



City Council Agenda

February 19, 2019 at 6:30 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Mayor

John Gates

Councilmembers

Jonathan Smail
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Stacy Suniga
At-Large

Robb Casseday
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.

- [1.](#) Call to Order
- [2.](#) Pledge of Allegiance
- [3.](#) Roll Call
- [4.](#) Recognitions and Proclamations
- [5.](#) Citizen Input
- [6.](#) Approval of the Agenda
- [7.](#) Reports from Mayor and Councilmembers
- [8.](#) Petitions 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 or staff 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.](#) Approval of the City Council Proceedings of February 5, 2019
- [10.](#) Acceptance of the Report of the February 12, 2019, City Council Worksession
- [11.](#) Consideration of a Resolution accepting dedication of 90 feet of previously reserved right-of-way plus an additional 5 feet to accommodate an off-street trail for a total of 1.453 acres, located north of Highway 34 Business, east of 83rd Avenue and west of the Boomerang Golf Course
- [12.](#) Consideration of a change order to the contract with JUB Engineers for design services for the 20th Street road widening project in the amount of \$149,781
- [13.](#) Introduction and first reading of an ordinance vacating a right-of-way located south of the intersection of 30th Street and 43rd Avenue and approving of a subdivision replat for Gateway Estates 2nd Filing, 1st Replat

- [14.](#) Introduction and first reading of an Ordinance to facilitate installation of City-owned fiber optic conduit during excavation projects within the City's rights of way
- [15.](#) Introduction and first reading of an Ordinance authorizing the acquisition of interests in real property located in the City of Greeley for road improvements by purchase or exercise of power of eminent domain pursuant to Section 7 of Article XVI, Section 15 of article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statute § 38-1-101, et seq. (65th Avenue and Highway 34 Frontage Road Project)

End of Consent Agenda

- [16.](#) Pulled Consent Agenda Items
- [17.](#) Public hearing to consider a change of zone from PUD (Planned Unit Development – Oil and Gas, and Neighborhood Center) to PUD (Planned Unit Development – Residential) zone district for approximately 7.11 acres located north of 25th Street (a.k.a., Centerplace Drive) and west of 35th Avenue Court, and a public hearing and final reading of an Ordinance changing the official zoning map to reflect the same
- [18.](#) Public hearing to consider approval of the Gateway Park II Preliminary PUD (Planned Unit Development) for approximately 7.11 acres located north of 25th Street (a.k.a., Centerplace Drive) and west of 35th Avenue Court
- [19.](#) Public hearing and final reading approving an ordinance to adopt the City of Greeley Strategic Housing Plan, an Element of the Imagine Greeley Comprehensive Plan
- [20.](#) Public hearing and final reading of an Ordinance for the 2nd Amendment to the Centerplace North Development Concept Master Plan (DCMP)
- [21.](#) Public hearing and final reading of an Ordinance amending Section 6.16 of Greeley's Municipal Code regarding Alcohol Beverages
- [22.](#) Public hearing and final reading of an Ordinance amending Chapter 13.40 of the Greeley Municipal Code to update certain park regulations
- [23.](#) Appointment of applicants to the Golf Board, Island Grove Advisory Board, Parks and Recreation Advisory Board, and the Stormwater Board.
- [24.](#) Scheduling of Meetings, Other Events
- [25.](#) 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 at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
- [26.](#) Adjournment

Council Agenda Summary

February 19, 2019

Agenda Item Number 1

Title

Call to Order

Council Agenda Summary

February 19, 2019

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

February 19, 2019

Agenda Item Number 3

Title

Roll Call

Summary

Mayor Gates

Councilmember Smail

Councilmember Payton

Councilmember Casseday

Councilmember Fitzsimmons

Councilmember Suniga

Councilmember Hall

Council Agenda Summary

February 19, 2019

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

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

Mayor Gates will present a proclamation recognizing March as Youth Art Month to urge all citizens to support quality school art programs for our children and our youth.

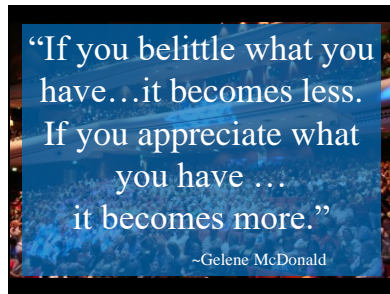
Attachments

February 19, 2019 What's Great about Greeley Report
Youth Art Month Proclamation

Slide 1



Slide 2



At each Council Meeting, we recognize the people, organizations and businesses that make Greeley Great.

Tonight it's my turn to announce the recognitions. I'll start with a quote, "If you belittle what you have, it becomes less. If you appreciate what you have, it becomes more." With these announcements we are appreciating the good work of our residents, showing support for their efforts, and encouraging everyone to share the word that Greeley is Great.

Slide 3



Congratulations to the Greeley Central Women's Basketball for being named the 4A Conference Champions. Their championship game was even listed as the #1 game to watch by Colorado Preps. Good luck to the lady Wildcats in the playoffs!

Slide 4



The University of Northern Colorado has been honored with 2018 Tree Campus USA recognition by the Arbor Day Foundation for its commitment to effective urban forest management. Tree Campus USA program honors colleges and universities for effective campus forest management and for engaging staff and students in conservation goals. UNC's campus and its 3,468 trees are one of seven Colorado colleges and universities with the designation, and are also a certified arboretum recognized by the National ArbNet Arboretum Accreditation Program.

Slide 5



And, here's an update since our last What's Great presentation. You may recall Greeley West High School swimmer Josie Carpenter who qualified for the State swim competition in 8 events. Josie didn't take first but, instead, broke not **one** but **TWO** (2) school records at the CHSAA State Swim meet. Great job Josie!

Slide 6





YOUTH ART MONTH 2019

WHEREAS, art education gives powerful educational benefits to all students; and

WHEREAS, art education develops creative problem solving and critical thinking; and

WHEREAS, art education teaches sensitivity to beauty and order; and

WHEREAS, art education brings to life what students learn in other subjects; and

WHEREAS, art education gives understanding of world cultures; and

WHEREAS, March is observed throughout the nation as Youth Art Month; and

WHEREAS, in recognition of Youth Art Month, Greeley/Evans Art Educators from Kindergarten to College have partnered with the Greeley Creative District, Greeley ACE Program, the Downtown Development Authority, and area businesses to display student artwork at various businesses located from the UNC campus to Downtown during the month of March; and

WHEREAS, parents, family, community members and other artists are encouraged to participate in First Friday receptions on March 1st throughout this art corridor to view this impressive body of artwork and support these young artists as guided by their art educators; and

WHEREAS, the Greeley Art Commission also commemorates this month with the publication of a coloring book with illustrations representing the City's Public Art Collection.

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim March as Youth Art Month in the City of Greeley and urge all citizens to support quality school art programs for our children and our youth.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 19th day of February, 2019.

John D. Gates
Mayor

Council Agenda Summary

February 19, 2019

Agenda Item Number 5

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's consideration that is not already listed on this evening's agenda.

Individual speakers will be limited to 3 minutes each. Council and staff will respond tonight, if possible, to questions or requests. If further time or discussion is needed, a staff member will contact you within the next couple of days. Some items may need to be scheduled for a future meeting.

Council Agenda Summary

February 19, 2019

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

February 19, 2019

Agenda Item Number 7

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.

Board/Commission	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Smail
Historic Preservation Loan	As Needed	Suniga
Police Pension Board	Quarterly	Suniga
Employee Health Board	As Needed	Suniga
Human Relations Commission Liaison	2 nd Monday, 12:30 P.M.	Suniga
Airport Authority	3 rd Thur, 3:30 pm	Casseday/Payton
Visit Greeley	3 rd Wed, 7:30 am	Fitzsimmons
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Gates
Island Grove Advisory Board	1 st Thur, 3:30 pm	Smail
Weld Project Connect Committee (United Way)	As Needed	Fitzsimmons
Downtown Development Authority	3 rd Thur, 7:30 am	Casseday/Smail
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Casseday/Gates
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Gates
Highway 85 Coalition	As Needed	Payton
Highway 34 Coalition	As Needed	Payton
CML Policy Committee (Council or Staff)	As Needed	Payton and City Manager Roy Otto/Fitzsimmons alternate
CML Executive Board opportunity	As Needed	
CML - Other opportunities	As Available/Desired	

Council Agenda Summary

February 19, 2019

Agenda Item Number 8

Title

Petitions 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.

Petitions 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 Petitions and Related Information
Water & Sewer Memo regarding Non-potable water petition

Greeley City Council


Status Report of Council Petitions

Council Request		Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
02-2019	Councilmember Hall requested that staff begin researching the City's non-potable water system and better uses for the City's non-potable water supply.	February 5, 2019 Council Meeting	At the direction of Roy Otto, Water & Sewer Director Sean Chambers has prepared a memo on this subject which is attached to this agenda item.	Sean Chambers
02-2019	Councilmember Suniga requested that staff provide more information regarding potential projects to build sidewalks leading to the new City park on C Street between 23 rd and 35 th Avenues.	February 5, 2019 Council Meeting	At the direction of Roy Otto, Public Works Director Joel Hemesath will be preparing a memo on this subject within the next two weeks.	Joel Hemesath
02-2019	Councilmembers encouraged staff to continue looking for other creative options for addressing the trash in alleyways, etc., issue in particular parts of the community.	February 12, 2019 Worksession	At the direction of Roy Otto, Community Development Director Brad Mueller will continue researching creative solutions to this issue.	Brad Mueller



Water & Sewer Department

MEMORANUM

TO: Greeley City Council
CC: Mr. Roy Otto, City Manager
FROM: Sean Chambers, Water & Sewer Director 
DATE: February 12, 2019

System History and Planning Overview:

City of Greeley owns and operates extensive non-potable water supply, storage, pumping and delivery systems that serve two separate but important purposes. First, non-potable supplies, including fully consumable treated wastewater effluent, are used for the repayment of return flows owed back to the river through water rights administration obligations from the dry up of agricultural lands; we call these return flow obligations. Second, we use non-potable resources for the purpose of delivering cost effective irrigation water to areas of large turf grass that have been connected via one of the canal systems running through the City. The backbone of the City's non-potable systems are the historic ditch and canal systems running through the City that serve as gravity driven water conveyance mechanisms reaching into most areas of the City.

Robust planning for non-potable supply and infrastructure evolved during the Water & Sewer Department's 2003 Water Master Plan. In the master plan's public engagement and feedback process, Greeley citizens voiced strong support for non-potable irrigation as a way to maximize water supplies and reduce treatment and transmission costs. Further, the City's '03 Water Master Plan directs the Water Department to maximize use of treatable water supplies. Treatable supplies are generally located higher in the Basin, and can be diverted to one of Greeley's water treatment plants; whereas untreated supplies generally originate lower in the basin where delivery to our two water current water treatment plants is difficult, and where treatment of lower Poudre water quality would be more expensive. To maximize the use of treatable water supplies, the City must continue to develop non-potable sources, storage, conveyance and systems to facilitate the use of as much untreated (lower Poudre) water as possible to supply non-potable demands.

The Water & Sewer Department is dedicated to providing the lowest cost water service while at the same time maintaining a high level of service to each of its customers. The Department has developed a significant number of non-potable systems and pump stations that are served by either the Greeley- Loveland Irrigation Company (GLIC) ditch system or the Greeley Irrigation Company (GIC) No. 3 Ditch. The legacy of these canal systems provide the City a unique gravity driven opportunity to serve non-potable water within the City. These ditch systems are one of the many water infrastructure blessings of Greeley's forefathers, and they form the foundational network for growing our raw water conveyance infrastructure without a massive replumbing of the City. Water & Sewer non-potable staff currently operate more than 40 pump stations to serve more than 100 large customers throughout the City, including many City park areas, golf courses, and cemetery demands. See Figure 1 here below.

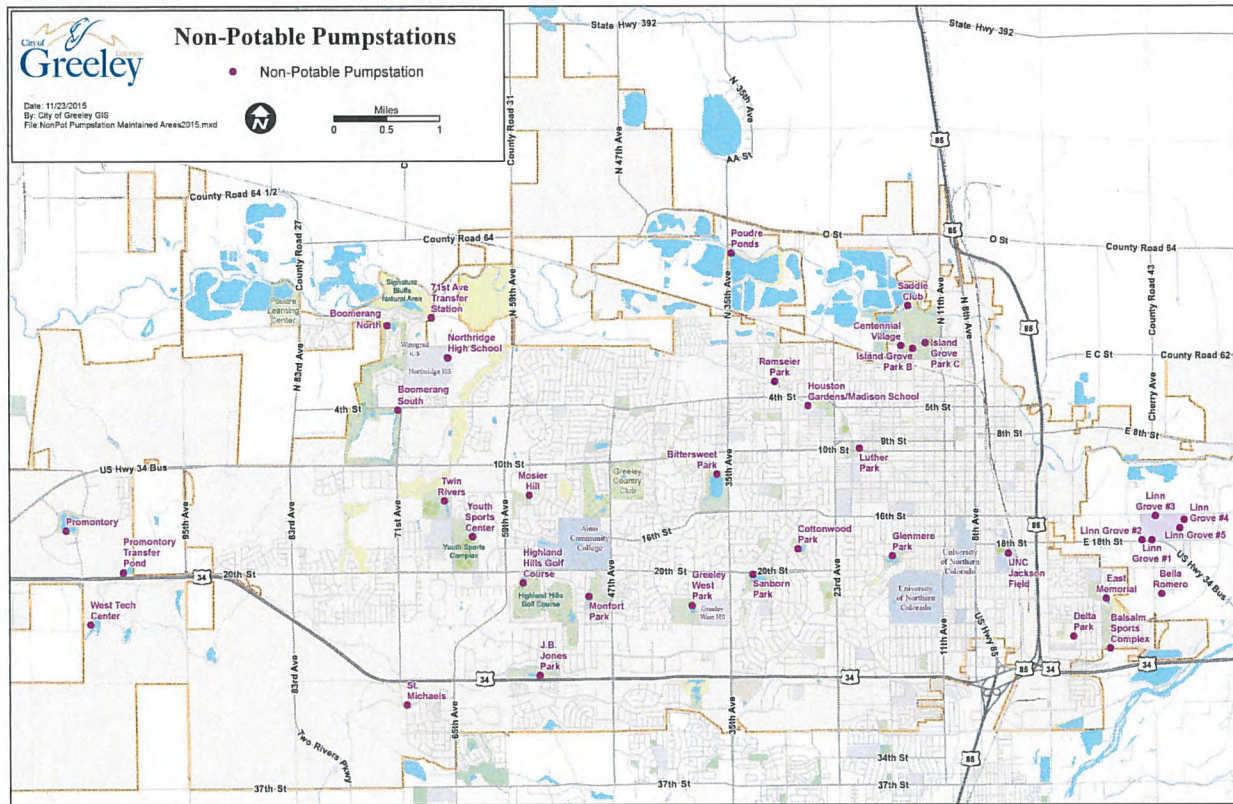


Figure 1. – Greeley’s existing non-potable system pump stations off No. 3 ditch & GLIC

Current Non-Potable System Status, Limitations, and Infrastructure Planning:

At present, the Department’s ability to provide non-potable water for irrigation is limited to when the ditch systems are running water for all users. In the spring and fall there is not enough agricultural demands, nor non-potable irrigation demand within the City to merit running the GLIC supplies down from Boyd Lake where 25% of the water diverted from the reservoir are lost due to seepage in transit through ditch. Therefore, additional non-potable storage, non-potable supply and conveyance pipelines to connect the water storage locations on the lower Poudre River with the high points on the GLIC ditch network are important future actions. A pump back pipeline conveyance system will be required to move water from the lower Poudre back west and up into the GLIC Canal for full season irrigation with non-potable water resources, especially when the GLIC Company is not running water down ditch. Figure 2 below illustrates current and potential future non-potable storage facilities, future routing for pressurized conveyance and visually identifies the current large-scale non-potable irrigation water demands. Water & Sewer is collaborating with Public Works to maximize the opportunities to install non-potable backbone infrastructure with future road and bridge projects are undertaken.

