and road connectivity to adjacent land uses. The growth trend in this area of Greeley is for micro-housing options rather than commercial growth in this general 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.*

The proposed rezoning will allow continued growth and development of like-sized and similar style micro-housing options, providing cohesiveness with the surrounding neighborhoods. This development will also provide significant community benefits with greater than 30% open space, a community clubhouse with park shelter, picnic tables, barbeque, sports field and other amenities, along with a community storage facility for storage of tenant boats, bicycles and other accessories, in addition to community maintenance equipment.

6. *The City or other agencies have the ability to provide services or facilities that may be*

necessary for anticipated uses in the proposed district.

The City and area service providers will have the opportunity to serve this community of 142 residential units given their need for cable, internet, gas and electric services as well as water and sanitary utilities within the development.

- 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 requested zoning change will better serve the community needs by providing affordable housing options in this growth area of the City and specifically helps the City in meeting its goals and objectives of the 2018 Strategic Housing Plan to facilitate development of manufactured home communities, offer a variety of housing options to all income levels, ages, and physical abilities.

- 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.*

This development will be designed in complete accordance with the City of Greeley land development code and requirements with sound engineering practices and experienced professional land development expertise. No negative impacts are expected.

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

The applicant's team of professional licensed engineers and landscape architects has designed this community in accordance with City of Greeley Land Development Standards and will continue to work with the City to obtain staff approval of this project.

We look forward to working with the City on approval of this project. Should you have any questions or require any additional information for this application, please do not hesitate to contact me at (303) 222-5036 or at dbarrentine@atwell-group.com.

Respectfully,
ATWELL, LLC

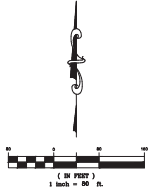
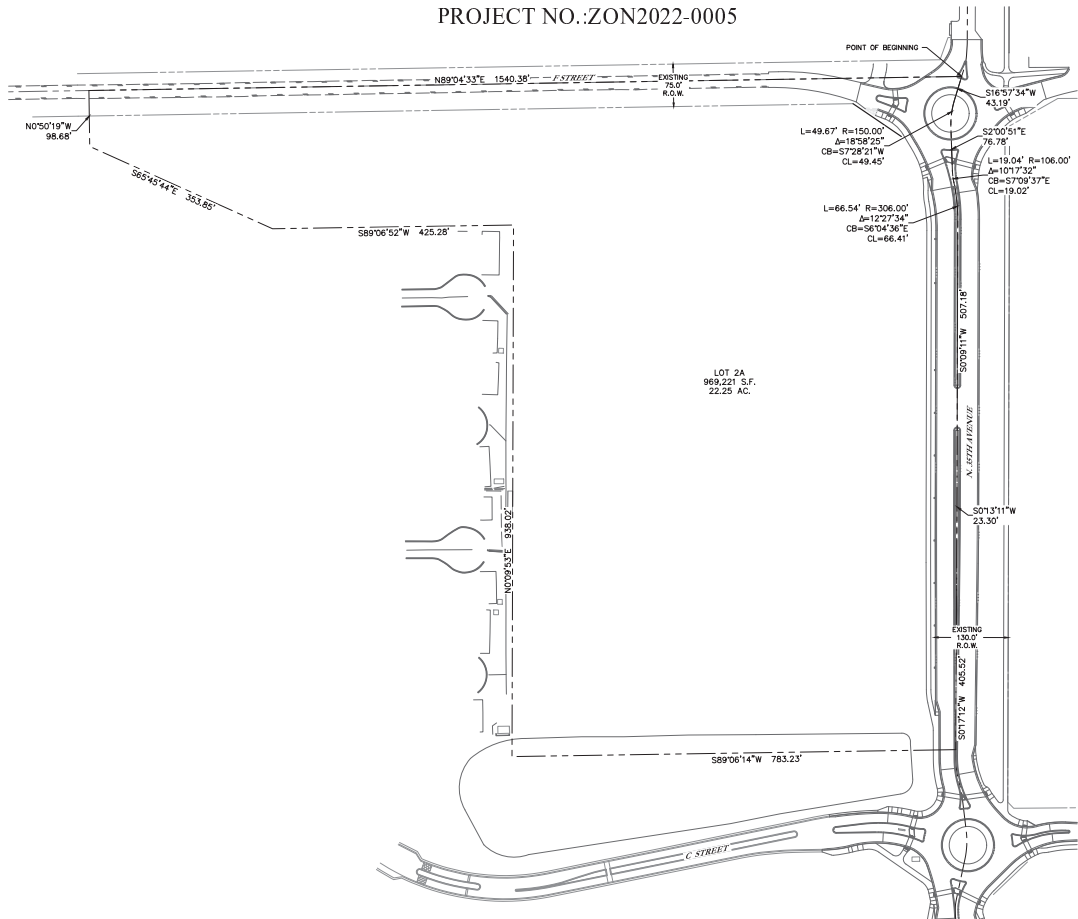


Donna Barrentine, PE
Project Manager

Cc: Robert Eck, II, Stoneybrook 234, LLC
Joe Locicero, Stoneybrook 234, LLC

Attachment D - Rezone
Boundary Map

STONEBROOK LOTS 2 & 3 REZONING PLAN
BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO.: ZON2022-0005



ATWELL
SURVEYING & ENGINEERING, P.C.
1500 W. 14TH AVE.
GRIFFIN, COLORADO
(303) 381-0333
ROBERT L. COE, P.E.

STONEBROOK, P.A., LLC
1500 W. 14TH AVE.
GRIFFIN, CO 80424
(303) 381-0333
ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
GRIFFIN, COLORADO
REZONING PLAN
PROJECT BOUNDARY MAP

DATE: 06/06/2022

BY: [Signature]

FOR THE RECORD - PROJECT BOUNDARY MAP

DR	KE	DK	DB
PM	DB		

JOB: 21003159
SHEET NO.:
OF OF

Attachment E - Site Analysis/Existing Conditions Map

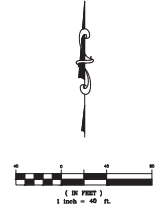
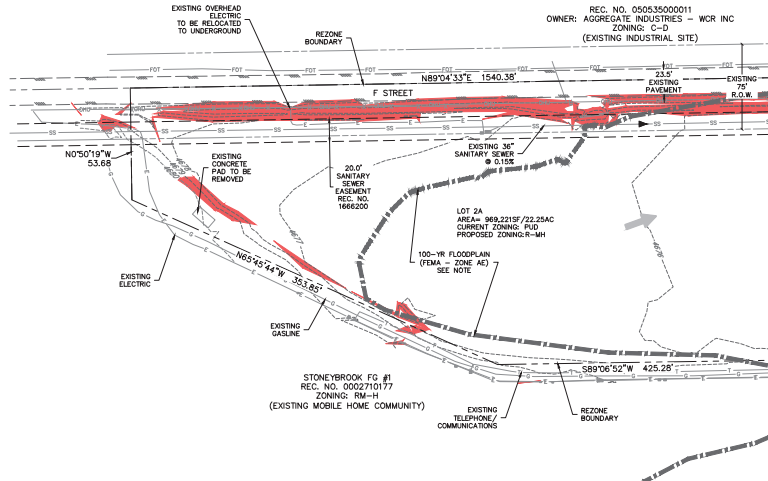
STONEBROOK LOTS 2 & 3 REZONING PLAN
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 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005

LEGEND

	EXISTING SILT FENCE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING WATER MAIN
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD UTILITY WIRE
	100-YR FLOODPLAIN
	EXISTING STORM SEWER
	EXISTING FLOW ARROW
	20% GRADE OR GREATER

NOTES:

1. NO WETLANDS PRESENT ON SITE.
2. 100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED). FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH CITY OF PREELEY DEVELOPMENT CODE(S).
3. FINISHED FLOOR ELEVATIONS WILL BE SURVEYED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
4. ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. DEMOLITION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
5. REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
6. EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC



ATWELL
 PROFESSIONAL ENGINEERING & ARCHITECTURE
 6500 WEST 104TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 (303) 551-1333
 ROBERT L. COE, P.E.

STONEBROOK, P.M. LLC
 15000 W. 64TH AVE
 SUITE 100
 DENVER, CO 80231
 (303) 551-1333
 ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
 PREELEY, COLORADO
 REZONING PLAN
 EXISTING CONDITIONS MAP

04/05/2022

DR	KE	DK	DB
PM	DB		

JOB: 21003159
 SHEET NO: 02 OF 09

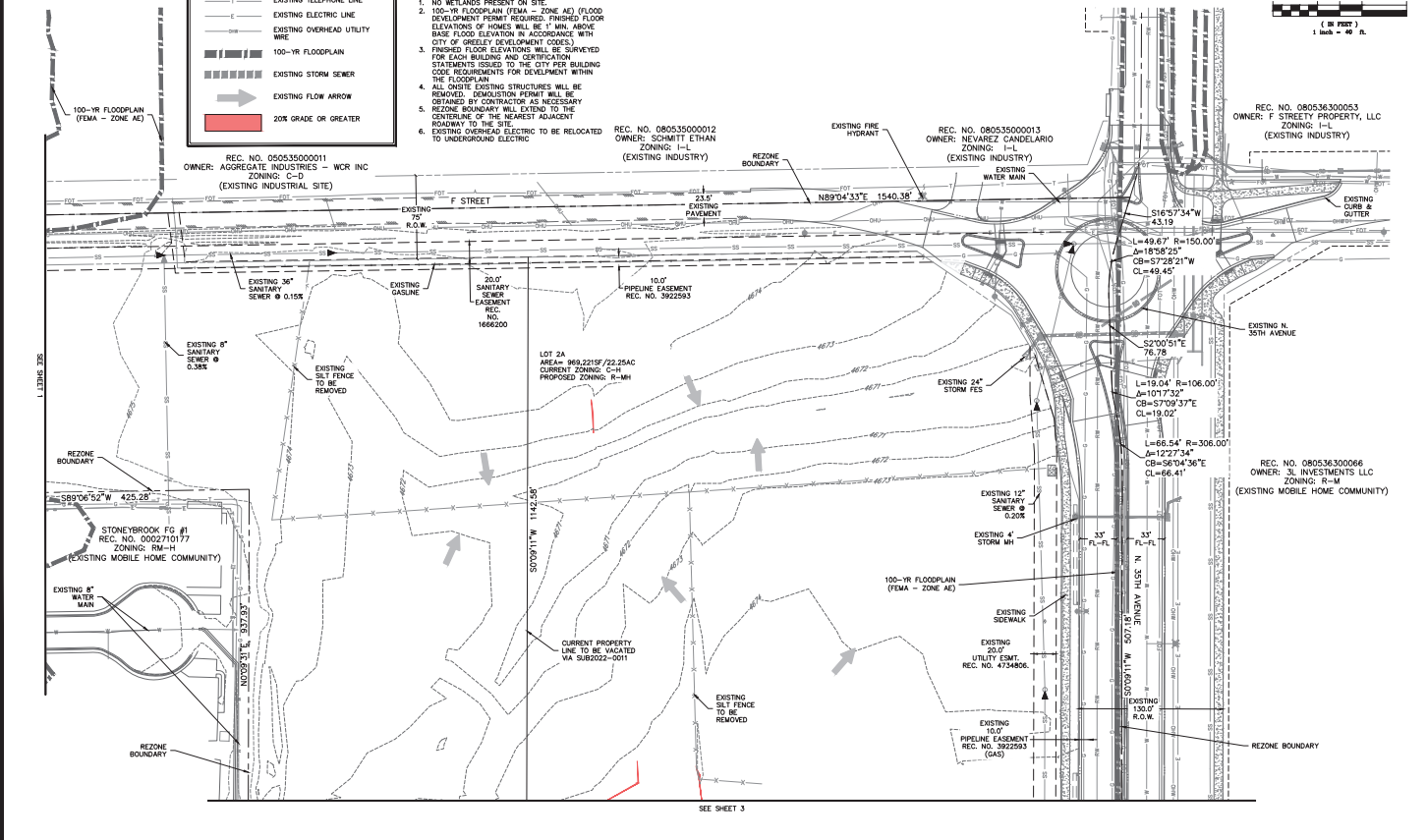
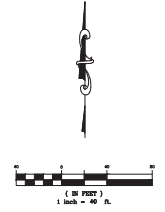
Attachment E - Site Analysis/Existing Conditions Map

STONEBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005

LEGEND

- EXISTING SILT FENCE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITY WIRE
- 100-YR FLOODPLAIN
- EXISTING STORM SEWER
- EXISTING FLOW ARROW
- 20% GRADE OR GREATER

- NOTES:**
- NO WETLANDS PRESENT ON SITE.
 - 100-YR FLOODPLAIN (FEMA - ZONE AE) FLOOD DEVELOPMENT PERMIT REQUIRED. FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOR ELEVATION IN ACCORDANCE WITH CITY OF GREELEY DEVELOPMENT CODES.
 - FINISHED FLOOR ELEVATIONS WILL BE SURVEYED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
 - ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. CONSTRUCTION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
 - REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
 - EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC.



ATWELL
 ENGINEERS ARCHITECTS PLANNERS
 650 WEST 10TH AVENUE, SUITE 200
 GREELEY, COLORADO 80639
 (970) 331-3333
 WWW.ATWELL-ENG.COM

STONEBROOK LOTS 2 & 3
 REZONING PLAN
 EXISTING CONDITIONS MAP

DATE: 08/20/2022

BY: [Signature]
 CHECKED: [Signature]
 IN CHARGE: [Signature]

REVISIONS

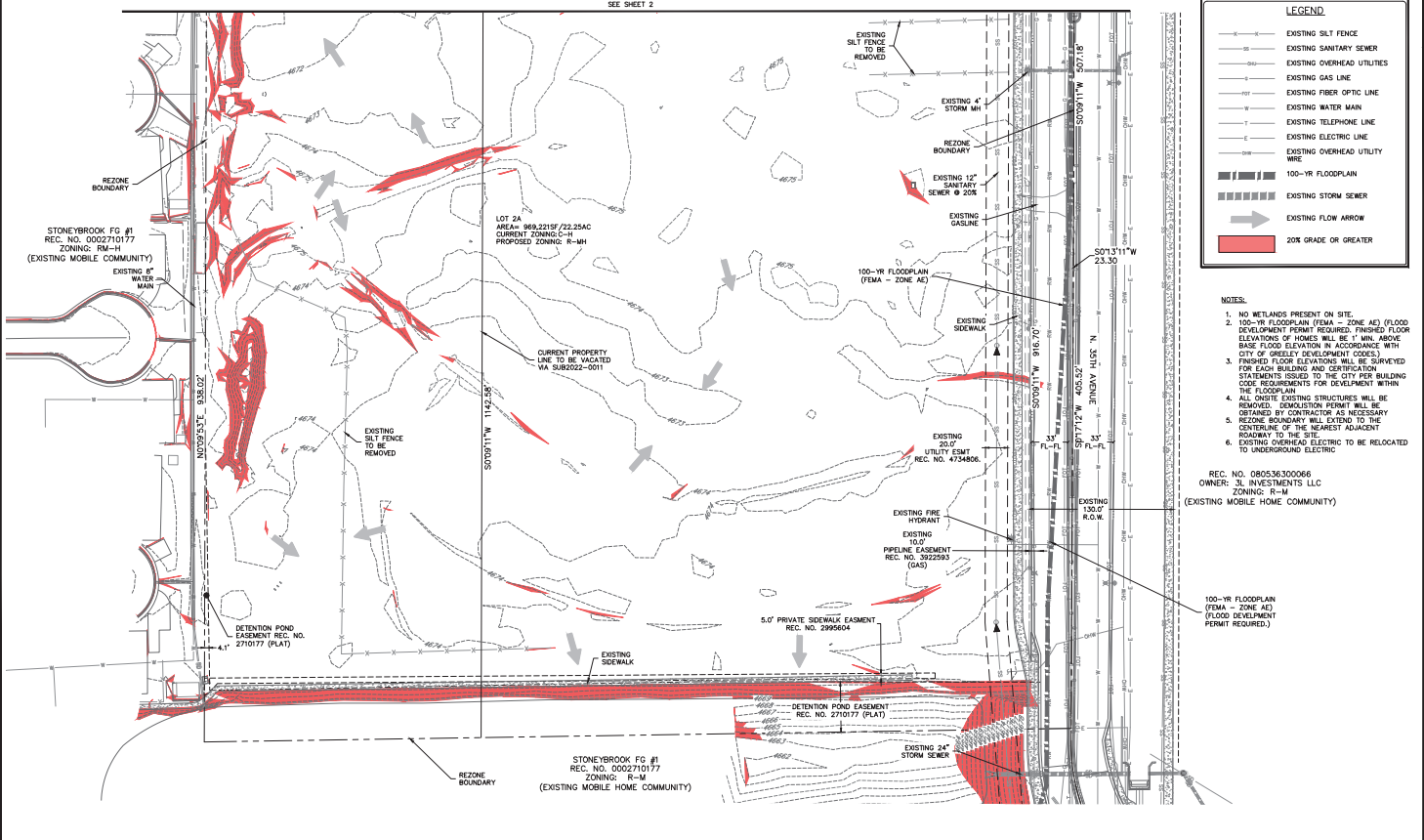
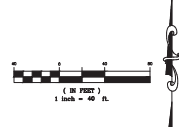
NO.	DATE	DESCRIPTION

DR: KE | DK: DB
 PM: DB

JOB: 21003159
 SHEET: 03 OF 03

Attachment E - Site Analysis/Existing Conditions Map

STONEBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005



LEGEND

(Symbol)	EXISTING SILT FENCE
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING OVERHEAD UTILITIES
(Symbol)	EXISTING GAS LINE
(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING FIBER OPTIC LINE
(Symbol)	EXISTING TELEPHONE LINE
(Symbol)	EXISTING OVERHEAD UTILITY WIRE
(Symbol)	100-YR FLOODPLAIN
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING FLOW ARROW
(Symbol)	20% GRADE OR GREATER

- NOTES:**
1. NO WETLANDS PRESENT ON SITE.
 2. 100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED). FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH CITY OF GREELY DEVELOPMENT CODES.
 3. FINISHED FLOOR ELEVATIONS WILL BE SURVEYED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
 4. ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. DEMOLITION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
 5. REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
 6. EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC.

REC. NO. 080536300066
 OWNER: 3L INVESTMENTS LLC
 (EXISTING MOBILE HOME COMMUNITY)

100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED.)

ATWELL
 PROFESSIONAL ENGINEERING
 4500 W. 104TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 551-1333
 ROBERT L. COE, P.E.

STONEBROOK 23A, LLC
 15800 W. 64TH AVE
 SUITE 100, FLORENCE
 (303) 561-0333
 ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
 GREELY, COLORADO
 REZONING PLAN
 EXISTING CONDITIONS MAP

04/01/2022

REVISIONS

DR	KE	DK	DB
PM	DB		

JOB: 21003159
 SHEET: 04 OF 09

Attachment F - Zoning Suitability Map

METES AND BOUNDS LEGAL DESCRIPTION FOR LIMITS OF REZONE:
 A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TIMBERLINE 1989 PLS 38230" AND AT THE SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TST CONSULTING ENGINEERS 1098 PLS 31469; SAID NORTH LINE BEARS NORTH 89°44'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

COMMENCING AT THE SOUTH 1/16 CORNER OF SAID SECTION 35;
 THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 35 89°04'33" WEST 0.74 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF 35TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE OF 35TH AVENUE THE FOLLOWING EIGHTH (8) COURSES:

1. SOUTH 16°57'34" WEST 43.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET;
2. 49.67 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'25", HAVING A CHORD THAT BEARS SOUTH 07°28'21" WEST, AND A CHORD DISTANCE OF 43.45 FEET;
3. SOUTH 02°30'51" EAST 78.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET;
4. 19.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°17'02", HAVING A CHORD THAT BEARS SOUTH 07°00'37" EAST, AND A CHORD DISTANCE OF 19.02 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 308.00 FEET;
5. 66.54 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°27'44", HAVING A CHORD THAT BEARS SOUTH 06°04'36" EAST, AND A CHORD DISTANCE OF 66.41 FEET;
6. SOUTH 00°09'11" WEST 507.18 FEET;
7. SOUTH 00°15'11" WEST 23.30 FEET;
8. SOUTH 00°17'12" WEST 400.92 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 1 OF STONEYBROOK SUBDIVISION, FILING NO.1, RECORDED AT RECEPTION NO.2710177, OFFICIAL RECORDS OF SAID COUNTY;

THENCE DEPARTING SAID CENTERLINE OF 35TH AVENUE ALONG SAID EASTERLY PROLONGATION OF SAID SOUTHERLY LINE OF LOT 3, AND ALONG THE SOUTH LINES OF LOTS 2 AND 3, BLOCK 1 OF SAID STONEYBROOK SUBDIVISION, FILING NO.1, SOUTH 89°06'14" WEST 783.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTHERLY, WESTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°09'53" EAST AT 50.00 FEET PASSING A 2-1/2" ALUMINUM CAP CAP 50" WITNESS CORNER "LS 30110", FOR A TOTAL DISTANCE OF 938.02 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;
2. SOUTH 89°06'52" WEST 425.28 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;
3. NORTH 85°45'44" WEST 353.85 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 AND ITS NORTHERLY PROLONGATION NORTH 80°50'19" WEST 88.68 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG LAST SAID NORTH LINE 89°04'33" EAST 1540.38 FEET TO THE POINT OF BEGINNING;