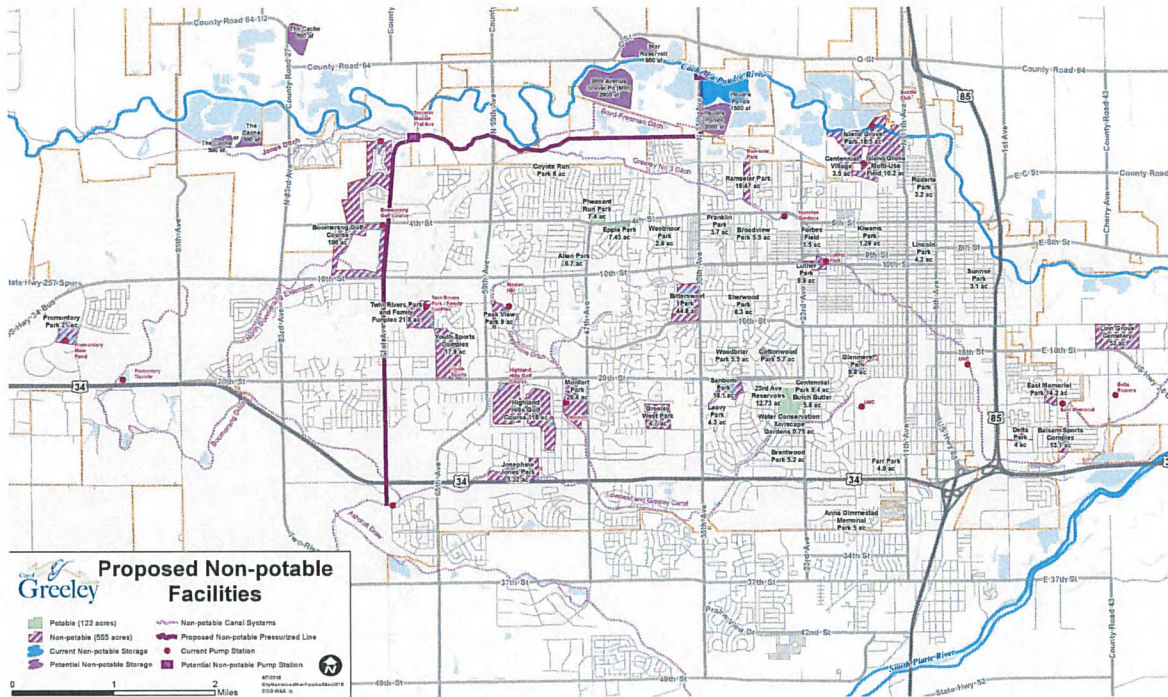


Figure 2. – Conceptual Draft Proposed Non-Potable Facilities Overview Map

The map’s illustration of routing for future pressurized non-potable water infrastructure is conceptual. Routing may be more cost effective in future roadway improvement allignments further east. The future conveyance routes and sizing of facilities are under consideration, and the infrastructure will be designed to deliver raw water from the Poudre Ponds area up to the GLIC system on the City’s southwest side. The process of fully analyzing infrastructure and potential raw water line alignments will be developed in late 2019 as part of the Department’s work on an updated Water Transmission, Distribution and Wastewater Collections Master Plan with a supplemental scope of work for non-potable storage and transmission.

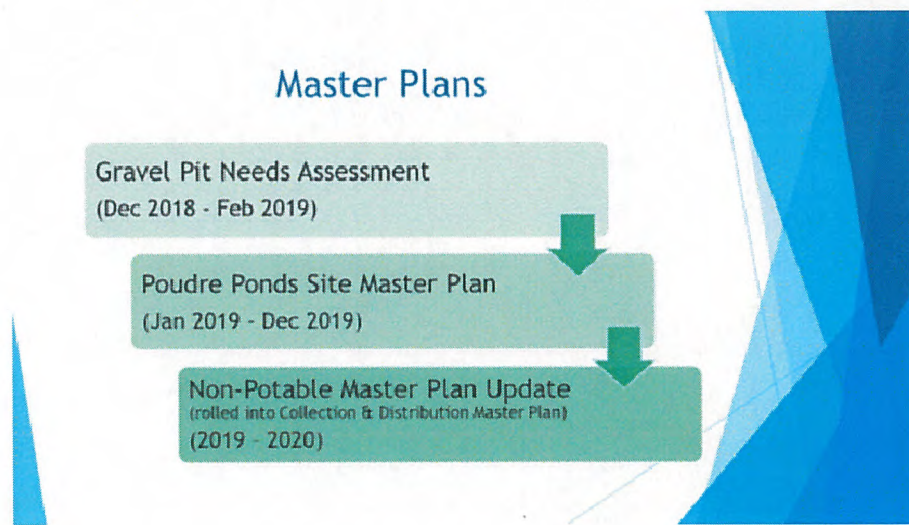


Figure 3. – Updates to Needs Assessment, Site Plans and Master Plans for Non-Potable Elements

Non-Potable system demand analysis and infrastructure planning are part of Greeley's long-term water supply and storage planning. Greeley's planning for additional or expanded reservoir storage that creates capacity to develop the City's conditional water rights, and firm future water supplies for drought resiliency. Evaluation of reservoir sizing led to the evaluation of the role, benefits, likely demands and the limitations of an expanded non-potable water system. Under consideration are the economics of shifting future irrigation demands from potable to non-potable supplies, and an assessment of the attributes of an expanded non-potable system. The W&S Department has confirmed that within limitations, the non-potable systems are more economical in comparison to constructing large amounts of storage and treatment capacity.

Staff have initiated a focused effort to model Greeley's future return flow obligations out through 2065 to incorporate the non-potable RFO demands into the systems planning. Water & Sewer is coordinating with CPRD on detailed site plans for Poudre Ponds. Further, staff is working to develop and refine policy proposals for non-potable raw water dedication, cash in lieu, and infrastructure investment fees for non-potable systems that account for costs and also incentivize development to pursue the interconnection and use of non-potable resources. Staff is researching and considering how we create programs and incentives for the conversion of larger potable systems that have been constructed for institutions, schools, HOAs/POAs or other irrigation demands that have the scale to merit a conversion project. When more is defined in terms of policy, there will need to be additional public outreach and education to general citizens and the business community; and we will seek out opportunities to connect existing potable irrigation demands with a pathway for conversion to non-potable water supply.

The Water & Sewer Department has developed the following priorities related to enhancement of the non-potable systems, availability of supply, governance policies, and financing:

1. Master plan facilities and develop cost estimates for critical infrastructure;
2. Incentivize adoption of new projects and sensible conversions;
3. Coordinate effective public outreach and education;
4. Implement key projects to develop the system, implement policies and potential changes to the municipal code to guide and incentivize non-potable systems in new development and create economically sensible conversions of large irrigated areas (institutional users such as business campuses, HOAs/POAs, churches or educational institutions may be economical to convert from onto non-potable supplies); and
5. Analyze demand and financial data from pilot and non-potable irrigation projects.

At this time, there are grant and loan programs through the Colorado Water Conservation Board (CWCB), and water efficiency grants through Northern Colorado Water Conservancy District (NCWCD) that may provide financial and technical assistance for large existing potable irrigated properties to make water efficiency improvements and concurrently convert to non-potable water. Governmental entity may access to Colorado Water Resource and Power Development Authority low interest financing and design grant programs, and the Department will invest in further identifying resources that create the pathway for conversion of existing development.

Much work and investment in the non-potable system lies ahead; the planning and projects are incorporated in Water & Sewer's work plan and budget, and there will be coordination with the City Manager, City Attorney's Office and Water & Sewer Board as the program is developed.

Council Agenda Summary

February 19, 2019

Agenda Item Number 9

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Approval of the City Council Proceedings of February 5, 2019

Summary:

A meeting of the City Council was held on February 5, 2019, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the 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.

Attachments:

February 5, 2019 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
February 5, 2019

1. Call to Order

Mayor John Gates called the meeting to order at 6:30 p.m., in the Council's Chambers at the City Center South Campus, 1001 11th Avenue.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Jerry Harvey, Assistant City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Robb Casseday, Michael Fitzsimmons, Dale Hall, Brett Payton, Jon Smail and Stacy Suniga.

4. Recognitions and Proclamations

Councilmember Hall presented the What's Great About Greeley Report.

5. Citizen Input

Todd Loschen, Greeley Resident, again discussed the issues concerning the 4-way stop near his house. Roy Otto, City Manager, explained that the City has already done considerable investigation and work at this intersection, adding that there is nothing more for the City to do at this point.

6. Approval of Agenda

Mr. Otto noted the addition of Item 22 which is a routine item authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings. It also authorizes the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances. The addition of this item moved Adjournment to Item 23.

7. Reports from Mayor and Councilmembers

Councilmember Casseday reported that he worked with the Sister City Student Exchange program to choose 10 students to participate in the program. Mayor Gates thanked Councilmember Casseday for agreeing to represent Greeley in Moriya, Japan, this summer.

Councilmember Smail reported on a West Greeley Conservation District project at Houston Gardens where they are replacing the current flood mitigation system with a drip system to conserve water. He also reported on his attendance at the Northern Colorado Urban Land Institute meeting noting that there were a large number of enthusiastic developers looking to invest in Greeley. Councilmember Smail concluded by noting his attendance at the 6th Annual Poudre River Forum where students from Salida del Sol presented a video they made concerning water conservation.

Councilmember Hall reported that the Colorado Municipal League (CML) Executive Board chose a new Director, Kevin Bommer. Councilmember Hall also reported the Bright Futures Committee chose a new Executive Director, Sarah Rice.

Mayor Gates thanked the Weld County Farm Show for inviting him and Councilmembers to attend their scholarship dinner. He congratulated the scholarship winners on their achievements.

8. Petitions from Mayor and Councilmembers

Councilmember Hall expressed his desire for staff to research Greeley's non-potable water system and determine ways to better utilize the City's non-potable water supply. Consensus was reached by Council for staff to move forward on this issue.

Councilmember Suniga explained that the City built a park along C Street but did not build sidewalks leading to it. She added that she has received a number of complaints from residents in the area that children are walking in the street to get to the park. Councilmember Suniga inquired whether there are any plans to build sidewalks in this area in the near future. Joel Hemesath, Public Works Director, explained that there is currently no funding to fix this issue. He added that this issue is among a list of future Public Works projects that staff is trying to find funding for. No further information or staff research was requested by Councilmember Suniga.

****** Consent Agenda ******

9. Approval of the City Council Proceedings of January 15, 2019

The Council action recommended was to approve the Proceedings.

10. Acceptance of the Report of the January 22, 2019 City Council Worksession

The Council action recommended was to accept the Report.

11. Consideration of a resolution authorizing the Mayor to enter into an Intergovernmental Agreement between the City of Greeley Police Department and the Weld County Sherriff's Office concerning the use of the Wilber B. Ross Memorial Police Training Center (Firing Range)

The Council action recommended was to adopt the Resolution. (Resolution No. 06, 2019)

12. Consideration of a resolution authorizing the Mayor to enter into a Memorandum of Agreement between the City of Greeley Police Department and the US Marshall Service to Participate in a violent offender task force

The Council action recommended was to adopt the Resolution. (Resolution No. 07, 2019)

13. Consideration of a resolution of the City of Greeley authorizing the Mayor to execute an intergovernmental agreement with the Colorado Department of Transportation for contributions to the improvement of I-25

This item was pulled from the Consent Agenda.

- 14. Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado from the PUD (Planned Unit Development – Oil and Gas, and Neighborhood Center) to the PUD (Planned Unit Development – Residential) zone district for approximately 7.11 acres located north of 25th Street (a.k.a., Centerplace Drive) and west of 35th Avenue Court**

The Council action recommended was to introduce the Ordinance and schedule the Public Hearing and final reading for February 19, 2019.

- 15. Introduction and first reading of an ordinance adopting the City of Greeley Strategic Housing Plan, an Element of the Imagine Greeley Comprehensive Plan**

The Council action recommended was to introduce the Ordinance and schedule the Public Hearing and final reading for February 19, 2019.

- 16. Introduction and first reading of an Ordinance for a 2nd Amendment to the Centerplace North Development Concept Master Plan**

The Council action recommended was to introduce the Ordinance and schedule the Public Hearing and final reading for February 19, 2019.

- 17. Introduction and first reading of an Ordinance amending Section 6.16 of Greeley's Municipal Code regarding Alcohol Beverages**

The Council action recommended was to introduce the Ordinance and schedule the Public Hearing and final reading for February 19, 2019.

- 18. Introduction and first reading of an Ordinance amending Chapter 13.40 of the Greeley Municipal Code to update certain park regulations**

The Council action recommended was to introduce the Ordinance and schedule the Public Hearing and final reading for February 19, 2019.

***** End of Consent Agenda *****

Councilmember Suniga pulled Item 13 from the Consent Agenda.

Councilmember Payton moved, seconded by Councilmember Hall to approve items 9-12 and items 14-18 on the Consent Agenda and their recommended actions. The motion carried: 7-0

- 19. Pulled consent agenda items**

13. Consideration of a resolution of the City of Greeley authorizing the Mayor to execute an intergovernmental agreement with the Colorado Department of Transportation for contributions to the improvement of I-25

Councilmember Suniga explained that she does not approve of the spending of money on a project that is not in Greeley or even in Weld County. She added that she will not support this item.

Councilmember Casseday moved, seconded by Councilmember Payton to adopt the resolution. The motion carried: 6-1 (Councilmember Suniga dissented) **(Resolution No. 08, 2019)**

20. Public hearing and final reading of an Ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2019 and for funds held in reserve for encumbrances at December 31, 2018

Robert Miller, Budget Manager, highlighted the first appropriation of the 2019 Budget for \$10,748,000. He continued by describing the Fund Budget balance, the General Fund, and the 2016 City Center Fund. Mr. Miller concluded by summarizing projects that will be funded by this action.

Mayor Gates opened the public hearing at 7:00 p.m., and no comments were offered.

Councilmember Casseday moved, seconded by Councilmember Fitzsimmons to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 **(Ordinance No. 3, 2019)**

21. Scheduling of meetings, other events

No other meetings or events were scheduled.

22. 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 at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Suniga moved, seconded by Councilmember Fitzsimmons to approve the above authorizations. The motion carried: 7-0

23. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:02 p.m.

John Gates, Mayor

Jerry Harvey, Assistant City Clerk

Council Agenda Summary

February 19, 2019

Agenda Item Number 10

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the February 12, 2019, City Council Worksession

Summary:

A City Council Worksession was held on February 12, 2019, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

February 12, 2019 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 February 12, 2019

The meeting was called to order at 5:00 p.m. by Mayor Gates, in the Council's Chambers at the City Center South Campus, 1001 11th Avenue.

Those present were Mayor John Gates and Councilmembers Robb Casseday, Michael Fitzsimmons, Dale Hall, Brett Payton, Jon Smail, and Stacy Suniga.

1. NORTHERN COLORADO REGIONAL ECONOMIC DEVELOPMENT INITIATIVE (NOCO REDI)

Ben Snow, Director of Economic Health and Housing, reported that NOCO REDI is a collaboration of economic developers representing 35 communities, including Greeley to support and strengthen Northern Colorado, defined as Larimer and Weld Counties, as one economic region.

He stated that Northern Colorado will be stronger economically when it's communities' economic development efforts are linked closer together and the region is marketed as one powerful, united economy supported by a strong network of civic and business leaders, supported by a corresponding network of economic development professionals. Together, he added, we can better showcase our region's many strengths and assets, including networked economic development that uses data to drive a strategic plan that focuses on economic opportunities and growth industries; an economy driven by smart talent and innovative business minds; our robust talent development pipeline that produces the workers we need today and tomorrow; fast-growing population, jobs and industries; and demonstrated regional cooperation and mobile talent.

Rich Werner, President and Chief Executive Officer, Upstate Colorado Economic Development, was present and reviewed some baseline levels of some of the data that Upstate is working on with regard to regional economic development. He stated that they are working very diligently on talent development efforts such as Bright Futures and Achieving Community Excellence (ACE); an economic development assessment to see who's doing what and how collaboration could be accomplished in various areas; and actions and needs moving forward.

Mr. Werner went on to review take-aways of this effort including better leveraging the existing system through a more collective effort; continued private sector engagement; using data to develop targets and a work plan; understanding current weaknesses; continued messaging; and ultimately a strategic plan for networked regional economic development in Northern Colorado.

Mr. Snow encouraged the Mayor and Councilmembers to nurture relationships with their counterparts in other communities within the region in an effort to take advantage of collaboration.

Councilmember Suniga expressed a desire to absorb this information provided since there is a lot of it. She stated that while she is supportive of collaborative efforts, her priority is Greeley and will seek out additional education for herself in this regard.

Mr. Snow offered that this is a great point, and stressed that he does believe in abundance. He added that if good is happening in one community, it will ultimately come to other neighboring communities.

Roy Otto, City Manager, expressed appreciation for the work Mr. Werner has done to bring everyone together and pointed out that there is good momentum now that has not always been there. He added that in order to be successful regionally, we must deal with roads, water, broadband and the workforce. He emphasized that no one can be successful if each community works on those things alone and suggested that it might be time again to discuss the idea of a regional transportation authority.

2. ALLEY CLEAN-UP STRATEGY & TRASH PICK-UP OPTIONS CITYWIDE

Brad Mueller, Community Development Director, reported that staff was requested, through a petition from Councilmember Hall, to explore options regarding refuse in alleys, particularly in the neighborhoods around the University of Northern Colorado.

He reported that staff examined the following options and current conditions: 1) review of the chronic nature of trash conditions in alleys and the history of code compliance, including various yearly clean-up efforts; 2) a survey of trash collection practices in other jurisdictions, and their effect on the cleanliness of alleys; 3) review of the 2016 scientific community survey results concerning trash hauling.

Mr. Mueller advised that trash collection in alleys is a chronic problem that likely has no single definitive solution, particularly in high-use areas. He stated that landowners are encouraged to keep large collection bins in separated, designated areas so that only the tenants or owners are likely to use them, but this is difficult in practice. These can be locked for more security though managing keys can be difficult in rental situations and people trespass by dumping their own trash in others' trash containers which is illegal, but very difficult to investigate and prosecute. In addition, he stated that people will simply abandon trash in the alleys, such as mattresses, bags, etc., a frustrating situation for property owners, who are nonetheless responsible for all refuse on their property, or the adjacent rights-of-way and alleyways.

After a full staff examination of options and current conditions, Mr. Mueller advised that results include the following: 1) paving of alleys - the "broken window" theory suggests that improving physical conditions in an area leads to better maintenance and citizen "ownership" of conditions in a neighborhood. The Greeley Urban Renewal Authority has approved a pilot project to pave some alleys in the Redevelopment District; 2) increased code enforcement - recognizing that trash often accumulates at the end of the month, Code Compliance inspectors have increased targeted enforcement; 3) recommendation to pursue a single residential hauler - staff is recommending this option after re-visiting the citizen survey and having conversations with other jurisdictions that have either municipal trash service or a single provider for neighborhood collection. A variation would be to have quadrants of the city that could be separately bid. If supported by Council, this option would require additional follow-up to implement a specific proposal.

Mr. Mueller went on to state that staff contacted several area jurisdictions that have either municipal trash service or a single-provider system and they were asked whether they feel alley trash conditions are problematic, and whether conditions improved after starting the single-provider residential service. Each of the five jurisdictions contacted who control their waste collection – Evans, Loveland, Longmont, Golden and Denver – indicate that illegal dumping in the alleys is not a significant problem.

Councilmember Hall stated that what is currently being done is not working, which is why he brought this petition forward to get more information and contemplate some new options.

Councilmember Smail stated that the survey was very helpful and informative and that he could support a single hauler if that ends up being how we go. He expressed though that his concern is that if trash service is not performing that there be an ability to change to a competitor.

Councilmember Casseday stated that he is a bit concerned that there is only one hauler capable of handling our community, but emphasized that he would not be in favor of a municipally-run operation.

Councilmember Suniga expressed her personal experience with a single-hauler system and stated that it brought a lot of challenges for her that she would not want to bring to Greeley residents. She wondered about looking at different options or maybe single-hauler options for particular areas in the community.

Councilmember Payton expressed that he concurs with all that has been said thus far, and suggested that a single-hauler system citywide is too broad for now.

Councilmember Smail added that he is interested in the pilot program for paved alleyways and noted that it would tie in well with the housing master plan.

Mr. Mueller advised that Code Compliance enforcement of the alleys will continue, with attention to times of the month where the greatest benefits from active enforcement can take place. Staff will continue to work with landlords who have chronic instances of abandoned trash to find solutions to their specific situation also.

Councilmember Hall suggested that there might be a segmented part of the city to get started with, but stressed that we have to go at this with some creativity and with something different than what we are doing now.

Councilmember Fitzsimmons stated that this is more of a citizen responsibility and he is trying to understand how to fix that. He expressed that a single hauler or hauler by choice really won't change habits and wondered about additional enforcement of what we have on the books now.

Mr. Mueller stated that staff could continue to lean into the enforcement side of things, as we have been, and can look at this geographically if desired.

In response to a question from Councilmember Suniga, Mr. Mueller stated that the idea with one provider is that we would know who to call and it would take away someone's motivation to walk down the street to dump their trash in that everyone would have service and the same service at that.

It was the general consensus of the Council to continue to look for additional creative solutions other than the single-hauler option that has been recommended including additional staffing and resources for enforcement, etc.

3. 4TH QUARTER CAPITAL IMPROVEMENTS PROJECTS (CIP) REPORT

Joel Hemesath, Public Works Director, reported that Adam Pryor, Chief Water & Sewer Engineer, had something come up and could not be at this Worksession to review the Water & Sewer piece of this update. Mr. Otto advised that any questions from Council about that part of the presentation could be routed to Mr. Pryor for response.

Mr. Hemesath reported that staff of the Public Works, Water & Sewer, and Culture, Parks & Recreation Departments work together each month on an internal committee called the Capital Projects Committee, CPC, that consists of department heads and division managers that meet and coordinate capital projects. He stated that this coordination includes five-year planning, budget status updates, and coordination of projects to minimize disruption to areas, debriefing on projects, and training. Each quarter, staff assembles a report that details the status of projects.

Mr. Hemesath went on to advise that this years' CIP has 136 projects for a total of \$200,172,893 and proceeded to review the completed and on-going projects from Public Works and Culture, Parks & Recreation, as well as provided an update on the Keep Greeley Moving Tax.

4. SCHEDULING OF MEETINGS, OTHER EVENTS

No additional meetings, or other events were scheduled.

Councilmember Fitzsimmons moved, seconded by Councilmember Suniga to move into Executive Session for purposes discussing personnel who report to the City Council, to conduct the City Attorney's Annual Performance Review, as provided for under C.R.S. 24-6-402(4)(f) and Greeley Municipal Code Section 2.04.020(6)a. The motion carried: 7-0

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 6:38 p.m. and moved into Executive Session. The Executive Session adjourned at 7:48 p.m.

Cheryl Aragon, Deputy City Clerk

Council Agenda Summary

February 19, 2019

Agenda Item Number 11

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Consideration of a Resolution accepting dedication of 90 feet of previously reserved right-of-way plus an additional 5 feet to accommodate an off-street trail for a total of 1.453 acres, located north of Highway 34 Business, east of 83rd Avenue and west of the Boomerang Golf Course

Summary:

The applicant is proposing to dedicate 90 feet of previously reserved right-of-way plus an additional 5 feet to accommodate off street trail, for a total of 1.453 acres of property, at the request of the City and in accordance with Article VIII of the City of Greeley’s Development Code, for future 77th Avenue right-of-way. Dedication of this was determined with the 2012 subdivision of the property, and it is being done in conjunction with a land use application for oil/gas drilling operations.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

None.

Other Issues and Considerations:

Construction of the section of right-of-way roadway (or other approved phased alternatives) is the responsibility of the land use applicant (SRC Energy).

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

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

Draft Planning Commission Minutes (January 22, 2019)

Planning Commission Summary (Staff Report) (January 22, 2019)

PowerPoint

CITY OF GREELEY, COLORADO

RESOLUTION NO. _____, 2019

A RESOLUTION ACCEPTING DEDICATION OF 90 FEET OF PREVIOUSLY RESERVED RIGHT-OF-WAY PLUS AN ADDITIONAL 5 FEET TO ACCOMMODATE AN OFF-STREET TRAIL FOR A TOTAL OF 1.453 ACRES, LOCATED NORTH OF HIGHWAY 34 BUSINESS, EAST OF 83RD AVENUE AND WEST OF THE BOOMERANG GOLF COURSE

WHEREAS, the property described on the legal description attached hereto as Exhibit A is proposed for dedication to the City of Greeley; and

WHEREAS, the right-of-way needs to be dedicated to accommodate the existing built roads in the area and potential future improvements to those roads; and

WHEREAS, the right-of-way dedication is not detrimental to the public health, safety or welfare; and

WHEREAS, the right-of-way dedication does not deprive any parcel of adequate access to a public road or street.

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

- 1. The subject property is hereby accepted.

PASSED, ADOPTED, SIGNED AND APPROVED this _____ day of _____, 2019.

ATTEST: THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

EXHIBIT A

A parcel of land being the easterly ninety-five (95.00) feet of Tract A, Boomerang West Minor Subdivision as Recorded August 6, 2012 at Reception No. 3864003, in the Weld County Clerk and Recorder's Office, being in the Southwest One-Quarter of Section 5, Township 5 North, Range 66 West of the 6th Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South One-Quarter corner of said Section 5 whence the Southwest corner of said Section 5 bears $S89^{\circ}38'47''W$ a distance of 2651.66 feet;
THENCE along the east line of said Boomerang West Minor Subdivision $N05^{\circ}37'41''E$ a distance of 761.13 feet to the Southeast corner of said Tract A, being the POINT OF BEGINNING;

THENCE along the South line of said Tract A $S89^{\circ}50'19''W$, a distance of 95.49 feet;
THENCE parallel to and 95.00 feet west of the east line of said Tract A $N05^{\circ}37'41''E$, a distance of 665.66 feet to a point on the North line of said Tract A;
THENCE along said North line $N89^{\circ}11'35''E$, a distance of 95.60 feet to the Northeast corner of said Tract A;
THENCE along the East line of said Tract A $S05^{\circ}37'41''W$, a distance of 666.74 feet to the POINT OF BEGINNING;

Containing 1.453 acres, more or less.