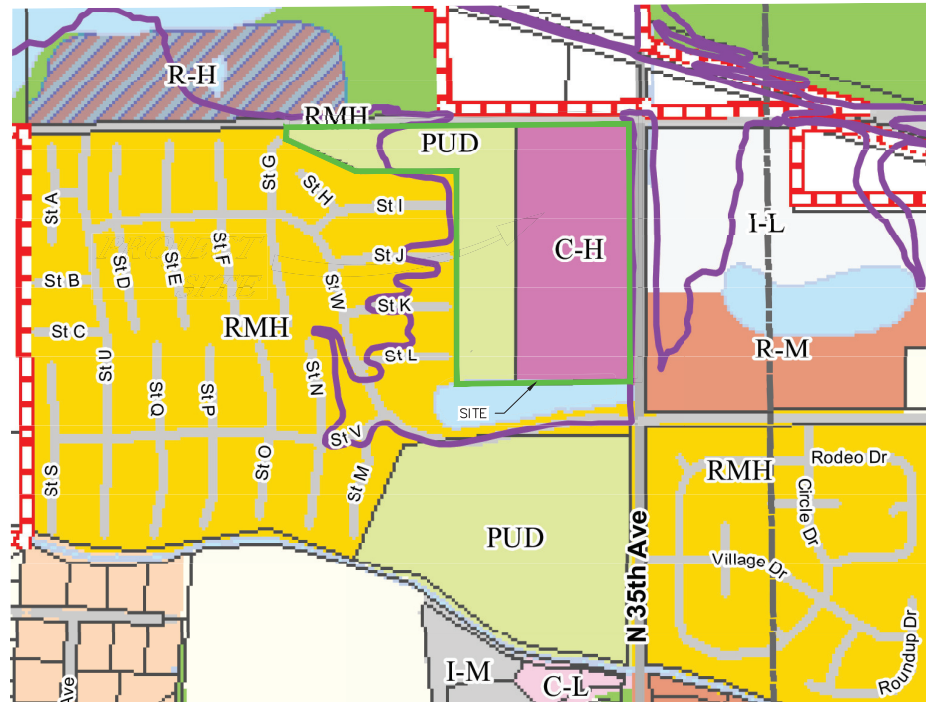
CONTAINING 1,091,459 SQUARE FEET, OR 25.06 ACRES, MORE OR LESS.

ZONING SUMMARY			
EXISTING ZONING	PUD	413,921 S.F.	9.50 AC.
	C-H	555,300 S.F.	12.75 AC.
	TOTAL	969,221 S.F. (100%)	22.25 AC. (100%)
PROPOSED ZONING	R-MH	969,221 S.F.	22.25 AC.
	TOTAL	969,221 S.F. (100%)	22.25 AC. (100%)

LEGEND:

- Planned Unit Development (PUD)
- Residential Medium Density (R-M)
- Residential Mobile Home (R-MH)
- ROW Vacations
- Industrial Low Intensity (I-L)

STONEYBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005



ATWELL
 ENGINEERS ARCHITECTS PLANNERS
 650 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 (303) 733-1333
 WWW.ATWELL-ENG.COM

STONEYBROOK LOTS 2 & 3
 GREELY, COLORADO
 REZONING PLAN
 ZONING SUITABILITY MAP

06/02/2022

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PROJECT MANAGER: [Name]
 CLIENT: [Name]

REVISIONS

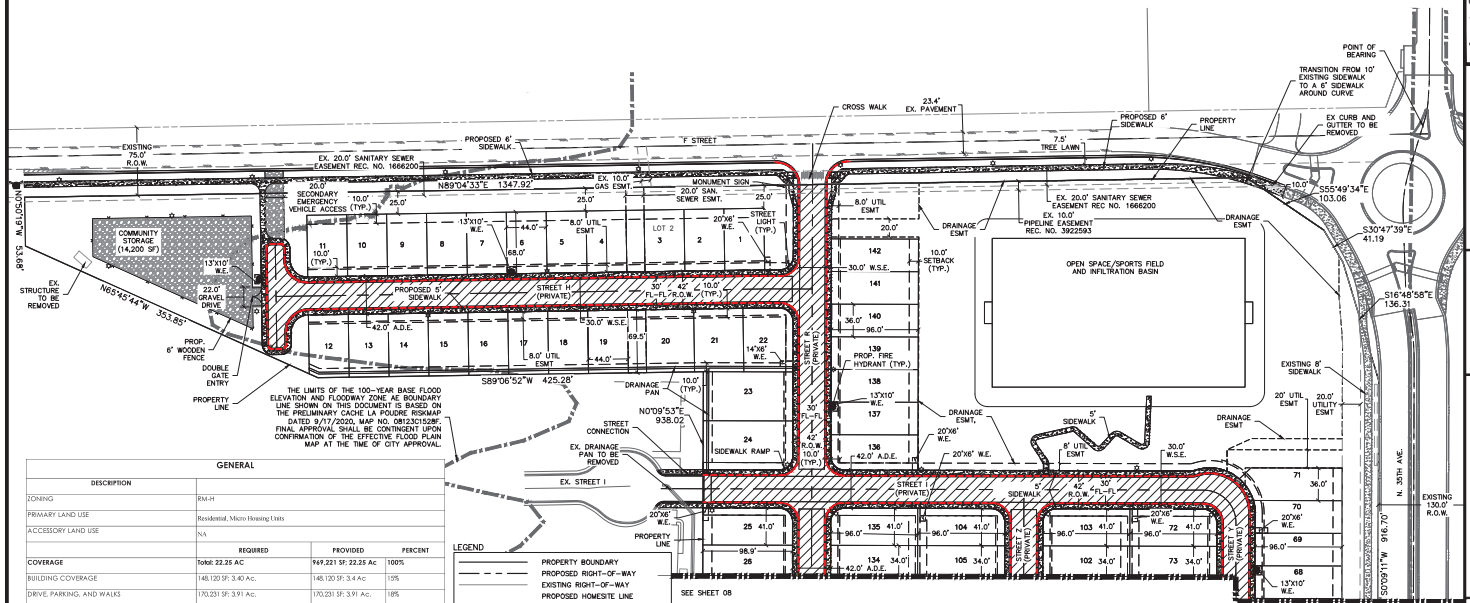
DR	KE	DK	DB
PM	DB		
JOB	21003159		
SHEET	01 OF 08		

DATE PLOTTED: 2022-06-02 10:45 AM
 PLOT FILE: 20220602 - ZONING SUITABILITY MAP.dwg

Attachment G - Site Details

STONEBROOK LOTS 2 & 3 REZONING PLAN

BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO. :ZON2022-0005



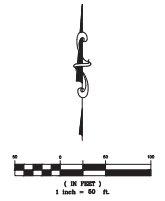
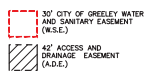
GENERAL			
DESCRIPTION	REQUIRED	PROVIDED	PERCENT
ZONING	R4-41		
PRIMARY LAND USE	Residential, Single-Housing Units		
ACCESSORY LAND USE	NA		
COVERAGE	100% 22.25 AC	100% 22.25 AC	100%
BUILDING COVERAGE	148,120.91: 3.40 AC.	148,120.91: 3.44 AC.	10%
DRIVE, PARKING, AND WALKS	170,231.91: 3.91 AC.	170,231.91: 3.91 AC.	10%
OPEN SPACE/COMMON AREA	296,560.91: 6.81 AC.	296,560.91: 6.81 AC.	31%
HOME AREA	302,330.91: 6.88 AC.	302,330.91: 6.88 AC.	30%
HOMESITE AREA	S.F. (SQUARE FEET)	AC. (ACRES)	
AVERAGE HOMESITE	3,512.30 S.F.	0.08 AC.	
LARGEST HOMESITE	5,657.13 S.F.	0.13 AC.	
SMALLEST HOMESITE	2,992.00 S.F.	0.07 AC.	
Fencing	Required	Provided	
STANDARD SPACES (on homesites)	284	284	
ADA SPACES	0	0	
Setbacks	Required	Provided	
FRONT	10' Min.	10' Min.	
SIDE	5' Min. or 3' Min. with 5' ABL, see Context	5' Min. or 3' Min. with 5' ABL, see Context	
REAR	10' Min.	10' Min.	
Building Design Elements	MAXIMUM	Provided	
DENSITY (DU/AC)	18	6.45	
MAXIMUM BUILDING HEIGHT (FT)	30'	15'	

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED HOMESTE LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- BUILDING SETBACK LINE
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED WATER
- EXISTING WATER
- PROPOSED WATER SERVICE
- EXISTING WATER SERVICE
- PROPOSED HYDRANT
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PARKING SPACES

ABBREVIATIONS LEGEND

AC	ACREAGE
A.D.E.	ACCESS & DRAINAGE EASEMENT
EMT.	EASEMENT
FV	FIRE HYDRANT
FL-FL	FLOWLINE TO FLOWLINE
FT	FEET
M	METER
MAN	MANHOLE
PVC	POLY VINYL CHLORIDE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
R.C.P.	REINFORCED CONCRETE PIPE
SAN	SANITARY
S.F.	SQUARE FEET
S.T.M.	STORM
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
WAT	WATER
W.E.	WATER EASEMENT
W.L.	WATER LINE
W.S.W.	WATER & SANITARY EASEMENT