PLANNING COMMISSION Proceedings

January 22, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Rarick called the meeting to order at 1:19 p.m. Commissioners, Andersen, Hice-Idler and Modlin were present. (Commissioners Schulte, Yeater and Briscoe were absent.)

II. Approval of minutes for meeting held on December 11, 2018

Commissioner Modlin moved to approve minutes of the meeting held on December 11, 2018. Commissioner Andersen seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

III. Approval of minutes for meeting held on January 8, 2019

Commissioner Andersen asked about specific code changes that were addressed for this matter. Chair Rarick stated that the minutes were only an overview and that the details will be addressed and carried to the work session held on January 29, 2019.

Commissioner Andersen moved to approve minutes of the meeting held on January 8, 2019. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

IV. Election of Chair

Chair Rarick stated this item would be postponed until next hearing.

V. Election of Vice Chair

Chair Rarick stated this item would be postponed until next hearing.

6. Revisions to the proposed phasing of the landscaping installation are made and accepted by City staff prior to being issued a Notice to Proceed.

Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

IX. A public hearing to consider dedication of 90 feet of a previously reserved right-of-way plus an additional five feet to accommodate an off street trail for a total of 1.453 acres of property at the request of the City for a future 77th Avenue right-of-way

Project Name: 77th Avenue Right-of-Way Dedication
Case No: ROW2018-0004
Applicant: Corey Sheahen on behalf of SRC Energy Inc.
Location: North of Highway 34 Business, east of 83rd Avenue and west of Boomerang Golf Course
Presenter: Rachel Prelog, Planner II

Ms. Prelog addressed the Commission and entered the staff report into the record. She noted that this proposal is associated with the previous item. Ms. Prelog presented a map showing the location of the property and described the right-of-way dedication proposal. She briefly described the request of five feet of right-of-way to accommodate an off-street trail. She discussed the Comprehensive Plan supporting the request and presented a zoning suitability map showing that the site can be developed according to the Development Code. Ms. Prelog summarized and stated that no notices were required for a right-of-way dedication. Staff found that all criteria were met and recommended approval.

Commissioner Modlin questioned about the trail access through the Xcel property and coming out through 83rd Avenue. Ms. Prelog stated the property to the south is owned by a church, and that the right-of-way would be carry through Highway 34.

Corey Sheahen addressed the commission on behalf of SRC Energy Inc. He stated that no issues are found with this request and had no further comments on this matter.

Chair Rarick opened the public hearing at 2:19 p.m. There being no public input, the hearing was closed at 2:19 p.m.

Commissioner Modlin moved that, based on the application received and preceding analysis, the Planning Commission finds that the proposed right-of-way dedication request meets the Development Code Criterion found in Section 18.04.810 and therefore recommends approval to the City Council. Commissioner Hice-Idler seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

PLANNING COMMISSION SUMMARY

ITEM: Right-of-Way Dedication

FILE NUMBER: ROW2018-0004

PROJECT: 77th Avenue ROW Dedication

LOCATION: Generally, north of Highway 34 Business, in between 71st Avenue and 83rd Avenue

APPLICANT: SRC Energy, Inc.

CASE PLANNER: Rachel Prelog, Planner II

PLANNING COMMISSION HEARING DATE: January 8, 2019

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, and review the request for compliance with Section 18.04.810 of the Greeley Subdivision Regulations, and approve, approve with conditions, or deny the request.

PROJECT OVERVIEW AND BACKGROUND:

A. REQUEST

The applicant is proposing to dedicate 90 feet of previously reserved right-of-way plus an additional 5 feet to accommodate off street trail, for a total of 1.453 acres of property, at the request of the City and in accordance with Article VIII of the City of Greeley’s Development Code, for future 77th Avenue right-of-way (*see attachment A – Vicinity Map and Attachment B – Right-of-Way Dedication Exhibit*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located north of Highway 34 Business, in between 71st Avenue and 83rd Avenue (*see Attachment A – Vicinity Map and Attachment B – Right-of-Way Dedication Exhibit*).

Current Zoning:

R-L (Residential Low Density)

Surrounding Zoning:

North: County (A - Agriculture)

South: C-H (Commercial High Intensity)

East: R-L (Residential Low Density)

West: County (A - Agriculture)

Surrounding Land Uses:

North: Electric substation (Public Service Company of Colorado)

South: Undeveloped

East: Golf course (Boomerang Golf Course)

West: Single family residential and agriculture

Site Conditions: The area to be dedicated is located on parcel 095905301001, generally north of Highway 34 Business, in between 71st Avenue and 83rd Avenue (*see Attachment A – Vicinity Map*). The site is currently vacant agricultural land proposed to be developed for oil and gas drilling and exploration (USR2018-0012).

Area to be dedicated: 63292.68 square feet, 1.453 acres

D. BACKGROUND

The subject site was annexed into the City in October 1984 and as part of the Golden Triangle First Annexation (Rec No. 0001987262). Tract A was later created by the Boomerang West Minor Subdivision in 2012 (Rec No. 0003864003). Through the Boomerang West Minor Subdivision, 90 feet of future right-of-way was reserved to be dedicated upon the request of the City (*see Attachment C – Boomerang West Minor Subdivision*).

The applicant, SRC Energy Inc., submitted an application in July 2018 to develop the subject site for oil and gas exploration (Case No. USR2018-0012). During the review process, Public Works indicated that it would be appropriate that the previously reserved right-of-way be dedicated at this time. In addition, the master trail plan for the city, found in the *Parks, Trails, and Open Lands Master Plan*, identifies an off-street trail corridor along the subject sites east property line. Therefore, an additional five feet of right-of-way to provide for a ten-foot, detached, multi-use path on the side of the future roadway is also required.

E. APPROVAL CRITERIA

DEVELOPMENT CODE COMPLIANCE

Right-of-Way Dedication and Vacation – Section 18.04.800(a) of the Development Code states that): *The provisions in this Article shall apply to the dedication or vacation of right-of-way which is not part of a final subdivision plat, meeting the provisions of Article V, Final Plat, or part of a minor subdivision which does not create a new street, meeting the provisions of Article VI, Minor Plat of this Chapter.*

The review criteria found in Section 18.04.810(d) of the Greeley Development Code shall be used by the Planning Commission when considering all right-of-way dedication requests.

A) Development Code Section 18.04.810(d)

The Planning Commission shall consider requests for dedication or vacation of public right-of-way and shall consider all comments received as well as staff recommendation in determining whether to approve, approve with conditions, deny or table the request for future consideration. If the Planning Commission determines that the right-of-way dedication or vacation request is not detrimental to public health, safety or welfare and that any request for vacation does not deprive any parcel of adequate access to public road or street right-of-way, the Commission shall recommend to the City Council that the request be approved.

Criteria to Consider:

- 1. Any dedication or vacation request is not detrimental to public health, safety or welfare.**

Staff Comment:

The request to dedicate additional public right-of-way should have no negative effects on public health, safety or welfare.

The request complies with this criterion.

- 2. Any dedication or vacation request does not deprive adequate any parcel of adequate access to a public road or street right-of-way.**

Staff Comment:

The request should not deprive the property owners nor any adjacent parcel of access to their properties.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site, Tract A was platted by the Boomerang West Minor Subdivision in 2012 (Rec No. 0003864003) (*see Attachment C – Boomerang West Minor Subdivision*).

2. HAZARDS

There are no known hazards on the land to be dedicated.

3. WILDLIFE

A portion of the property to be dedicated is located within an area identified for moderate impact according to the City’s Areas of Ecological Significance Map. Impacts to wildlife and habitats will be evaluated by the City at the time of roadway design.

4. FLOODPLAIN

The land to be dedicated is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

The subject right-of-way crosses the North Boomerang Ditch. The ditch currently is undergrounded at the property line to run underneath the Boomerang Golf course and then day lights on the adjoining property to the east. The undergrounding of the ditch would need to occur further west to accommodate the construction of 77th Avenue. Drainage and erosion associated with improvements would be evaluated at the time of roadway design. The subject dedication should not affect current conditions.

6. TRANSPORTATION

77th Avenue is identified as a collector with on street parking, requiring 90-feet of right-of-way. The Parks, Trails, and Open Space Master Plan (PTOL) identifies an off-street trail along this alignment, as well. As such, the City is requesting an additional five feet of right-of-way to provide for a ten-foot multi-use path on one side of the right-of-way, satisfying easement requirements.

Currently the 77th Avenue right-of-way being dedicated is land locked and requires the dedication of reserved right-of-way in Tract B to connect to 10th Street. There are no immediate plans for its improvement.

G. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The Administrative Review Team reviewed this proposal, and there are no outstanding comments pertaining to the right-of-way dedication request.

H. NEIGHBORHOOD NOTIFICATION

Neighborhood notices are not required for dedication of right-of-way.

I. PLANNING COMMISSION RECOMMENDED MOTION:

Based on the application received and preceding analysis, the Planning Commission find that the proposed right-of-way dedication request meets the Development Code Criterion found in Section 18.04.810 and therefore recommends approval to the City Council.

ATTACHMENTS:

Attachment A – Vicinity Map

Attachment B – Right-of-Way Dedication Exhibit

Attachment C – Boomerang West Minor Subdivision



7535 Hilltop Circle
Denver, CO 80221
303.928.7128
www.ascentgeomatics.com

Date: November 6, 2018

PROPERTY DESCRIPTION

DEDICATED RIGHT OF WAY:

A parcel of land being the easterly ninety-five (95.00) feet of Tract A, Boomerang West Minor Subdivision as Recorded August 6, 2012 at Reception No. 3864003, in the Weld County Clerk and Recorder's Office, being in the Southwest One-Quarter of Section 5, Township 5 North, Range 66 West of the 6th Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the South One-Quarter corner of said Section 5 whence the Southwest corner of said Section 5 bears S89°38'47"W a distance of 2651.66 feet;

THENCE along the east line of said Boomerang West Minor Subdivision N05°37'41"E a distance of 761.13 feet to the Southeast corner of said Tract A, being the **POINT OF BEGINNING**;

THENCE along the South line of said Tract A S89°50'19"W, a distance of 95.49 feet;

THENCE parallel to and 95.00 feet west of the east line of said Tract A N05°37'41"E, a distance of 665.66 feet to a point on the North line of said Tract A;

THENCE along said North line N89°11'35"E, a distance of 95.60 feet to the Northeast corner of said Tract A;

THENCE along the East line of said Tract A S05°37'41"W, a distance of 666.74 feet to the **POINT OF BEGINNING**;

Containing 1.453 acres, more or less.



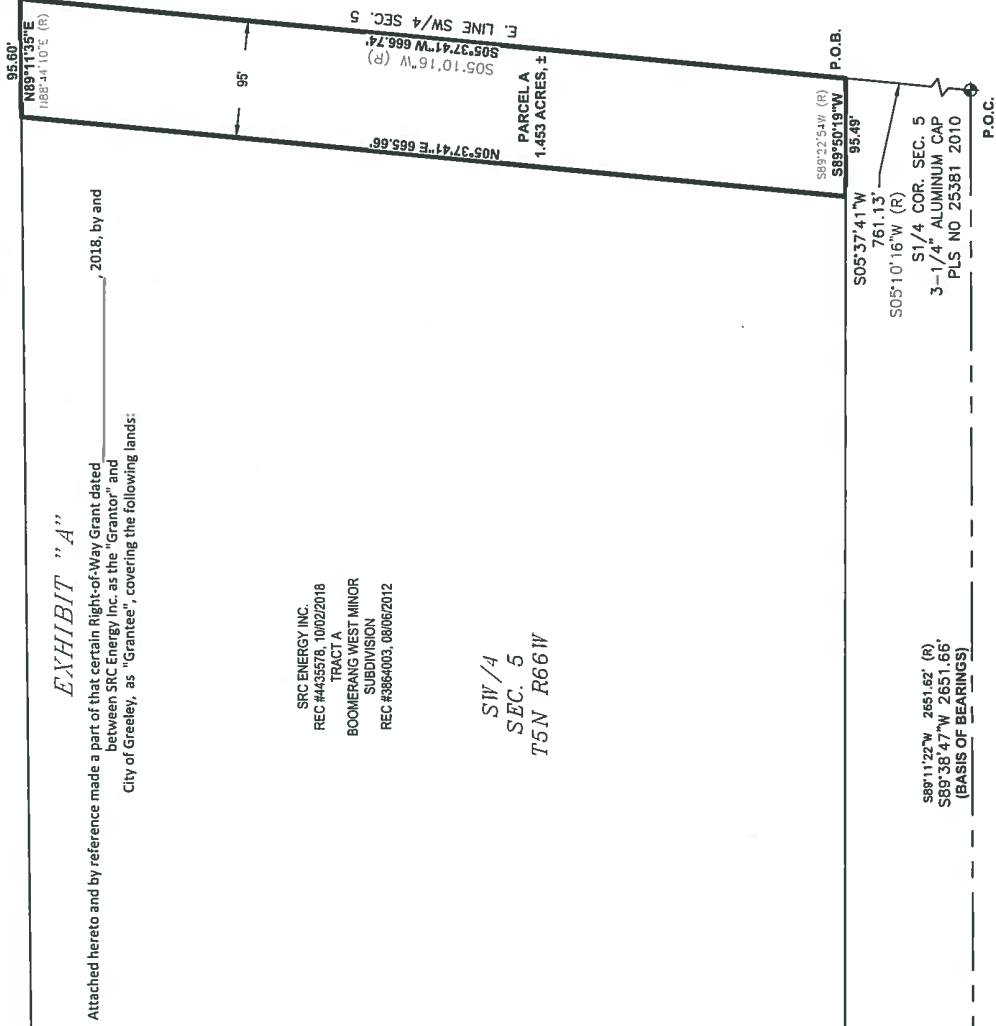
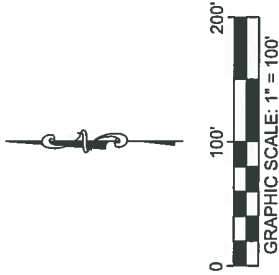
Michael L. Pool, PLS 38304
Date: November 6, 2018
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions

EXHIBIT "A"

Attached hereto and by reference made a part of that certain Right-of-Way Grant dated _____, 2018, by and between SRC Energy Inc. as the "Grantor" and City of Greeley, as "Grantee", covering the following lands:

SRC ENERGY INC.
REC #443578, 10022018
TRACT A
BOOMERANG WEST MINOR
SUBDIVISION
REC #3864003, 08/06/2012

S1/4
SEC. 5
T5N R66W



Michael L. Pook, P.E., S 38304
Date: November 13, 2018
Job No.: B17.SRC.0006
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions



TRACT A BOOMERANG WEST MINOR SUB,
SW/4, SECTION 5, T5N, R68W, 6TH P.M.
WELD COUNTY, COLORADO

DRAWN:	KMA	DATE:	09/18/18
CHECKED:	MJP	DATE:	09/18/18
APP'D:	MJP	DATE:	10/05/18

TOTALS
AREA PARCEL A: 1.453 ACRES ±



PREPARED BY
TBPLS
FIRM NO.
10194123

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS ONLY INTENDED
TO DEPICT THE ATTACHED DESCRIPTION.
DATA SOURCE: WELD COUNTY ASSESSOR

P.O.B.
S89°22'54"W (R) 95.49'
S05°37'41"W 761.13'
S05°10'16"W (R)
S1/4 COR. SEC. 5
3-1/4" ALUMINUM CAP
PLS NO 25381 2010
P.O.C.

S89°11'22"W, 2651.62' (R)
S89°38'47"W, 2651.66'
(BASIS OF BEARINGS)

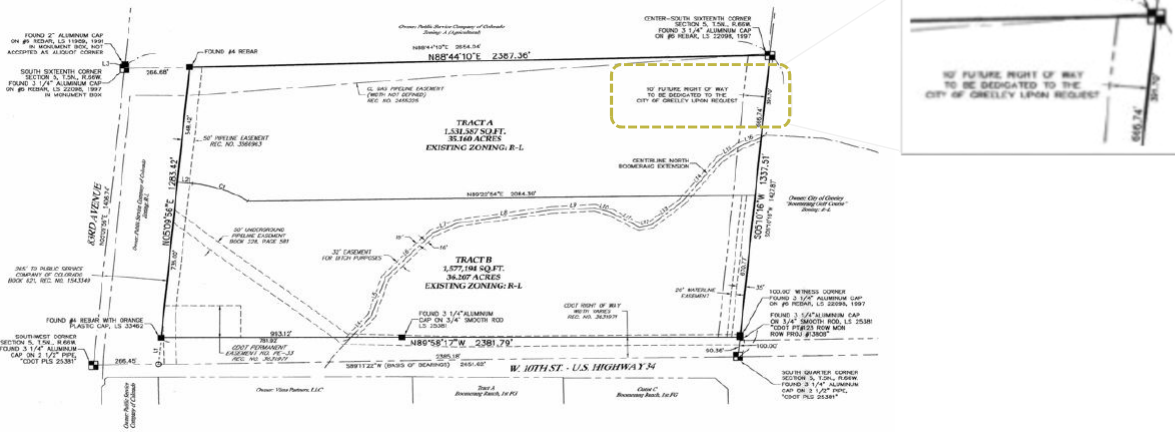
SW COR. SEC. 5
3-1/4" ALUMINUM CAP
PLS NO 25381 2010



77TH AVENUE ROW DEDICATION

February 19, 2019

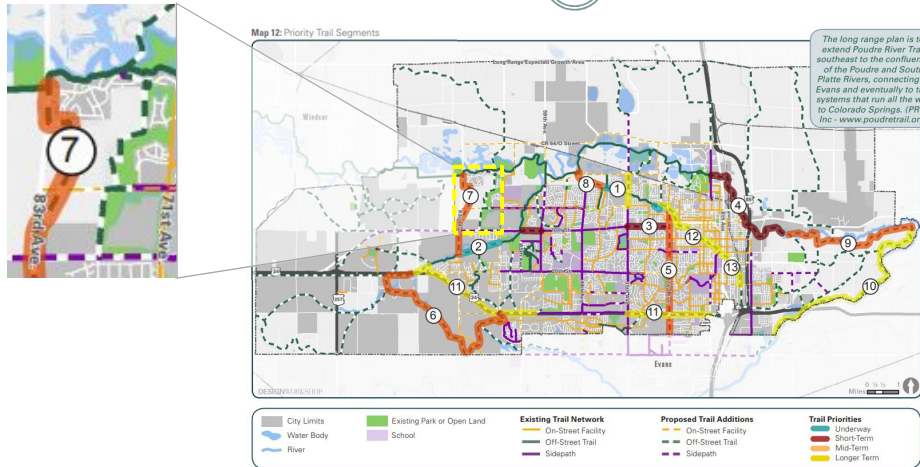
Background: Subdivision Obligation



77th Avenue ROW Dedication

January 22, 2019

Background: Trail Master Plan



77th Avenue ROW Dedication

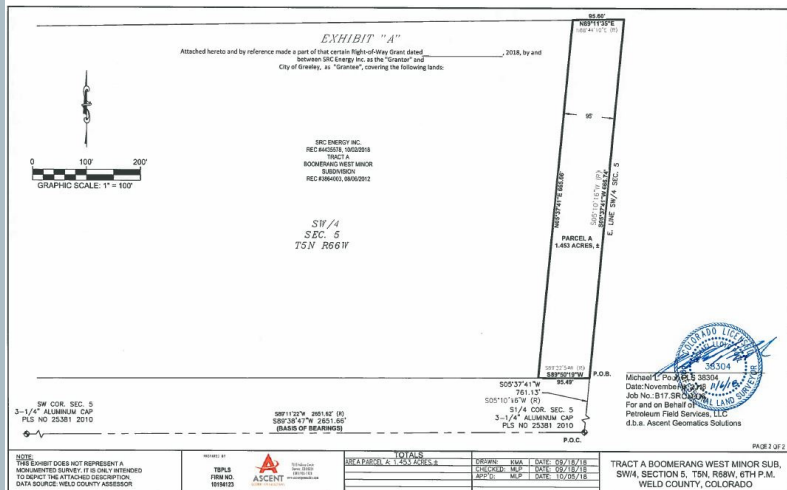
January 22, 2019

Public Notice:

- o Not required for ROW Dedications

Recommendation:

- o Planning Recommendation of Approval to City Council (unanimous)



77th Avenue ROW Dedication

Council Agenda Summary

February 19, 2019

Agenda Item Number 12

Key Staff Contact: Joel Hemesath, Public Works Director, 970-350-9795

Title:

Consideration of a change order to the contract with JUB Engineers for design services for the 20th Street road widening project in the amount of \$149,781

Summary:

Change Order #1 with JUB Engineers involves additional design work to revise the intersection of 20th Street and 83rd Avenue to a roundabout as part of the widening of the road between 83rd and 90th Avenues in 2019. JUB Engineers has a contract with the City of Greeley for engineering design from 83rd Avenue to 90th Avenue for \$332,187. This change order for \$149,781 will increase the contract total to \$481,968.

The widening of 20th Street from 71st to 86th Avenues was previously included in the Capital Improvement Plan as a multi-year project for construction from 2017 to 2021 or later depending on available funding. With the passage of Keep Greeley Moving funding for 20th Street was advanced to 2019 construction and expanded to include construction to 90th Avenue.

Since this has been an ongoing project, progress and scope meetings have been held throughout the year. JUB Engineers began preliminary design work with the current project funding in November 2018 after intersection options had been fully evaluated and the roundabout option was chosen as the best case scenario for this project.

JUB Engineers has performed design work under the current contract and has performed preliminary design for this new intersection. At this time the request for additional funds is being submitted ahead of final design. Preliminary design was commissioned under the current contract scope of work to review the roundabout option. The City received the additional fee breakdown in June, with subsequent meetings happening in the Fall 2018 and a final decision on the roundabout option was made in late November 2018.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$149,821
What is the annual impact?	\$0
What fund of the City will provide Funding?	312 – Road Development
What is the source of revenue within the fund?	Transfer from Street Infrastructure Improvement

	Development Fees
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	There are sufficient funds in the project for this change order.

Legal Issues:

Council decision

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

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

Decision Options:

1. Approve change order as recommended, or
2. Amend change order and approve as amended, or
3. Deny change order, or
4. Continue item to a date specific

Council's Recommended Action:

A motion to approve change order.

Attachments:

Change Order #1 – JUB Engineers
JUB Engineers Scope of Services June 2018



CHANGE ORDER FORM

Project Information

Change Order #:	1	Date:	February 7, 2019
Project Name:	Design Services for 20th Street, from 83rd Avenue to 90th Avenue		
Bid Number:	N/A	Dept/Division:	Public Works/Engineering
Budget Unit #:	3120006006287052 20TH ST PHS IV: 83-86	PO #:	18001009
Project Manager:	Eva Rojas	Title:	Civil Engineer

Contractor/Consultant Information

Contractor/Consultant:	JUB Engineers Inc.	Phone /Extension:	970-377-3602
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The CONTRACTOR/CONSULTANT is hereby directed to perform the WORK described in the CONTRACT for design/construction as amended by this CHANGE ORDER.

See attached **7** sheets with full explanation for the change order.

Compensation to Contractor/Consultant

The original contract sum was:	\$332,187.00
The net change by previous change order was:	\$0.00
The contract sum prior to this change order was:	\$332,187.00
The contract sum will be: (See List) Increased	\$149,781.00
The new contract sum, including this change order is:	\$481,968.00
The contract time will be: (See List) Increased	4 months
The new date for project completion is:	May 31, 2019

This CHANGE ORDER is intended to, and the OWNER agrees that it shall, fairly and adequately compensate the CONTRACTOR/CONSULTANT for the extra direct costs (time and materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies and accelerations in the WORK associated with this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for such expenses and damages.

This CHANGE ORDER is intended to, and the CONTRACTOR/CONSULTANT agrees that it does, provide the CONTRACTOR/CONSULTANT a reasonable and adequate period of time in which to complete the WORK in accordance with the CONTRACT for establishment of policies, as amended by this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for additional time to perform the WORK associated with this CHANGE ORDER.

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

Signatures for Council (Council minutes need to be attached)

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two (2) original counterparts as of the day and year first above written.

Approved as to Substance	Reviewed as to Legal Form
City Manager	City Attorney
Certification of Contract Funds Availability	Departmental Certification
Director of Finance	Department Director
Purchasing Official	Project Manager

Certification of Content by Contractor/Consultant

Representative of Contractor/Consultant	Title
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Additional Approval:

Budget Supervisor CPC Finance

**Council approval is required for change orders > 25%. Council minutes need to be attached.
Approval Level is City Manager based on cumulative change orders totalling \$149,781 for a total of 45.1%.**

CHANGE ORDER FORM



Project Information

Change Order #:	1
Project Name:	Design Services for 20th Street, from 83rd Avenue to 90th Avenue
Date:	2/7/2019
Project Manager:	Eva Rojas

Change Order Justification

Location	20th Street, between 83rd Avenue and 86th Avenue; more specifically the intersection of 20th Street and 83rd Avenue.
Summary of Change Order	As part of the original contract in 2016, JUB Engineers started a study to determine if a signalized or a roundabout intersection would be better suited for the corridor. This study wasn't completed due to competing priorities and availability of funds until 2018. With the evaluation study, it was determined that the roundabout presented the more cost effective option in the long run for the City as well as a safer interface for traffic with a better level of service for the intersection throughout the day. This change of design for the intersection involves additional design staff hours and use of specialized sub consultants to come up with the best possible and cost effective roundabout alignment and design. The amount requested includes all sub consultant work, additional pot holes and surveying, engineering, and preparation of bid ready documents. The breakdown of this work is attached as part of JUB's existing contract and exhibit for their scope services.
Why was this not in original contract?	The original contract included the option to evaluate alternatives and just used a base assumption amount for a typical signalized roadway intersection project not one where specialized design work needed to be done. The evaluation of intersections option has been a clause since the original contract in 2016; but was not executed due to limits of construction and availability of funds. With the additional funds that the corridor received for construction up to 90th Avenue, it made more sense to look at the intersection more closely and design an option that would be more suited for the long range plan of the corridor.
Budget Impact/Funding	The 2018 Budget amount of \$482,187 includes this change order.
Impact to project schedule	With the last change order, the project was to be finished in Winter 2019. The current change will push final design and bid documents to May 2019, just enough time to be able to bid and start construction of this project in Summer 2019.
Detailed Explanation	The roundabout option presents the City with a higher level of service for both peak hours and traffic flow. It will also allow a cleaner transition for the widening of 83rd Avenue. The additional design work for this project to be constructed in 2019, will help advance our infrastructure in western Greeley and allow for better connection paths within City limits.



Council has increased the limits for signature authority. Below are the new limits based on CUMMULATIVE change orders:
https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT2AD_CH2.07CO_2.07.020APSI

	<=25%			>25%		
	\$50,000.01-			\$50,000.01-		
	<\$50,000	\$100,000	>\$100,000	<\$50,000	\$100,000	>\$100,000
Council				X	X	X
City Manager			X			X
City Attorney			X			X
Director of Finance			X			X
Purchasing Official		X	X		X	X
Department Director	X	X	X	X	X	X
Project Manager	X	X	X	X	X	X

Task 76 through task 92 represents design, plan production, OPCC, special provisions, and QA/QC for a roundabout design at 20th St and 83rd Ave for the preliminary set of plans. The preliminary plans will be approximately 50% complete. These roundabout plan sheets would replace the signalized intersection sheets from phase 4 if the City chooses to go with the roundabout design.