ATWELL

STONEBROOK LOTS 2 & 3
REZONING PLAN
OVERALL SITE PLAN NORTH SECTION

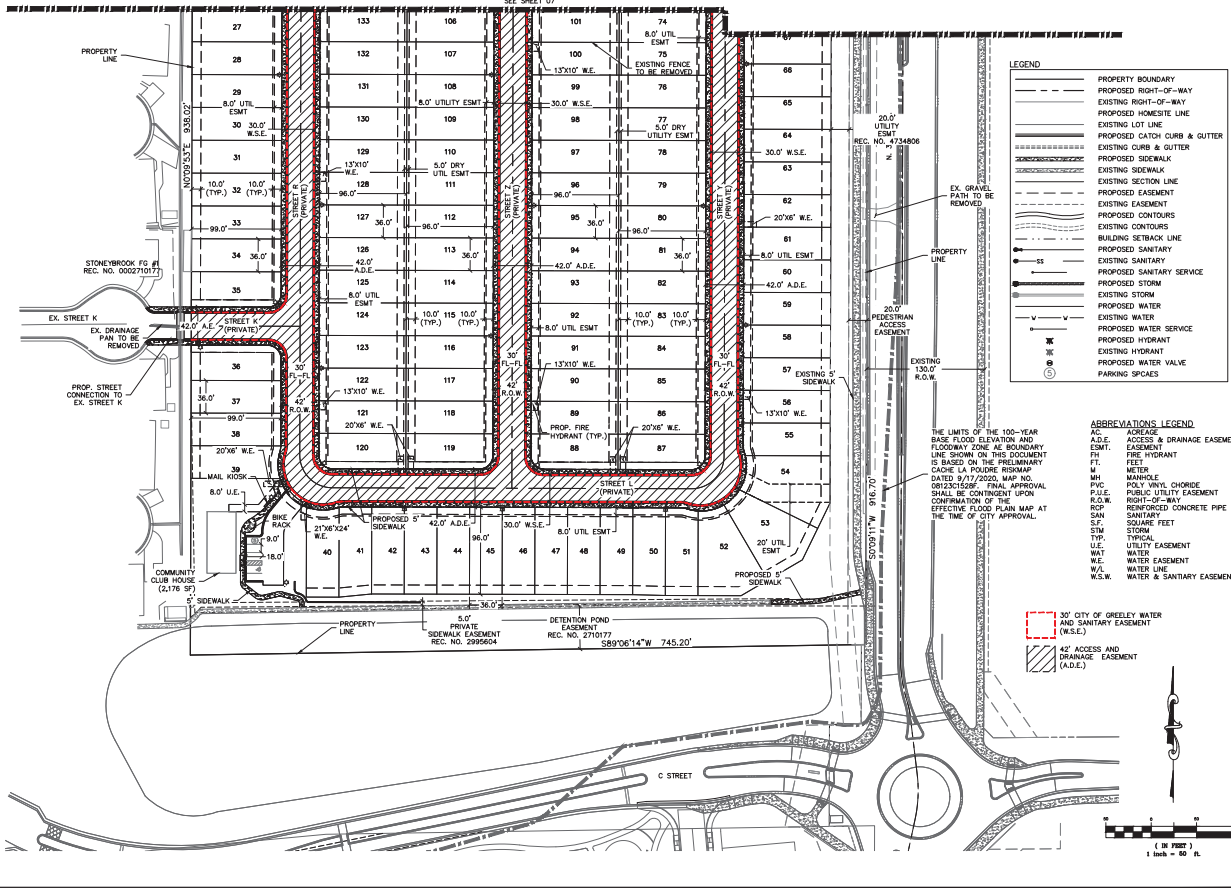
STONEYBROOK, S.M.A. LLC
12800 W. 64TH AVE.
ARVING, CO. 80015
(303) 941-0333
ROBERT L. CO. II

DATE: 06/06/2022

REVISIONS

DR. KE	DR. DB
PA. DB	
JOB: 21003159	
SHEET: 07 OF 09	

STONEBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005



ATWELL
 6500 WEST 104TH AVENUE
 DENVER, CO 80231
 (303) 551-3333
 ROBERT L. COE II

STONEBROOK 214, LLC
 13200 W. 64TH AVE
 ARDEN, CO 80101
 (303) 501-3333
 ROBERT L. COE II

STONEBROOK LOTS 2 & 3
 REZONING PLAN
 OVERALL SITE PLAN SOUTH SECTION

06/06/2022
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.

REVISIONS

DR. KE. DR. DB.
 P.M. DB.
 JOB: 21003159
 SHEET: 08 OF 09



Council Agenda Summary

April 18, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director

Title:

Introduction and first reading of an Ordinance amending Title 12, Chapter 2, Article IV, Section 12-151 and Title 24 of the Greeley Municipal Code relating to the allowance of private tobacco smoking establishments

Summary:

The City was presented with a request from a local businessperson who wishes to establish a venue at which smoking of cigars and consumption of other incidental refreshments could occur. Greeley’s Municipal Code Article IV, Section 12.153 expressly bans any form of smoking in any public or private establishment.

To enable such a use, an ordinance is required to amend the Greeley Municipal Code in order to 1) permit an exception for smoking of tobacco products in certain circumstances; and 2) establish the zoning category and define the physical and operational characteristics associated with such a use.

At its January 24, 2023 work session, City Council reviewed the options to allow such a use and indicated its willingness to have staff prepare an ordinance for consideration. Because the change involves a change to the Development Code chapter of the Greeley Municipal Code the Planning Commission will review and offer its recommendation prior to the proposed public hearing date for this item.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None.

Strategic Focus Area:



Business Growth

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for May 2, 2023.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. 17, 2023

AN ORDINANCE AMENDING TITLE 12, CHAPTER 2, ARTICLE IV, SECTION 12-151 AND TITLE 24 OF THE GREELEY MUNICIPAL CODE RELATING TO THE ALLOWANCE OF PRIVATE TOBACCO SMOKING ESTABLISHMENTS

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality, and pursuant to Article XX, Section 6 of the Colorado constitution has the right to enact, administer and enforce ordinances; and,

WHEREAS, the City of Greeley enacted an ordinance to protect the health, safety, comfort and welfare of city citizens from the harmful effects of secondhand smoke by banning smoking in all places where people are likely to gather in close proximity to one another and to enhance the existing health protections provided under the law; and,

WHEREAS, since the adoption of its smoking limitations the City has considered a limited exception to this ordinance to allow the smoking of tobacco products within the confines of a private facility not open to the public and considered on a case-by-case basis and regulated by certain land use restrictions; and,

WHEREAS, the recommended amendments to the Greeley Municipal Code would allow a limited exception to the City’s smoking regulations that would not interfere with its intent to protect the general welfare of the community from the harmful effects of smoking.

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

Section 1. Article IV – Banning Smoking in Public Places and Common Areas of Assembly, Section 12-153 of the Greeley Municipal Code shall be amended as shown in Appendix A, attached hereto and incorporated herein.

Section 2. Title 24 – Development Code, of the Greeley Municipal Code shall be amended as shown in Appendix B, attached hereto and incorporated herein.

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 MAY, 2023.

ATTEST

**THE CITY OF GREELEY,
COLORADO**

City Clerk

Mayor

APPENDIX A

BOLD text is new language; Text ~~stricken~~ is deleted language

Article IV – Banning Smoking in Public Places and Common Areas of Assembly, Section 12-153

Sec. 12-153. - Ban.

Smoking is prohibited in public places or common areas, as defined by this chapter, and within 25 feet in any direction of a public place or common area, **with the exception of Private Smoking Clubs as defined in Section 24-1301**. Smoking is also prohibited anywhere designated by the city by posting a sign using the words "No Smoking" or the international "no smoking" symbol.

APPENDIX B

BOLD text is new language; Text ~~stricken~~ is deleted language

Title 24 – Greeley Development Code is hereby amended as follows:

Chapter 4 – Zoning Districts & Uses

24-402 Allowed Uses

Table 24-4-2: Zoning Districts and Uses														
P = Permitted Use S = Use by special review Blank = prohibited														
Districts	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Use														
Commercial Uses														
Manufacturing — Rendering, Slaughter & Packaging												S		
Oil & Gas Operations	See section 24-1102 for standards and procedures applicable in all districts													
Private Smoking Club							S		S	S	S	S		

Private Smoking Clubs. A non-commercial, private facility, not open to the general public, whose bona fide members’ primary association relates to the smoking of legal tobacco products subject to all of the following:

- 1. Club membership criteria must be such that the general public cannot access the club with a day pass, limited membership or similar exception.**
- 2. The smoking club is limited to occupancy of a free-standing building or that is in an area within an establishment accesses exclusively with a separate entrance and is in an area enclosed by solid walls or windows, a ceiling and a solid door and equipped with a ventilation system which is separately exhausted from the nonsmoking areas of the establishment so that air from the smoking area is not recirculated to the nonsmoking areas and smoke is not back streamed into the nonsmoking areas.**
- 3. The club may have an outdoor patio if not located immediately adjacent to another business or residence, public right-of way, sidewalk or trail, other patio space, playground or similar outdoor recreational space.**

4. **Building signage is limited to that allowed for C-L (Commercial Low-Intensity) uses.**
5. **Any product sales or rentals will require a business license, are limited to members only, and any sale of alcoholic beverages must be permitted by a City liquor license and not exceed 20% of gross revenue.**
6. **Such facilities are specifically prohibited from any electronic arcade or gaming machines or allowing members to engage in games of chance.**

Chapter 13. Definitions & Terms

***Private Smoking Club* means a not-for-profit organization, that maintains selective members, is operated by the membership, and has as its primary purpose the legal consumption or use of tobacco smoking products as an aspect of its recreational, fraternal or social purpose for its members, but not for pecuniary gain, and which only sells or distributes alcoholic beverages to its members incidental to its operation.**



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

April 18, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director; Caleb Jackson, Planner III

Title:

Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Commercial High Density (C-H) to Industrial Low Density (I-L) changing the underlying land use designations for approximately 2.54 acres of property located at the northwest corner of 31st Avenue and 29th Street (Cisneros Rezoning)

Summary:

Abel Cisneros-Castillo, represented by Emily Tarantini and Eric Wernsman, has submitted a request to rezone approximately 2.54 acres of undeveloped land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zoning district.

The applicant has requested the rezone to allow the site to be used for light industrial uses such as warehousing, outdoor storage, office and other services, such as an aesthetician studio.

The Planning Commission considered this request at its March 28, 2023 meeting and recommended City Council approval. This ordinance was introduced by City Council at its April 4, 2023 meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

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:

Conformance with the Comprehensive Plan and Development Code.

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 date certain.

Council's Recommended Action:

Two motions are necessary to approve this zoning request:

1. A motion that, based on the application received, the preceding analysis, and Planning Commission recommendation, the proposed rezoning from Commercial High Density (C-H) to Industrial Low Density (I-L) is found to be in compliance with Title 24-204(b) and therefore approve the request.
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes (draft - March 28, 2023)

Planning Commission Staff Report

Project Narrative

Staff PowerPoint Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 11, 2023

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM COMMERCIAL HIGH DENSITY (C-H) TO INDUSTRIAL LOW DENSITY (I-L) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 2.54 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF 31ST AVENUE AND 29TH STREET.

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

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as C-H (Commercial High Intensity) to I-L (Industrial Low Intensity), in the City of Greeley, County of Weld, State of Colorado:

Legal Description

A parcel of land, being inclusive of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2 of Arlington Heights, recorded July 15, 1887 in Book 2 at Page 19 as Reception No. 25765 of the Records of Weld County, and a portion of 16th Street Right of Way, 7th Avenue Right of Way and 20' Alley Right of Way, located in the Southwest Quarter of Section 8, Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10 of Block 2, Arlington Heights and assuming the East line of said Block 2 of Arlington Heights as bearing South 00°02'24" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto;

THENCE South 89°57'36" West along the South line of said Lot 10 a distance of 200.00 feet to the centerline of said 20' Alley Right of Way;

THENCE North 00°02'24" West along said centerline a distance of 300.00 feet to the centerline of said 16th Street, 100' Right of Way;

THENCE North 89°57'36" East along said centerline a distance of 250.00 feet to the centerline of said 7th Avenue, 100' Right of Way;

THENCE South 00°02'24" East along said centerline a distance of 300.00 feet to the extended line of the South line of said Lot 10;

THENCE South 89°57'36" West along said line a distance of 50.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 75,000 Square Feet or 1.722 Acres, more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, 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 become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF APRIL, 2023.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
March 28, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Commissioner Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

None Absent

3. Approval of Agenda

Don Threewitt notified the commissioner and audience that item 6 has been withdrawn by the applicant.