If the roundabout design is not selected for the intersection of 20th St and 83rd Ave, then the work will not be performed for tasks 76 through 114.

76. Geotechnical Investigation & Report (Terracon)

a. Scope of Services:

- i. 4 bores within the project limits extended to depths of 6-10 feet each. Borings are strategically placed within the roundabout envelope and outside the existing roadway section to verify soil conditions for a new roadway section.
- ii. No traffic control will be needed for these bore hole locations because they are outside of the traffic and pavement area.
- iii. Lab work, engineering analysis, and reporting for pavement structure design.
- iv. Preparation of the geotechnical engineering report by Terracon.
- v. Refer to the attached pdfs for bore hole locations.
- vi. J-U-B will review the report for content and information needed for plan production.

b. Deliverables:

- i. Geotechnical report

77. Lighting Photometrics (Clanton)

a. Scope of Services:

- i. Clanton will provide a street light layout for the roundabout configuration.
- ii. This task will include a photometric plan, lighting plan, and luminaire schedule.
- iii. The deliverable will be a CAD file with lighting locations. No plan sheets will be provided.
- iv. J-U-B will display the street light locations within the J-U-B plan set.

b. Deliverables:

- i. CAD file with lighting layout

78. Landscape Design (BHA)

a. Scope of Services:

- i. BHA will provide a moderate level landscape design for the roundabout.
- ii. This will include general placement of plant materials, general plan callouts, as well as a representative plant list, plant notes and details.
- iii. Coordination with the irrigation designer to determine water source, tap size, and other pertinent information.
- iv. Coordination/phone conversations with design team and project administration.
- v. Opinion of Probable Construction Cost

b. Deliverables:

- i. Landscape plans and OPCC

79. Irrigation Design (Hines)

a. Scope of Services:

- i. Mainline and wire routing will be coordinated with the City, J-U-B, and BHA as necessary.

- ii. Detailed irrigation design will include; sprinkler layout, mainline and lateral pipe routing and sizing, drip irrigation valves and diagrammatic routing of drip laterals and remote control valve locations.
- iii. Opinion of Probable Construction Cost
- b. Deliverables:
 - i. Irrigation Plans and OPCC

80. Functional Roundabout Design (FTH)

- a. Scope of Services:
 - i. FTH will provide design support for a multi-lane roundabout at 20th Street & 83rd Avenue.
 - ii. Functional roundabout design (plan view-horizontal layout) using the TORUS AutoCAD application; flowline, channelizing islands, and apron linework will be provided to the project team to incorporate into the civil design
 - iii. Fastest path calculations and figures to document compliance with FHWA roundabout design guidelines
 - iv. AutoTurn figures to demonstrate design vehicle/truck turning paths
 - v. Roundabout signing and marking recommendations to the project team
 - vi. Roundabout site-distance calculations and linework, to aid in landscaping and civil plans
 - vii. Roundabout lighting recommendations to the project team
 - viii. Meetings (2 meetings in Greeley assumed)
 - ix. J-U-B will review the roundabout conceptual layout and assist with coordination with the City.
 - x. J-U-B will attend one meeting in Greeley. J-U-B will provide meeting minutes.
- b. Deliverables:
 - i. Final Plans

81. Drainage Report

- a. Scope of Services:
 - i. The roadway drainage report would be updated with the roundabout at the intersection, so new sub-basin would be delineated along with the associated rational method calcs, street capacities, inlets, and pipe network calculations. The drainage report exhibits will be updated along with the report text.
- b. Deliverables:
 - i. Drainage Report

Tasks 82 through 90 represent design and the production of drawings for the preliminary set of plans. The preliminary plans will be approximately 50% complete.

82. Survey and Horizontal Control

- a. Scope of Services:
 - i. Three additional sheets will be added to the plan sheets to display the alignments for each corner of the roundabout and the medians.
- b. Deliverables:
 - i. Preliminary Plans

83. Roundabout Plan View

- a. Scope of Services:
 - i. The plan sheet will call out design items such as curb and gutter, utility adjustments, pedestrian ramps, etc. All design items that have standard details will be referenced to the detail sheets. Any other items or issues that are shown in more detail on other sheets will be referenced.
 - b. Deliverables:
 - i. Preliminary Plans
84. Roundabout Grading
- a. Scope of Services:
 - i. The vertical design will be based off of the vertical profiles of the roadways and will tie into existing ground contours. The grading sheet will provide spot elevations, proposed contours, and cut & fill limits.
 - ii. These sheets will also include the sidewalk geometrics and vertical information.
 - b. Deliverables:
 - i. Preliminary Plans
85. Storm Drainage Plan and Profiles
- a. Scope of Services:
 - i. The sheets will include plan views and profiles for any proposed storm drainage system required for the roundabout.
 - b. Deliverables:
 - i. Preliminary Plans
86. Erosion and Sediment Control Plans
- a. Scope of Services:
 - i. J-U-B will prepare an erosion and sediment control plan based on the City of Greeley standards.
 - b. Deliverables:
 - i. Preliminary Plans
87. Construction Phasing Plan
- a. Scope of Services
 - i. Traffic control and construction phasing will be designed and clearly displayed within these sheets.
 - b. Deliverables
 - i. Preliminary Plans
88. Traffic Signing and Striping
- a. Scope of Services
 - i. Signing and striping sheet will be prepared with dimensions for striping and signage call outs.
 - b. Deliverables
 - i. Preliminary Plans
89. Details
- a. Scope of Services
 - i. The additional detail sheet will include any special curb & gutter details or ramp detailing.

- b. Deliverables
 - i. Preliminary Plans
90. Cross Sections
- a. Scope of Services
 - i. Cross sections along the approaching legs of the intersection will be developed every 50 feet and at strategic locations.
 - b. Deliverables
 - i. Preliminary Plans
91. Opinion of Probable Construction Cost (OPCC)
- a. Scope of Services:
 - i. The OPCC will include expected bid items developed to the Preliminary level. Quantities will be documented in a computation book. Cost will be developed from various sources including past bid tabs. The OPCC will have a 20% contingency added at this stage of the design.
 - b. Deliverables:
 - i. OPCC
92. QA/QC
- a. Scope of Services:
 - i. Prior to each submittal J-U-B will perform a QA/QC process which includes sending drawings to other J-U-B staff members for review and comment. These will be available for review by the City.
 - b. Deliverables:
 - i. None

Task 93 through task 109 includes the advancement of the design, individual plan sheets, OPCC, and QA/QC from 50% design to 90% design. Items that were not previously described above are described below.

96. General Drawings – Tabulations
- a. Scope of Services:
 - i. J-U-B will update the tabulation sheets to include roundabout quantities. These sheets will be a breakdown of the quantities.
 - b. Deliverables:
 - i. Final plans
99. Roundabout Profiles
- a. Scope of Services:
 - i. Each intersecting leg, medians, and inner circle will be profiled based off of the alignments. These profiles will provide PVI's, vertical curve information (if needed), slopes, begin and end stations, and any other useful callouts that may clarify vertical design.
 - b. Deliverables:
 - i. Final Plans
107. Special Provisions
- a. Scope of Services:

- i. Prepare final design Special Provisions based on the City of Greeley standard layout.
 - ii. The special provisions will reference the City of Greeley and CDOT specifications along with additional explanations of work for specialty items.
- b. Deliverables:
- i. Final Special Provisions

Task 110 through task 114 includes the advancement of the design, individual plan sheets, special provisions, OPCC, and QA/QC from 90% design to bid ready roundabout documents.

PART 2 – SCHEDULE OF SERVICES

- A. Refer to Exhibit C of contract.

PART 3 – BASIS OF FEE

- A. The hours and fees for each task are presented in Exhibit B of contract.
- B. Period of Service: If the period of service for the task identified above is extended beyond 12 months, the compensation amount for J-U-B's services shall be appropriately adjusted to account for inflation and salary adjustments.

Task Number	Task Description	Principal & QA/QC	Project Manager	Project Engineer	Engineer (EI 2)	Designer	Clerical	Total J-U-B Labor	Terracon Pinyon King Reconn ACE	BHA Hines Clanton FTH	Task Total	Total
		\$175.00	\$140.00	\$125.00	\$98.00	\$92.00	\$68.00					
<i>Roundabout Preliminary Design</i>												
76	Geotechnical Investigation & Report (Terracon)		4	2			1	\$878	\$4,500		\$5,378	
77	Lighting Photometric (Clanton)		4			2	1	\$812		\$2,200	\$3,012	
78	Landscape Design (BHA)		4			2	1	\$812		\$3,881	\$4,693	
79	Irrigation Design (Hines)		4			2	1	\$812		\$375	\$1,187	
80	Functional Roundabout Design (FTH)		14	14		8	1	\$4,514		\$15,910	\$20,424	
81	Drainage Report		4		32	8	2	\$4,568			\$4,568	
Plan Sheets												
82	Survey and Horizontal Control (3 sheets)		2	4		12		\$1,884			\$1,884	
83	Roundabout Plan Views (5 sheets)	2	12	16		16		\$5,502			\$5,502	
84	Roundabout Grading (5 sheets)	2	12	32		15		\$7,410			\$7,410	
85	Storm Drain Plan & Profile (2 sheets)		12		16	16		\$4,720			\$4,720	
86	Erosion and Sediment Control Plans (1 sheet)		4		8	8		\$2,080			\$2,080	
87	Construction Phasing Plan (6 sheets)	2	8	16		16		\$4,942			\$4,942	
88	Traffic Signing and Striping (5 sheet)		8	16		16		\$4,592			\$4,592	
89	Details (1 sheet)		2	4		8		\$1,516			\$1,516	
90	Cross Sections (8 sheets)		8	16		4		\$3,488			\$3,488	
91	Opinion of Probable Const. Cost (OPCC)	2	12	8	16			\$4,598			\$4,598	
92	QA/QC	8						\$1,400			\$1,400	

Task Number	Task Description	Principal & QA/QC	Project Manager	Project Engineer	Engineer (EI 2)	Designer	Clerical	Total J-U-B Labor	Terracon Pinyon King Reconn ACE	BHA Hines Clanton FTH	Task Total	Total
		\$175.00	\$140.00	\$125.00	\$98.00	\$92.00	\$68.00					
	Hour Subtotal	16	114	128	72	133	7	\$54,528			Subtotal:	\$81,394
<i>Roundabout Final Design</i>												
93	Landscape Design (BHA)		4			4		\$928		\$3,573	\$4,501	
94	Irrigation Design (Hines)		4			4		\$928		\$375	\$1,303	
95	Drainage Report		4		16	8	2	\$3,000			\$3,000	
	Plan Sheets											
96	General Drawings - Tabulations (2 sheets)		8	8	16			\$3,688			\$3,688	
97	Survey and Horizontal Control (3 sheets)		2	2		8		\$1,266			\$1,266	
98	Roundabout Plan Views (5 sheets)		12	8		15		\$4,060			\$4,060	
99	Roundabout Profiles (4 sheets)	2	12	16		8		\$4,766			\$4,766	
100	Roundabout Grading (5 sheets)	2	12	32		5		\$6,490			\$6,490	
101	Storm Drain Plan & Profile (2 sheets)		8		8	16		\$3,376			\$3,376	
102	Erosion and Sediment Control Plans (1 sheet)		4		4	8		\$1,688			\$1,688	
103	Construction Phasing Plan (6 sheets)	2	8	16		16		\$4,942			\$4,942	
104	Traffic Signing and Striping (5 sheet)		4	16		16		\$4,032			\$4,032	
105	Details (1 sheet)		2	4		4		\$1,148			\$1,148	
106	Cross Sections (8 sheets)		8	16				\$3,120			\$3,120	
107	Special Provisions	4	16	8				\$3,940			\$3,940	
108	Opinion of Probable Const. Cost (OPCC)	2	12	8	16			\$4,598			\$4,598	
109	QA/QC	8						\$1,400			\$1,400	
	Hour Subtotal	20	120	134	60	112	2	\$53,370			Subtotal:	\$57,318
<i>Roundabout Bid Ready Documents</i>												
110	Landscape Design (BHA)		2					\$280		\$1,877	\$2,157	
111	Irrigation Design (Hines)		2					\$280		\$200	\$480	
112	Finalize Construction Plans	4	8	16	8	16		\$6,076			\$6,076	
113	Finalize Special Provisions and OPCC	2	4	4				\$1,410			\$1,410	
114	Submit Bid Ready Documents		4	2			2	\$946			\$946	
	Hour Subtotal	6	20	22	8	16	2	\$8,992			Subtotal:	\$11,069
	Total Hours:	42	254	284	140	261	11	\$116,890			Roundabout Design Total:	\$149,781

Sub-Consultant Design Costs				
Clanton	BHA	FTH	Terracon	Hines
\$2,200	\$9,331	\$15,910	\$4,500	\$950
TOTAL SUB COST				\$32,891

Council Agenda Summary

February 19, 2019

Agenda Item Number 13

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Introduction and first reading of an ordinance vacating a right-of-way located south of the intersection of 30th Street and 43rd Avenue and approving of a subdivision replat for Gateway Estates 2nd Filing, 1st Replat

Summary:

The City of Greeley's Stormwater Division received multiple complaints and photographic evidence of stormwater runoff and flooding occurring in Gateway Estates 2nd and 3rd Filing. The predominant flow path was a section of stubbed out roadway, 43rd Avenue. Stormwater was flowing south down 43rd Avenue from 30th Street to a high retaining wall between the 2nd and 3rd filings. Runoff then fell into the backyard of 4301 30th Street Rd. flooding the property during heavy rain events.

As a result, the Stormwater Division designed and constructed curb and gutter along 30th Street across the 43rd Avenue stub out to fill and raise elevations such that flow was diverted down 30th Street to the west and east, preventing runoff from continuing to the south. Curb, gutter, sidewalk, roadway, and major earthwork activities began in 2014, with substantial completion of construction activities in 2016, with the intent of vacating the unused portion of 43rd Avenue.

The requested right-of-way vacation is a stub out of 43rd Avenue in Gateway Estates 2nd filing, which was platted in 1998, with the intent to connect to a future 3rd filing. The third filing, which was later platted in 2002, was built with elevations more than ten feet lower than the 2nd filing, resulting in the reserved 43rd Avenue right-of-way being unusable and infeasible to connect a roadway to in the 3rd filing. The 43rd Avenue stub out remained and was maintained by the City until 2016.

The parcel south of the stubbed out 43rd Avenue in the 3rd filing (4301 30th Street Rd.) was initially platted as Outlot C. However, given that the roadway stub out was unusable as a roadway connection, it was replatted in 2005 into a residential lot. A single family residence now exists on the above mentioned lot at 4301 30th Street Rd.

Utilities in the stubbed out roadway were removed when the 3rd filing was constructed in 2002/2003; however, the 15 foot utility and drainage easements remained on either side of the right-of-way through 4300 30th Street (Fuller property) and 4210 30th Street (Griffis property). As the easements are no longer needed, Atmos Energy, Comcast Cable, CenturyLink, Xcel Energy, and the City of Greeley's Stormwater Division have all agreed to vacate the easements.

The resident at 4300 30th Street, Dick Fuller, previously had access to a side loaded

garage via the stubbed out portion of 43rd Avenue. As such, the Stormwater Division project included the construction of a new curb cut and driveway to maintain access to the Fuller garage. Due to topography, Mr. Fuller required a retaining wall at the curve of his driveway, which is currently in the right-of-way. Mr. Fuller has paid for a consultant to design his retaining wall and would pay a contractor to complete his driveway. A building permit has been granted for this work within the right-of-way, however, the perpetual use of this land requires the vacation of the right-of-way to be vacated and the responsibility of maintenance thereof to be transferred to the adjacent property owners.

The vacated right-of-way was intended to be landscaped at the conclusion of the project. The City's previous Project Manager on this project verbally negotiated a landscaping scheme with both adjacent property owners to provide restoration that ensured the property owners were willing to accept the additional property. However, without a ROW vacation or replat, the new property line was not defined, and a landscape plan could not be finalized. With the approval of the right-of-way vacation the agreed upon landscaping would be installed this spring (2019).

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

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 noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

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 final reading for March 5, 2019.

Attachments:

Draft Ordinance
Vicinity Map

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

CASE NO. SUB2018-0025

AN ORDINANCE VACATING THE _____ RIGHT-OF-WAY
LOCATED

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

Section 1. The following described street rights-of-way, as described as follows, and located in the City of Greeley is hereby vacated:

See Exhibit A, attached

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 _____, 2019.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

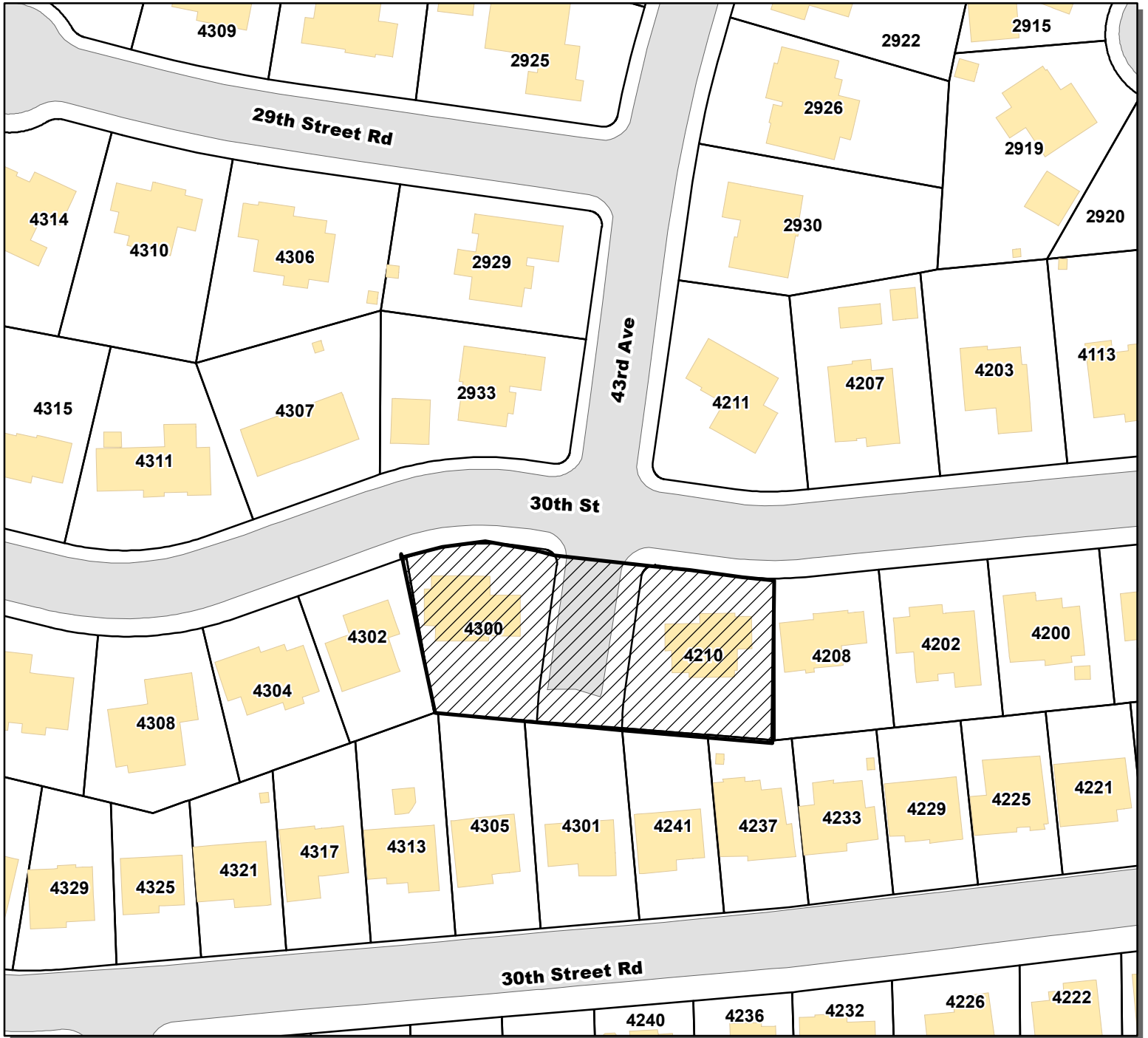
Mayor

Exhibit A

A vacation of 43rd Avenue south of 30th Street located in Gateway Estates 2nd Filing in Section 23, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado more particularly described as follows:




Beginning at the Southwest corner of Lot 1 Block 2 of said Gateway Estates 2nd Filing said point furthermore being the POINT OF BEGINNING, thence N $84^{\circ}53'48''$ W (said bearing being the Basis of Bearing for this description and all other bearings contained herein being relative thereto), a distance of 60.08' along the Southerly line of said Gateway Estates 2nd Filing to the Southeast corner of lot 14 of Block 1 of said Gateway Estates 2nd Filing; thence along the easterly line of said lot 14 and a curve having a radius of 280.00', a delta of $05^{\circ}58'25''$, a chord bearing of N $05^{\circ}38'50''$ E, a chord distance of 29.18', an arc distance of 29.19' to a point on said east line of said Lot 14; thence continue on said east line N $08^{\circ}38'01''$ E, a distance of 81.64' to a point of curve having a radius of 10.00', a delta of $89^{\circ}58'58''$, a chord bearing of N $36^{\circ}21'59''$ W, a chord distance of 14.14', an arc distance of 15.70' to a point on the Northerly line of said lot 14 and a point on the Southerly line of 30th Street; thence S $81^{\circ}21'59''$ E along the said Southerly line of 30th Street, a distance of 80.00' to a point on the Northerly line of said lot 1, Block 2, thence along a curve with a radius of 10.00', a delta angle of $89^{\circ}58'58''$, a chord bearing of S $53^{\circ}38'01''$ W, and a chord distance of 14.14, an arc distance of 15.70' to a point on the West line of said lot 1 and the East R.O.W. line of said 43rd Avenue; thence along said East line of 43rd Avenue and West line of lot 1 S $08^{\circ}38'01''$ W, a distance of 81.64'; thence along a curve with a radius of 220.00', a delta angle of $06^{\circ}38'23''$, a chord bearing of S $05^{\circ}18'50''$ W, a chord distance of 25.48', an arc distance of 25.49' to the POINT OF BEGINNING, said parcel of vacated street right-of way containing 7182 Sq. Ft. or 0.165 acres more or less.

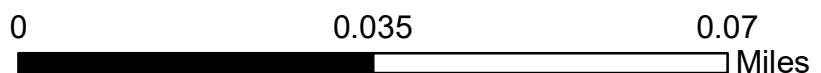
Attachment A – Vicinity Map



SUB2018-0025
Gateway Estates 2nd Filing, 1st Replat

Legend

-  Building
-  Arterial Streets
-  Local Streets



Council Agenda Summary

February 19, 2019

Agenda Item Number 14

Key Staff Contact: Mark Hoekstra, Information Technology Director, 970-350-9305

Title:

Introduction and first reading of an Ordinance to facilitate installation of City-owned fiber optic conduit during excavation projects within the City's rights of way

Summary:

As a follow-up to the Council Worksession recommendations presented on January 22, 2019, we propose this Fiber Conduit Colocation Ordinance. The ordinance adds Chapter 14.80 to the Greeley Municipal Code regarding excavation in the public right of way.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	None
What is the annual impact?	N/A
What fund of the City will provide Funding?	N/A
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	This ordinance makes it less expensive for the City to install fiber optic conduit should it choose to do so. It does not obligate the City to spend money.

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:

To compete in today's economy, communities across the State have become increasingly dependent on internet access – and especially high-capacity (broadband) access. Businesses – whether a 'brick and mortar' business or an at home business – require large amounts of data communications. Further, residences have multiple devices that need the significant capacity for video and other users.

The availability of broadband has also become a necessity for quality of life and desirability of a community, providing residents access to things like online education and distance learning opportunities, telemedicine, and entertainment. In the 21st-century economy, it is critical everyone have broadband access. In fact, it is beginning to be a dialogue that broadband access is as important as our roads and utilities to be economically competitive (Colorado Municipal League).

The history of broadband for the City of Greeley is as follows:

2016: The City began the initiative to examine Broadband generally.

2017: The City initiated (1) a feasibility study with NEO Connect to look broadly at the issues and options related to Broadband, (2) a ballot initiative in which the voters opted out of the prohibitions of SB152 which prohibited most uses of municipal funds for infrastructure to improve local broadband service or from providing those services should the City desire to do so at some point.

2018: Completed the feasibility study and identified next steps.

In May 2018 City staff and a consultant provided the Council with a strategic direction concerning broadband. As the consultant stated:

Municipalities are taking a more active role in ensuring their communities have reliable, abundant and affordable broadband services for their citizens. Additionally, smart city applications are requiring local governments to plan for robust infrastructure to support these emerging technologies.

The study had many components, including a survey of providers and "download" speeds, discussion of the future options (4G and 5G cellular wireless, as examples), price comparisons, existing infrastructure assets, a survey of providers, best practices analysis, and recommendations.

From this report, the Council appropriated an additional \$250,000 to continue to study and analyze the next steps for the City of Greeley to ensure Greeley remains a technologically competitive City in northern Colorado.

This ordinance is designed to satisfy a key recommendation from the 2018 study:

Municipal Facilitation through Broadband Friendly Policies:

Fiber Conduit Colocate Ordinance:

We have written for your consideration an ordinance to address some issues.

This ordinance states:

- When a company is trenching or boring in the City right-of-ways, the company must provide a shadow conduit at the City's request and incremental cost, and
- Those constructing public streets, public improvements and alleys, including the City and Developers must provide and install such conduit and appurtenances as necessary to accommodate future broadband needs within public right of way.

This ordinance achieves several outcomes:

- Avoids unnecessary excavation in the City's rights of way
- Creates broadband infrastructure to ensure that the City remains competitive
- Enables technology to improve traffic safety and congestion
- Helps ensure all areas of the City will have the ability to deploy broadband fiber.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Economic Health & Development: Foster and maintain public and private investment in business development.

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

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 final reading for March 5, 2019.

Attachments:

Fiber Conduit Colocation Ordinance

**CITY OF GREELEY, COLORADO
ORDINANCE NO. _____, 2019**

**AN ORDINANCE ADDING CHAPTER 14.80 OF THE GREELEY MUNICIPAL
CODE REGARDING EXCAVATION IN THE PUBLIC RIGHT OF WAY**

WHEREAS, the City of Greeley (“City”) is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the City owns and maintains a system of streets and Rights of Way for the promotion of public health, safety, welfare and convenience; and

WHEREAS, the City is aware that the demand for technological infrastructure in the future will likely require the installation of additional facilities in, under and upon City-owned streets and Rights of Way; and

WHEREAS, contractors excavating or otherwise working within the City Rights of Way pursuant to a lawfully issued permit are required to perform construction or maintenance operations within the parameters of the Greeley’s Municipal Code; and

WHEREAS, demand for access to broadband services is growing, and in order to fill such demand, more broadband network infrastructure is needed; and

WHEREAS, the City Council has considered the above, finds adoption of this Ordinance is necessary to protect the health, safety and welfare of the City.

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

Section 1. Chapter 14.80 of the Greeley Municipal Code shall be adopted as set forth on Exhibit A attached hereto and incorporated herein by this reference.

Section 2. This Ordinance shall become effective five days following its final publication, as provided by the Greeley Municipal Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2019.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

CHAPTER 14.80
EXCAVATION IN THE PUBLIC RIGHT OF WAY

14.80.010 LEGISLATIVE DECLARATION.

A. Purpose: to provide principles and procedures for the coordination of construction excavation within any public Rights of Way, and to protect the integrity of the Rights of Way and road system.