4. Approval of January 24, 2023 Minutes

Commissioner Andersen moved to approve the minutes dated January 24, 2023, Commissioner Briscoe seconded the motion.

Motion carried 7-0.

5. Public hearing consider a request from Emily Tarantini on behalf of Abel Cisneros-Castillo, to rezone approximately 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zoning district.

Chair Yeater began by stating that it was an expediated item, routine in nature and fully detailed in the reports provided. Therefore, suspending staff summary presentations unless requested by the commission or members of the public in attendance at the meeting. He continued with further introducing the item as listed on the agenda.

Caleb Jackson (Planner III) began with reiterating that the application is on the expedited agenda but could proceed with the presentation if requested and the applicant was also present if anyone would like to address them. Chair Yeater verified that the presentation was not requested and opened the public hearing at 1:19 p.m. Seeing none, Chair Yeater closed the public hearing at 1:20 p.m.

Commissioner Andersen moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity)

Zone District to the I-L (Industrial Low Intensity) Zone District meets the Development Code criteria, Section 24-204, and therefore, recommends approval of the rezone to the City Council. Commissioner Schulte seconded the motion.

Motion Carried 7-0

6. Removed during approval of agenda- Applicant placed application on hold.

7. Staff Report

Don Threewitt (Interim Chief Planner) started with sharing that the Annual Growth and Development Report was in the packet and available online for anyone who would like to review it, as it provides great information and forecasts. Over the next year, information from the report will be put into an online dashboard that will be create a process that is ongoing and continually updated. Mr. Threewitt asked for any questions regarding the Annual Growth and Development Report. Commissioner Briscoe asked if anything in the report stands out to Mr. Threewitt that would benefit the commission. Mr. Threewitt indicated that items from the last year that stood out include the volume of permits issued, regional growth in multi-Family projects, and the population growth. Chair Yeater asked about the building inspection division and construction activity comparison analysis, having found that the supporting documents reference February rather than January, and he was looking to better understand the specific dollar amount differences and if they consolidated into single projects or multiple projects. Mr. Threewitt replied by offering to look further into matter and report back to the commission in April. There were not any further questions regarding the Annual Growth and Development Report.

Mr. Threewitt introduced new staff members, Paulina Somosa Avalos (Planner I) and Doug May (Planner III in the long-range division).

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:22 PM.

Justin Yeater, Chair

Becky Safarik, Secretary

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning

FILE NUMBER: ZON2022-0017

PROJECT: Cisneros Rezoning

LOCATION: Northwest corner of 31st Avenue at 29th Street

APPLICANT: Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo

CASE PLANNER: Caleb Jackson, AICP | Planner III

PLANNING COMMISSION HEARING DATE: March 28, 2023

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo petitions to rezone 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zone district.

A. REQUEST

The applicant requests approval of a rezone from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zone district.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: C-H (Commercial High Intensity)
 South: H-A (Holding Agriculture)
 East: C-H (Commercial High Intensity)
 West: I-L (Industrial Low Intensity)

Surrounding Land Uses:

North: Commercial Condos
 South: Undeveloped
 East: Auto Rental, Outdoor RV/Boat/Vehicle Storage

West: Food Processing

Site Characteristics:

The 2.54-acre site at the northwest corner of 31st Avenue at 29th Street is undeveloped. The property generally slopes from the northwest to the southeast. The site is generally vegetated with grasses and has no significant trees.

D. BACKGROUND

The subject site was annexed in 1980, zoned the equivalent of C-H (Commercial High Intensity), and remains undeveloped.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the rezoning application.

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

The Imagine Greeley Comprehensive Plan’s Land Use Guidance Map identifies the site for an Employment, Industrial, and Commercial Area. Supported uses in such areas include industrial and commercial. The following comprehensive plan objectives also support the request:

Objective GC-1.2 Form of Growth

Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-4.3 Infill Compatibility

Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: The proposal complies with the land use guidance map and other objectives from the comprehensive plan.

The proposal complies with this criterion.

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

Staff Comment: The proposal fulfills the intent of the zoning district and is compatible with the surrounding area.

The proposal complies with this criterion.

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

Staff Comment: The area is developing into a commercial and increasingly industrial area. It is in the public interest to rezone the property to encourage development of the site.

The proposal complies with this criterion.

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

Staff Comment: The current zoning has existed since 1980 without development. Over time, commercial and increasingly low intensity industrial development has occurred in the area. As such, I-L (Industrial Low Intensity) zoning is more appropriate for the subject site.

The proposal complies with this criterion.

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

Staff Comment: The proposed rezoning would provide additional options and opportunities to develop the site with low intensity industrial uses that compliment nearby commercial and industrial uses.

The proposal complies with this criterion.

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

Staff Comment: The subject site has adequate access to services and facilities. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal complies with this criterion.

7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not

anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Staff Comment: The proposed rezoning would allow development options that are more appropriate for the site than the current zoning district.

The proposal complies with this criterion

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

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development review process by the consistent enforcement of Municipal Code and Development Code requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies.

The proposal complies with this criterion.

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

Staff Comment: City staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was platted as part of Gallery Green III Subdivision in 1979.

2. HAZARDS

No known hazards impact development of the site.

3. WILDLIFE

The subject site is an area where development could have high impacts on wildlife. Development of the subject site would require conformance with adopted standards to evaluate development impacts on wildlife and take appropriate mitigation measures.

4. FLOODPLAIN

The site is not located within a floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

Any proposed development of the site would require the documentation and review by City staff of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

Existing infrastructure is present to provide vehicular access to the site. Transportation would be further considered with development and would include provision of any warranted infrastructure for pedestrian, cyclist, and motor vehicle access and impacts.

G. SERVICES

1. WATER

The site can be adequately served by existing water infrastructure. Water service will be further evaluated with development and the applicant will be required to make any necessary improvements to serve the property.

2. SANITATION SEWER

The site can be adequately served by existing sewer infrastructure. Sewer service will be further evaluated with development and the applicant will be required to make any necessary improvements to serve the property.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

4. PARKS/OPEN SPACES

Park demand is typically generated by residential development. Adequate parks and open spaces are being planned for and acquired in the vicinity.

5. SCHOOLS

School demand is typically generated by residential development. The subject site is adequately served by existing schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development application for the property would be reviewed for compliance with the Development Code requirements regarding visual impacts. Industrial zoning and development is typical for the area, minimizing the potential for jarring visual impacts.

2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley's website by March 13, 2023.
- A sign was posted on the property on March 10, 2023.
- Notice was mailed to 56 property owners on March 6, 2023.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity) Zone District to the I-L (Industrial Low Intensity) Zone District meets the Development Code criteria, Section 24-204, and therefore, recommends approval of the rezone to the City Council.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity) Zone District to the I-L (Industrial Low Intensity) Zone District does not meet the Development Code criteria, Section 24-204, and therefore, recommends denial of the rezone to the City Council.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Rezoning Plan Set (available upon request)

Attachment D – Neighborhood Notification Boundary Map (available upon request)

December 2, 2022

Planning & Zoning Department

1100 10th Street - 2nd Floor

Greeley, CO 80631

Re: Cisneros (NW Corner of W. 29th St. & 31st Ave.)- Project Narrative for Rezone

Rezoning request:

The applicant is requesting to rezone the vacant 2-acre property to I-L (Industrial Low Intensity) from its current C-H (Commercial High Intensity) zone to allow for the development of industrial uses, including warehousing with associated outdoor storage, along with commercial uses.

Rezoning approval criteria including justification for the rezoning request:

The request to rezone the property to I-L will allow the property owner to pursue an industrial development on the site, specifically: warehousing, outdoor storage, office and services including an aesthetician studio. The proposed land use meets the intent of the I-L zone district in providing employment opportunities along with a lower intensity industrial character that will not have significant impacts to the surrounding areas as they are of a similar land use and in some cases the same zone district.

The proposed land use of warehousing with the variety of commercial uses is permitted within the I-L zone, additionally the outdoor storage area is subject to size and screening limitations which will be complied with the following landscape screening and fencing requirements.

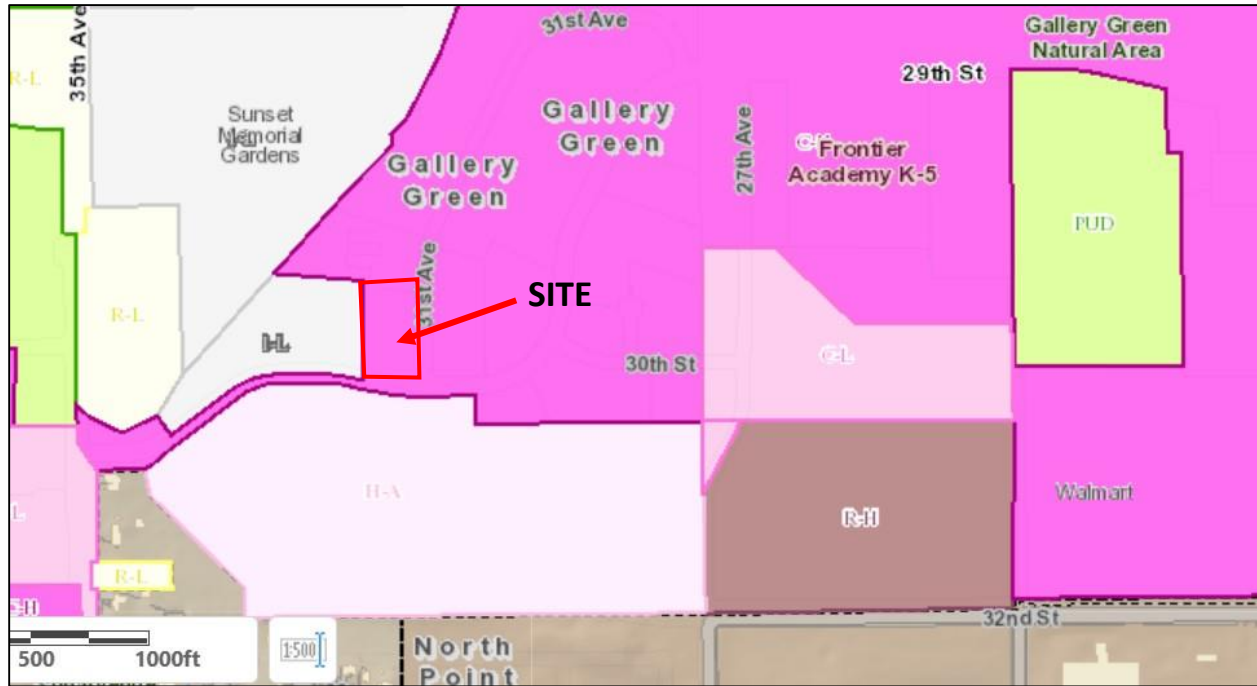
Consistency with the goals, policies, and strategies in the City's Comprehensive Plan:

The subject property appears to be located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. This area generally outlines a vision for industrial, manufacturing, and other employment uses that can offer a variety of land uses to serve employment needs and retail needs. The Comprehensive Plan objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) can be tied to the proposed development as the applicant is the business owner of a local company within northern Colorado hoping to expand as it offers employment opportunities. The variety of land uses proposed within the building also diversify the level of services being offered within an industrial/commercial area, attracting and supporting Greeley residents.

The I-L zone standards along with the Comprehensive Plan seek to protect any adjacent residential area from any negative impacts, in this case the surrounding land uses are all a commercial and industrial nature and there are no residential neighborhoods within an immediate proximity to the site.

The property appears to be located within the Greeley/Weld Enterprise Zone, promoting employment-type land uses and offering tax incentives. The subject property appears to be the only vacant lot within the industrial/commercial area, the rezoning is encouraging and allowing redevelopment of a potential infill site that has been vacant for several years which is in support of the Comprehensive goal – GC-4: Prioritize Infill and Redevelopment.

Consistency with the existing and surrounding zoning:



The requested zoning is consistent with the area and existing land uses and zoning. The adjacent property to the west is zoned I-L with an industrial manufacturing and distribution land use, including outdoor storage. Properties to the north and east appear to be a mixture of commercial and low intensity industrial uses, zoned C-H. The large parcel that is located south of the property and West 29th Street is zoned H-A (Holding Agriculture), it is currently being farmed and also contains oil and gas wells. The Comprehensive Plan includes this area within its future land use designation of Employment, Industrial and Commercial.

Rezoning Review Criteria

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

The property is located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. Rezoning the site to I-L will not only be compatible with the adjacent zoning to the west but will also be compatible with surrounding land uses. Specific goals that support this development proposal and rezoning acquired from the Comprehensive plan can be found within the objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) as well as the goal GC-4: Prioritize Infill and Redevelopment.

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

The surrounding area appears to have an established industrial/commercial-like campus setting. Existing businesses within the area are commercial and industrial in nature, the proposed

development will be in-line with the surrounding businesses and will meet the standards of the I-L zone district.

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 parcel has been vacant for several years with the existing C-H zoning possibly because of the inability to provide for outdoor storage. The request to rezone to I-L will encourage the development of the last vacant lot in the vicinity while providing compatible development standards that will fit within the context 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.

The property and the area in general have been zoned C-H since the 1990's, beginning in 2015 (approximately) the parcels immediately west of the site have been rezoned to I-L indicating that development in the area or perhaps within this particular corner lend itself to an industrial/manufacturing type of land use that are in need of larger outdoor storage areas.

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 I-L zoning can encourage development within the area that is compatible in scale and pattern with existing land uses and buildings that appear to be of a commercial and industrial nature. The I-L zoning also provides the appropriate level of development and design requirements for this type of business in context with the area.

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.

There are adequate public facilities available to serve this development.

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 development provides employment opportunities as well as serves Greeley residents. Additionally, the commercial land use proposed within the building will provide opportunities for residents to avail themselves of the services.

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.

Land within the general area is currently existing commercial and industrial business that can support an additional similar land use. There are no anticipated negative impacts to the area.

Please feel free to reach out with any questions,

Emily Tarantini

tarantini.emily@gmail.com

303-585-1055



Cisneros Rezoning

City Council
April 18, 2023
Caleb Jackson, Planner III



Request & Site Background

- Request:
 - Rezone 2.54 acres from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity)
- Background:
 - Site annexed in 1980
 - Zoned the equivalent of C-H in 1980
 - Remains undeveloped

Location



- Northwest corner of 31st Ave at 29th St
- Surrounding Zoning and Land Uses:
 - North: C-H | Commercial Condos
 - East: C-H | Auto Rental & Outdoor RV/Boat/Vehicle Storage
 - South: H-A | Undeveloped
 - West: I-L | Food Processing

Possible Uses Summary

Either C-H or I-L

- Office
- Medical
- Restaurant
- Automobile Uses
- Personal Services
- Retail
- Warehouse

Only C-H

- Residential

Only I-L

- General Manufacturing
- Distribution Center
- Outdoor Storage
- Food processing
- Crematorium

Considerations

Approval Criteria

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

Notification

- 56 notice letters
- Sign posted on the property
- Two inquiries, no objection/support

Recommendation

- Planning Commission recommended approval (7-0) on 3.28.2023



Questions



Review Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

1)	<p>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</p>
	<ul style="list-style-type: none"> • <i>Employment, Industrial, and Commercial Area – Land Use Guidance Map</i> • <i>Objective GC-1.2 Form of Growth, Objective GC-4.3 Infill Compatibility</i>
2)	<p>The proposal can fulfill the intent of the zoning district considering the relationship to the surrounding areas</p>
	<ul style="list-style-type: none"> • <i>Rezoning would allow development options that compliment the area</i>
3)	<p>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</p>
	<ul style="list-style-type: none"> • <i>The area is developing into a commercial and increasingly industrial area. It is in the public interest to rezone the property to encourage development of the site.</i>



Review Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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

- *Commercial zoning present since annexation in 1980, site remains undeveloped*
- *Area is increasingly industrial, I-L zoning is more appropriate for the site*

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 site; and the compatibility and transitions with other complimentary uses and development**

- *Rezoning would provide additional opportunities to develop the site with low intensity industrial uses that compliment nearby commercial and industrial uses*



Review Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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**

- *Being in a developed area, the site has access to adequate services*
- *Any service upgrades needed would be required at the time of development*

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 or the property, making the proposed zoning more appropriate than the current zoning**

- *The proposed rezoning would allow development options that are more appropriate for the site than the current zoning district*

8) **Any reasonable 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**

- *Any impacts resulting from the rezone would be mitigated as part of the development review process*
- *Traffic and drainage would be further evaluated at the time of a site plan application*



Review Criteria

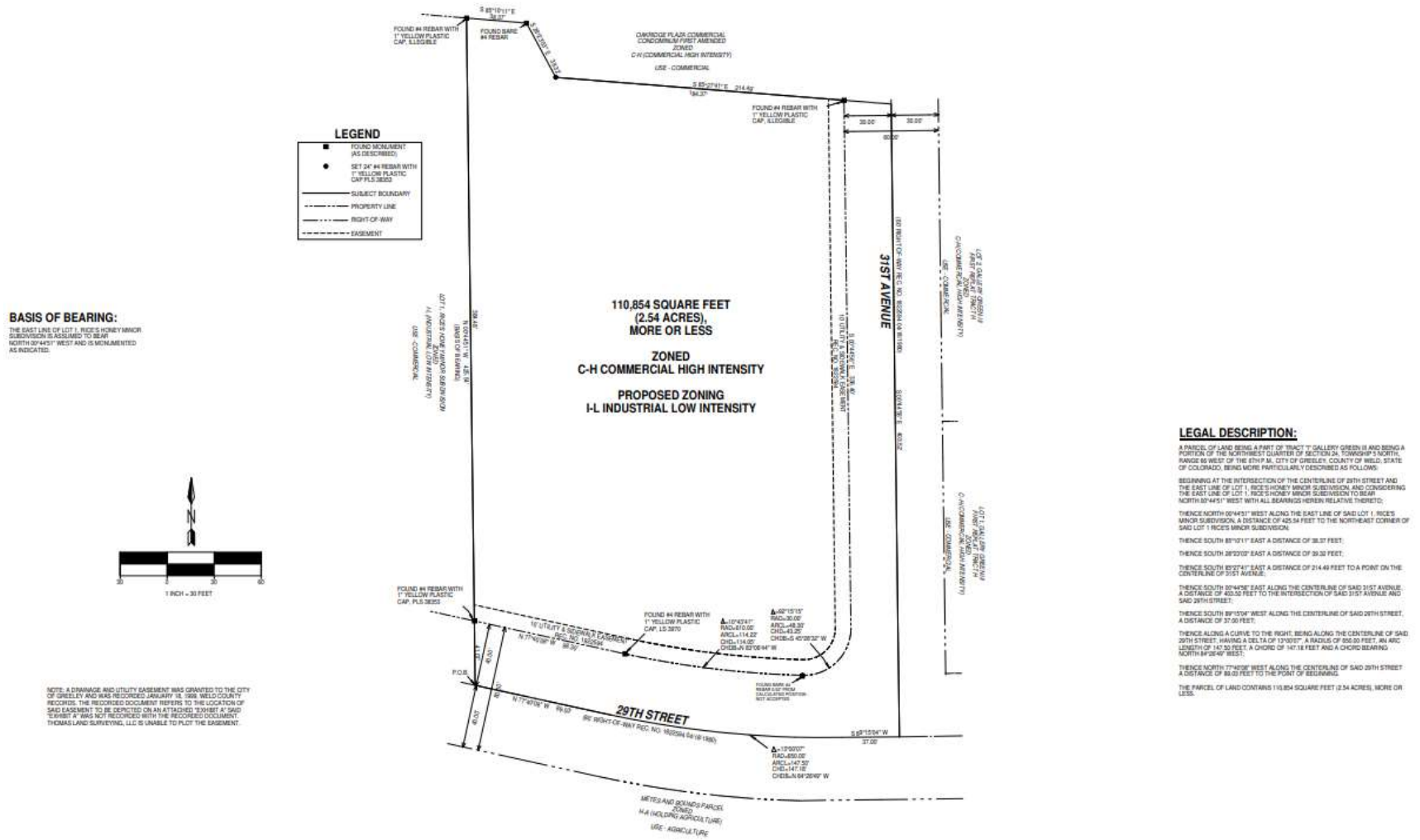
Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

9) **The recommendations of professional staff or advisory review bodies**

- *Staff recommends approval of this rezoning request*

Project Boundary Map

CISNEROS REZONE - PROJECT BOUNDARY MAP
PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO





Council Agenda Summary

April 18, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director

Title:

Public hearing and second reading of an Ordinance extending the period during which the Greeley Downtown Development Authority may allocate and collect tax increment financing for the Downtown Development Authority Area within the City of Greeley

Summary:

The Greeley Downtown Development Authority (DDA) was established in 1998. An associated Plan of Development was approved by the City Council in November 2002, establishing 2003 as the property tax increment base assessment year. State law allows downtown development authorities to collect tax increment revenue from new construction activity that is in excess of the base year for thirty years. This places the final year for such tax increment collection for the Greeley DDA at 2033 (with taxes received by the DDA in 2034). State law also allows municipalities to grant a 20-year extension in the last 10 years of the initial 30-year period. Many other Colorado cities have taken advantage of this opportunity to retain a dedicated income stream to support private investment in their downtowns. Tax increment funds can be used to support a broad range of eligible redevelopment activities consistent with the originally adopted Plan of Development.

The Greeley DDA requests Council approval to extend the DDA tax increment district for twenty years consistent with state law, for which it is now eligible.

Over the life of the Greeley DDA tax increment district, the Authority has devoted its tax increment funds for major redevelopment projects such as the DoubleTree Hotel, Maddie Apartments, 55+ Resort, and several smaller building rehabilitation projects. The tax increment funds have also been used for matching façade grants for storefronts throughout the district.

The DDA pursued and landowners in the District also approved a self-tax of 5 mills, approved in November 2008, which has provided a means to help support the operation of the DDA. There is no sunset on this 5-mill assessment as long as the DDA is in existence.

The DDA is charged with furthering the mission to create, support and promote meaningful experiences, business growth and private development. The City of Greeley recently approved an update to the previous Downtown Investment Strategy with an ambitious set of objectives for the next 10 years. To capitalize on that momentum and work plan, it is important to have a sustainable and somewhat predictable income stream to stimulate private reinvestment in the downtown. The DDA TIF dollars are the first funds tapped for downtown redevelopment projects and to support those projects that don't qualify for additional City support. With a large percentage of the DDA District comprised of tax-exempt properties (39% in 2022) the importance of this resource cannot be overstated.

This ordinance was introduced at the April 4, 2023 City Council meeting and also discussed at the Council's April 11th work session.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

Legal Issues:

Consideration of this matter is a legislative process which 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:



Business Growth



Community Vitality



Quality of Life

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 date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance
Letter of Support – DDA
Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. 12, 2023

AN ORDINANCE EXTENDING THE PERIOD DURING WHICH THE GREELEY DOWNTOWN DEVELOPMENT AUTHORITY MAY ALLOCATE AND COLLECT TAX INCREMENT FINANCING FOR THE DOWNTOWN DEVELOPMENT AUTHORITY AREA WITHIN THE CITY OF GREELEY

WHEREAS, the Downtown Development Authority ("the Authority") of Greeley presented a Plan of Development area encompassing the legal boundaries of the Authority ("Area"); and

WHEREAS, the Plan of Development was approved by City Council with Resolution No. 63, 2002, on November 19, 2002; and,

WHEREAS, pursuant to Resolution No. 63, 2002 the Authority was empowered to collect tax increment financing ("TIF") as a tool for encouraging new development within the Area; and,

WHEREAS, pursuant to Colorado law, the Authority's authorization to collect TIF exists for thirty years, through 2033, with tax received in 2034; and,

WHEREAS, the Authority presented a modification to the 2002 Plan of Development which City Council approved by Resolution 64, 2009; and,

WHEREAS, pursuant to § 31-25-807(3)(a)(IV)(A), C.R.S., the period of time in which the Authority may collect TIF may be extended by an additional twenty (20) years by an ordinance enacted by City Council; and,

WHEREAS, after input from the public, presentation by the Authority, review of the Plan, and recommendations of the Planning Commission, City Council finds it is in the best interests of the City to extend the period of time in which the Authority may collect TIF to encourage new development within the area encompassing said legal boundaries of the Authority, to halt or prevent deterioration of property values and/or structures within the Plan of Development and further to halt or prevent the growth of blighted areas therein; and,

WHEREAS, on the first day of the Property Tax Extension the established base year for the allocation of property taxes (the "Base") must be advanced by ten years, and upon the completion of the first ten years of Property Tax Extension, the Base must be advanced by one year for every additional year through the final ten years; and

WHEREAS, City Council finds that the extension of the Plan for an additional 20 years will afford maximum opportunity consistent with the needs and plans of the municipality as a whole for redevelopment properties in areas within the Plan of Development within the Authority's boundaries by the Authority and by private enterprise.

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

Section 1. The City Council hereby finds that there is a need to continue taking corrective measures in order to halt and prevent deterioration of property values and the structures within the Plan of Development area.

Section 2. The City Council hereby finds that the Plan of Development, as modified, affords the maximum opportunity, consistent with the sound needs and plans of the City as a whole, for the redevelopment of the Plan of Development area, by both the Authority and private enterprise.

Section 3. The City Council hereby extends the period of time in which the Authority may collect TIF by twenty additional years, to and including the year 2053, with tax collected in 2054, according to the applicable provisions and procedures of State and local law.

Section 4. That on the first day of the extension of property taxes the established base year for the allocation of property taxes is advanced by ten years.

Section 5. That upon the completion of the first ten years of extension of property taxes, the base year for the allocation of property taxes be advanced by one year for every additional year through the final ten years.

Section 6. This Ordinance shall become effective five days following publication as provided by the Greeley City Charter.

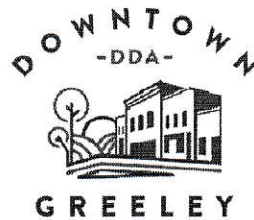
PASSED, ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF APRIL, 2023.

ATTEST:

**THE CITY OF GREELEY,
COLORADO**

By: _____
City Clerk

By: _____
Mayor



April 3, 2023

Mayor Gates & Greeley City Council
City Hall
1000 10th Street
Greeley, CO 80631

RE: Greeley DDA 20-YEAR TIF EXTENSION

Dear Mayor Gates & City Council Members:

I would like to ask for your support in extending the DDA tax increment district for an additional 20-year period. Over the last decade there has been impressive investment in the district making it a more attractive place to live, work and gather. DDA TIF incentives helped spur the development of the DoubleTree hotel, the Maddie apartments, the 55+ Resort and the Natural Grocers project. DDA TIF dollars also allowed us to offer financial incentives for several smaller projects that likely would not have come to fruition without a TIF incentive.

Most large-scale projects require long-term financial commitments and with our district runway getting shorter (expiring in 2033) it is becoming more difficult to get new projects approved and underway. An extended term for the DDA tax increment district will put us in a better position to achieve the objectives outlined in the recently updated Downtown Investment Strategy approved by the City.

A vibrant downtown is good for our entire City and benefits everyone in the community. I respectfully ask for your support in extending the term for the DDA tax increment district and thank you for helping us keep Greeley great.

Sincerely,

T. Drew Notestine,
Greeley DDA Board Chair



Downtown Tax Revenue Support

City Council Meeting
April 18, 2023



Background

- Downtown Development Authority was established in 1998
- An accompanying DDA “Plan of Development” was approved by Council in 2002, which formed the Downtown property tax increment with a base year of 2003
- State law allows downtown authorities to collect property tax increment from new construction over the base year valuation in approved districts for 30 years
- Greeley’s DDA can collect revenue until 2033 (with revenue collected in 2034)

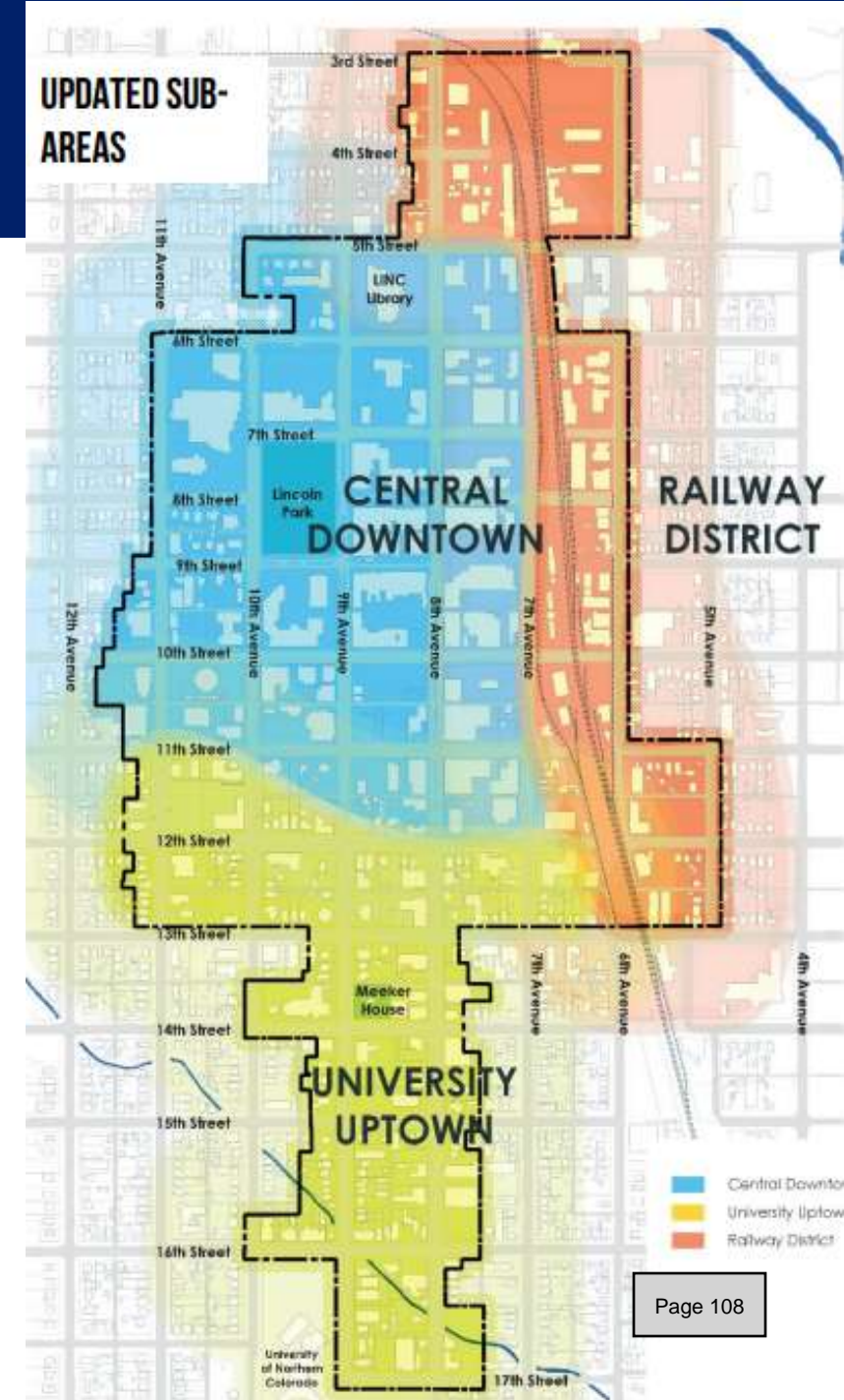
Greeley DDA TIF Investments

- **DDA has devoted its TIF funds to support:**
 - Major redevelopment projects such as the DoubleTree hotel, Maddie Apartments, 55+ Resort Apartments, the Firestone Building Remodel and, most recently the Milhaus Apartment Project
 - Provide matching façade grants to upgrade storefronts for numerous commercial properties, public art, tree lighting, wayfinding and other streetscape improvements in the district



Extension Opportunity

- State law allows municipalities to grant a 20-year extension in the last 10 years of the initial 30-year TIF period for eligible property improvements
- The Greeley DDA requests City Council to approve this extension in order to:
 - Support continued redevelopment investment in the District
 - Assist with the implementation of the recently updated 2032 Downtown Strategic Plan



Action Step

- DDA TIF extension ordinance introduced at the April 4, 2023 Council meeting;
- Approve the DDA TIF extension as requested with approval of this ordinance on second reading



Questions

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Council Agenda Summary

April 18, 2023

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointment of applicants to the Citizen Budget Advisory Committee, Citizen Transportation Advisory Board, Commission on Disabilities, Golf Course Advisory Board, Greeley Urban Renewal Authority, Judicial Review Board, Museum Advisory Board, Parks & Recreation Advisory Board, Rodarte Community Center Advisory Board, and Union Colony Civic Center Advisory Board.

Summary:

Council appointment is needed to the above-mentioned Boards and Commissions due to vacancies and term expirations. City staff continues to actively recruit to fill all other vacant positions

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
Is there grant funding for this item?	N/A

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 excuses themselves from that particular item but such a potential conflict does not preclude anyone from servicing on a Board or Commission in general, just that particular agenda item.

Other Issues and Considerations:

None.

Strategic Focus Area:



Community Vitality

Decision Options:

- 1) Appoint or reappoint the individuals to serve on 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:

Ballot

April 2023 Boards and Commissions Transmittal Summary



Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold.

***** BALLOT *****

Citizen Budget Advisory Committee	
<i>2 Positions: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	John Haas
<input type="checkbox"/>	Kim Revard
<input type="checkbox"/>	Merrie Foreman
<input type="checkbox"/>	(Recruit for Additional Applicants)

Citizen Transportation Advisory Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	James Riseberg
<input type="checkbox"/>	William Gillard
<input type="checkbox"/>	(Recruit for Additional Applicants)

Commission on Disabilities	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Vanessa Valenciano
<input type="checkbox"/>	(Recruit for Additional Applicants)

Golf Course Advisory Board	
<i>2 Positions: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Chris Lomas
<input type="checkbox"/>	JoLinda Brewer-Wilson
<input type="checkbox"/>	Kimberly Spencer
<input type="checkbox"/>	Patrick Beckett
<input type="checkbox"/>	Ruth Rehn
<input type="checkbox"/>	(Recruit for Additional Applicants)

Greeley Urban Renewal Authority	
<i>1 Position: 5 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Adam Cushing
<input type="checkbox"/>	Cesar Fernandez
<input type="checkbox"/>	Natalie Ellis
<input type="checkbox"/>	(Recruit for Additional Applicants)

Judicial Review Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Al Snyder
<input type="checkbox"/>	Rasheed Garza Archuleta
<input type="checkbox"/>	(Recruit for Additional Applicants)

Museum Advisory Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Emily Reed
<input type="checkbox"/>	Michael Weiland (I)
<input type="checkbox"/>	Scott Chartier
<input type="checkbox"/>	(Recruit for Additional Applicants)

Parks & Recreation Advisory Board	
<i>2 Positions: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Adam Michaels
<input type="checkbox"/>	(Recruit for Additional Applicants)

Rodarte Community Center Advisory Board	
<i>3 Positions: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Emma Pena-McCleave (I)
<input type="checkbox"/>	Samantha DuVall (I)
<input type="checkbox"/>	(Recruit for Additional Applicants)

Union Colony Civic Center Advisory Board	
<i>1 Position: 3 Year Term, 2 Term Limit</i>	
<input type="checkbox"/>	Robert Wasson
<input type="checkbox"/>	(Recruit for Additional Applicants)

(I) = Incumbent

Boards & Commissions Transmittal

April 6, 2023

Key Staff Contact: Allie Powell, Senior Assistant City Clerk, 350-9746

Interview Date

April 12, 2023

Council Interview Team

Councilmembers DeBoutez & Payton

Council Appointment Date

April 18, 2023

Boards and Commissions Being Interviewed

- **Citizen Budget Advisory Committee**
- **Citizen Transportation Advisory Board**
- **Commission on Disabilities**
- **Golf Course Advisory Board**
- **Greeley Urban Renewal Authority**
- **Judicial Review Board**
- **Museum Advisory Board**
- **Parks & Recreation Advisory Board**
- **Rodarte Community Center Advisory Board**
- **Union Colony Civic Center Advisory Board**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any 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 excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot

4. *Item No. 19.*

- 4. ...ship Rosters from above mentioned Boards and Commissions
- 5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:  Raymond Lee, City Manager  Heidi Leatherwood, City Clerk



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 Calendars

Council Meeting and Work Session Schedule/Planning Calendar

April 17, 2023 - April 23, 2023

April 2023							May 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

Monday, April 17

Tuesday, April 18

- 5:15pm - 6:00pm 2023 National Youth Service Day Awards Ceremony** (City Center South 1001 11th Ave Greeley, CO Room 227 2nd Floor) - Council Master Calendar
- 6:00pm - City Council Meeting** (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻



Wednesday, April 19

- 7:30am - Visit Greeley (Butler)** ↻
- 2:00pm - 5:00pm Water & Sewer Board (Gates)** ↻

Thursday, April 20

- 7:30am - 8:30am DDA (DeBoutez/Butler)** ↻
- 10:00am - 11:00am Northern Colorado Quarterly Community Consultation April 20th 10am-11am** (Microsoft Teams RSVP for Link) - Council Master Calendar
- 3:30pm - 4:30pm Airport Authority (Clark/Payton)** ↻

Friday, April 21

Saturday, April 22

Sunday, April 23

April 24, 2023 - April 30, 2023

April 2023							May 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

Monday, April 24

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ↻
- 6:00pm - 7:00pm Youth Commission (Clark) ↻

Tuesday, April 25

- 6:00pm - City Council Work Session Meeting (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar ↻

Wednesday, April 26

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻
- 5:00pm - 6:00pm Reminder - Holocaust Memorial Observances Annual Dinner ***RSVP by April 5, 2023*** (Aims Community College 4901 West 20th Street Greeley, CO (Welcome Center Third Floor Ballroom A)) - Council Master Calendar

Thursday, April 27

- 5:30pm - 7:00pm Boards & Commission Appreciation Reception (UNC (Long's Peak Ballroom) 2101 10th Ave Greeley CO) - Council Master Calendar
- 6:00pm - 7:00pm BOCC & Weld Municipalities Quarterly Conference Call (Microsoft Teams Meeting) - Council Master Calendar

Friday, April 28

Saturday, April 29

- 9:00am - 10:00am Annual Arbor Day Celebration (Glenmere Park; Meet at Playground) - Council Master Calendar

Sunday, April 30

May 1, 2023 - May 7, 2023

May 2023							June 2023							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	
28	29	30	31				25	26	27	28	29	30		

Monday, May 1

Tuesday, May 2

6:00pm - 6:30pm City Council Meeting (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar ↻



Wednesday, May 3

Thursday, May 4

- 7:30am - Poudre River Trail (Hall)** ↻
- 3:30pm - IG Adv. Board (Butler)** ↻
- 6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)** ↻

Friday, May 5

Saturday, May 6

Sunday, May 7

May 8, 2023 - May 14, 2023

May 2023


Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Monday, May 8

Tuesday, May 9

6:00pm - City Council Work Session Meeting (R_CCS_Council Chambers - WiFi Ready) - Council Master Calendar 



Wednesday, May 10

7:30am - 9:00am Frontier House 12th Annual Breakfast*RSVP by April 20, 2023** (DoubleTree by Hilton Greeley at Lincoln Park (919 7th St., Greeley, CO 80631)) - Council Master Calendar

Thursday, May 11

Friday, May 12

Saturday, May 13

Sunday, May 14

City Council Meeting Scheduling 2023

4/11/2023			
This schedule is subject to change			
Date/Type	Description	Sponsor	Placement/Time
April 25, 2023 Council Work Session	W&S Dept. Update on Integrated Water Resources Strategic Plan (IWRP)	Sean Chambers	
	2021 Certified Annual Financial Report	John Karner	
	Shopping Cart Code Amendment Review	Becky Safarik	
	Legislative Review	Staycie Coons	
May 02, 2023 Council Meeting	Proclamations - Historic Preservation Month	Mayor	Intro
	Proclamation - National Travel & Tourism Week	Mayor	Intro
	Proclamation - Small Business Week	Mayor	Intro
	Proclamation - Mental Health Month		
	Minutes Approval (4/11/23 Work Session; 4/18/23 Council Meeting)	Heidi Leatherwood	Consent
	Consideration of a Resolution Appointing Primary Liquor License Officer	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Code Amendment to Designate Posting Sites for B&C Meeting Notices	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Grant Approval limits	John Karner	Consent
	PH & 2nd Rdg Ord - Set City Manager Salary	Noel Mink	Regular
	PH & 2nd Rdg Ord - Set City Attorney Salary	Noel Mink	Regular
	PH & 2nd Rdg Ord - Set Municipal Court Judge Salary	Noel Mink	Regular
	PH & 2nd Rdg Ord - Stoneybrook Rezone	Don Threewitt	Regular
PH & 2nd Rdg Ord - Smoking Lounge (Cigar Bar)	Becky Safarik	Regular	
May 09, 2023 Council Work Session	Overview of SUTS collection system	John Karner	
	Greeley Long-Term Revenue Needs	John Karner	
	Legislative Review	Staycie Coons	
May 16, 2023 Council Meeting	Proclamations - Armed Forces Day	Mayor	Intro
	Approval (4/25/23 Work Session; 5/2/23 Council Meeting)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Code Amendment to allow SUTS collection system	John Karner	Consent
	Consideration of a Resolution - Amending IGA w/Weld County for 59th & O Street Intersection	Paul Trombino	Consent
	Consideration of a Change Order - 59th Avenue & O Street Design	Paul Trombino	Consent
	PH & 2nd Rdg Ord - Grant Approval Limits	John Karner	Regular
	PH & 2nd Rdg Ord - Code Amendment to Designate Posting Sites for B&C Meeting Notices	Heidi Leatherwood	Regular
	Boards & Commissions Appointments	Heidi Leatherwood	Regular



Council Agenda Summary

Title:

Consideration of a 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's Recommended Action:

A motion to approve the above authorizations.



Council Agenda Summary

April 18, 2023

Key Staff Contacts:

Doug Marek, City Attorney

Noel Mink, Human Resources Director

Title:

Consideration of a motion to go into Executive Session to receive legal advice from the City Attorney and to determine positions, develop strategy, and give instructions to negotiators regarding 2023 collective bargaining with Greeley Firefighters

Summary:

The Greeley Municipal Charter sets out the policy, process, and timeline for negotiating collective bargaining agreements with Greeley Firefighters. This agenda item calls for an executive session so that -- prior to initiating collective bargaining for 2023 with Greeley Firefighters -- the City Council can meet with those management officials who establish compensation, hours, working conditions, and all other terms and conditions of employment. For purposes of collective bargaining, the City acts through the Chief of the Fire Department, Director of Human Resources, City Manager, and City Council.

Pursuant to Colorado law and consistent with the Greeley Municipal Code, the City Council is authorized to move for an executive session to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding collective bargaining.

Strategic Focus Area:



High-Performance Government



Safe and Secure Communities

Decision Options:

A motion to go into an Executive Session for a conferral with the City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding collective bargaining, as provided in C.R.S. 24-6-402(4)(b) and 24-6-402(4)(e)(I), and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5)