B. Objectives. Public and private uses of Rights of Way for location of Facilities employed in the provision of public services should, in the interests of the general welfare, be accommodated; however, the City must ensure that the primary purpose of the Rights of Way, namely the safe and efficient passage of pedestrian and vehicular traffic, is maintained to the greatest extent possible. In addition, the value of other public and private installations, Facilities and properties should be protected, competing uses must be reconciled, and the public safety preserved. The use of the Rights of Way corridors for location of Facilities is secondary to these public objectives. This ordinance is intended to assist in striking a balance between the public need for efficient, safe transportation routes and the use of Rights of Way for location of facilities by public and private entities. It thus has several objectives:

1. To insure that the public health, safety and welfare is maintained and that public inconvenience is minimized.
2. To facilitate work within the Rights of Way through the standardization of regulations and permitting.
3. To conserve and fairly apportion the limited physical capacity of the public Rights of Way held in public trust by the City.
4. To promote cooperation among the Applicants and Permittees (as defined herein) and the City in the occupation of the public Rights of Way, and work therein, in order to (i) eliminate duplication that is wasteful, unnecessary or unsightly, (ii) lower the Permittee's and the City's costs of providing services to the public, and (iii) minimize Rights of Way excavations.

14.80.020. DEFINITIONS

For the purpose of this Chapter, the following words shall have the following meanings:

- A. "*Applicant*" means an owner or duly authorized agent of such owner, who has submitted an application for a Permit to Excavate in the Rights of Way.
- B. "*City*" means the City of Greeley, Colorado.
- C. "*Conduit*" means a single enclosed raceway for cables, fiber optics or other wires, or a pipe or canal used to convey fluids or gases.

D. “*Department*” means the Department of Public Works.

E. “*Developer*” means the person, partnership, corporation, or other legal entity who is improving property within the City and who is legally responsible to the City for the construction of improvements within a subdivision or as a condition of a building permit or other land use or development authorization.

F. “*Director*” means the Director of Public Works of the City or his/her authorized representative.

G. “*Facility*” or “*Facilities*” means, including, without limitation, any pipes, conduits, wires, cables, amplifiers, transformers, fiber optic lines, antennae, poles, ducts, fixtures and appurtenances and other like equipment used in connection with transmitting, receiving, distributing, offering, and providing broadband, utility and other services.

H. “*Landscaping*” means materials, including without limitation, grass, ground cover, shrubs, vines, hedges, or trees and non-living natural materials commonly used in landscape development, as well as attendant irrigation systems.

I. “*Major Work*” means any reasonably foreseeable Excavation that will affect the Rights of Way for more than five (5) consecutive calendar days.

J. “*Owner*” means any Person, including the City, who owns any Facilities that are or are proposed to be installed or maintained in the Rights of Way.

K. “*Permit*” means any authorization for use of the Rights of Way granted in accordance with the terms of this ordinance, and other applicable laws and policies of the City.

L. “*Permittee*” means the holder of a valid Permit issued pursuant to this Chapter and other applicable provisions of applicable law for Excavation in the Rights of Way, including but not limited to the City of Greeley for its own capital projects.

M. “*Person*” means any person, firm, partnership, special, metropolitan, or general district, association, corporation, company, or organization of any kind.

N. “*Rights of Way*” means any public street, road, way, place, alley, sidewalk or easement, that is owned, held or otherwise dedicated to the City for public use.

14.80.030. POLICE POWERS

A Permittee's rights hereunder are subject to the police powers of the City, which include the power to adopt and enforce ordinances, including amendments to this ordinance, and regulations necessary to the safety, health, and welfare of the public. A Permittee shall comply with all applicable ordinances and regulations enacted, or hereafter enacted, by the City or any other legally constituted governmental unit having lawful jurisdiction over the subject matter

hereof. The City reserves the right to exercise its police powers, notwithstanding anything in this ordinance or any Permit to the contrary. Any conflict between the provisions of the ordinance or a Permit and any other present or future lawful exercise of the City's police powers shall be resolved in favor of the latter.

14.80.040. COLOCATION OF THE CITY'S FIBER CONDUIT

A. Intent. To permit the City to collocate conduit for fiber whenever an entity is proposing construction activities that involve directional boring or open trenching within public Rights of Way.

B. Requirements. To collocate and install City owned fiber conduit simultaneously with a Permit holder's construction activity at the City's request:

1. Right of Way Permits. All permittees proposing construction activities that involve directional boring or open trenching within public Rights of Way that extend more than five-hundred (500) feet in length are required to co-locate and install City owned conduit simultaneously with the Permit holder's construction activity at the City's request, unless such co-location requirement is not allowed by any other state or federal law, rule, or regulation. The City may, upon initial review of the permit application, determine that the permittee's proposed construction activity does not demonstrate a need for collocation of City infrastructure.

2. Collocation of Conduit. For any construction activity that requires a collocation of City conduit, the City shall, as a condition of the issuance of the permit or the continued validity of a permit, direct the permittee to install City owned conduit with tracer wire and associated infrastructure, as identified by the City, concurrent with the installation of the permittee's infrastructure following the City's review and approval of all estimated costs associated with the collocation of the City conduit. The permittee shall install the City conduit with tracer wire adjacent to the permittee's infrastructure and within the same bore or trench alignment. The City will bear all construction installation cost associated with the collocation, including the City conduit, pull boxes, and all other materials and infrastructure to be installed, including the incremental labor and equipment cost incurred by the permittee (or its contractor or subcontractor) that are reasonably and directly attributable to the required collocation of City conduit, material and infrastructure. The City shall not pay for design or potholing cost.

3. Documentation. When a collocation of City conduit is required, the permittee may be required to submit signed as-built documentation of the City's conduit to the City if physical verification of the City conduit is not possible.

4. Fees. The City designated representative may incrementally waive Rights of Way permit fees set forth for any construction activities associated with the collocation project.

14.80.060. CONSTRUCTION OF NEW STREETS

A. Intent. This is intended to require those constructing public streets, public improvements, and alleys, including the City and Developers, to provide and install such conduit and appurtenances to accommodate future broadband needs within the Rights of Way without further excavation.

B. Requirements. Whenever any new public street or alley is constructed, whether by the City as a public works project or by a Developer or other private party in conjunction with development, the following shall be required:

1. In all new local streets and alleys serving or abutting residential development, a minimum of two 2" conduit with pull box every 600 (six hundred) feet or less (and at every 90 degree turn) shall be installed by the party constructing the street or alley.

2. In all new collector or arterial streets serving or abutting residential development, and in all new streets and alleys serving or abutting nonresidential development, a minimum of four 2" conduit with pull box every 600 (six hundred) feet or less (and at every 90 degree turn) shall be installed by the party constructing the street or alley; provided however that at the discretion of the Director, the number and size of the conduit and spacing of pull box may be modified to address the reasonably known plans and/or demand for broadband capacity in these locations.

3. In addition to installing conduit, the party constructing the street or alley will be required to install such vaults and other appurtenances as may be necessary to accommodate installation and connection of broadband Facilities within the conduit.

4. All construction and installation shall be accomplished according to construction standards adopted by the City. The construction standards shall be adopted with due consideration given to existing and anticipated technologies and consistent with industry standards.

5. All Facilities installed by Developers or other private parties pursuant to this section shall be conveyed and dedicated to the City with the dedication and conveyance of the public street and/or Rights of Way.

6. All installation costs shall be the responsibility of the party constructing the public street.

C. Use by Broadband Service Providers and Network Owners. Whenever conduit installed or to be installed under this section is available or will become available within a newly constructed public streets or Rights of Way upon dedication, all broadband service providers or network owners thereafter locating Facilities within such street, alley or Rights of Way shall be required to locate their communications lines within such conduit unless it can be demonstrated to the reasonable satisfaction of the City that such location is not technologically feasible or reasonably practicable. Conduit capacity shall be allocated to broadband service providers or

network owners on a first-come, first-served basis; provided, that the City may reserve capacity within such conduits for its own use; and provided further, that the Director may adopt additional rules for conduit allocation in order to ensure that all broadband service providers and network owners have reasonable access to the Rights of Way and that no barriers to entry or competition result from the allocation of conduit space.

D. Fees. The City reserves the right to charge reasonable fees for the use of conduit installed pursuant to this section, to the extent consistent with and as limited by federal and state laws. Any such fees shall be established by resolution or ordinance.

Council Agenda Summary

February 19, 2019

Agenda Item Number 15

Key Staff Contact: Joel Hemesath, Public Works Director, 970-350-9795

Title:

Introduction and first reading of an Ordinance authorizing the acquisition of interests in real property located in the City of Greeley for road improvements by purchase or exercise of power of eminent domain pursuant to Section 7 of Article XVI, Section 15 of article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statute § 38-1-101, et seq. (65th Avenue and Highway 34 Frontage Road Project)

Summary:

This ordinance authorizes the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, required to construct the 65th Avenue and Highway 34 Frontage Road Project.

The 2018-2022 City of Greeley Capital Improvement Plan identifies the necessity for improvements of 65th Avenue and the Highway 34 Frontage Road to relieve congestion and address safety concerns due to the close location of the frontage road to the signal at the 65th Avenue and Highway 34 Bypass. Key elements of the project include widening 65th Avenue, installation of southbound turn lanes, and the closure of the frontage road east of the intersection. This project will also construct a detention pond at the southeast corner of the project to address drainage issues that occur during storm events.

The 2035 City of Greeley Comprehensive Transportation Plan identifies the 65th Avenue and Highway 34 intersection as a future highway interchange location. The timeline for the interchange improvements is not known at this time. The current project will construct interim improvements to address immediate and anticipated traffic congestion and safety needs until such time as the ultimate interchange improvements are constructed.

The Project will require the acquisition of tracts of fee simple right of way and temporary construction easements along 65th Avenue. City staff have begun discussions with owners within the project area. As the Project progresses, staff will continue to work with owners to meet the goals of the project, address site considerations, and acquire the property interests necessary for the project. Staff fully intends to negotiate in good faith and follow a uniform acquisition process for all affected owners; however, if an agreement cannot be reached, and in order to meet the schedule and budget requirements of the project, the City may consider the use of eminent domain.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	Unknown, to be negotiated.
What is the annual impact?	None
What fund of the City will provide Funding?	312 - Transportation Development
What is the source of revenue within the fund?	Development Fees
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The Colorado Constitution and the Greeley Municipal Code authorize the City to acquire interests in real property for public purposes, including by eminent domain when deemed necessary.

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

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Safety – Traffic Safety

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.

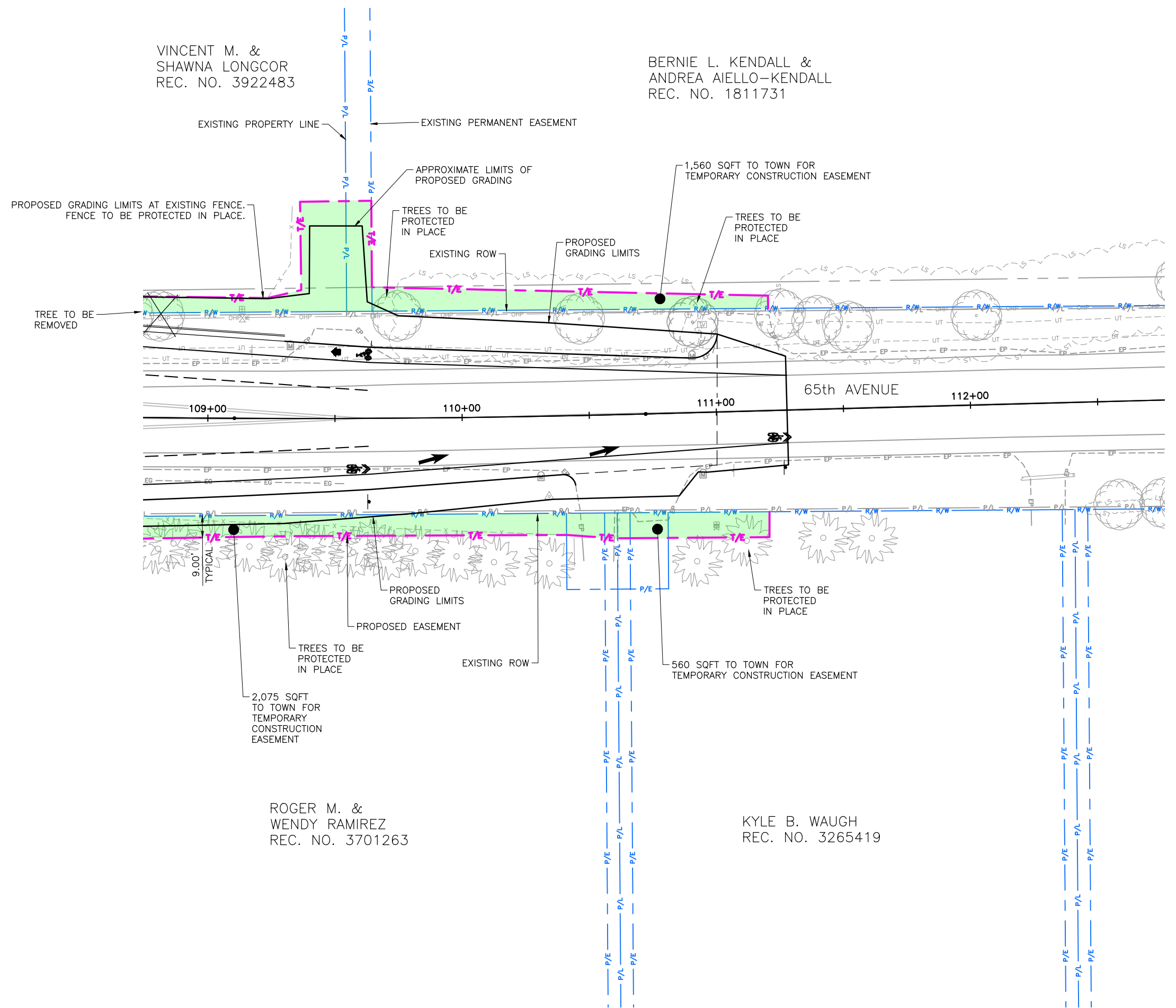
Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for March 5, 2019.

Attachments:

Conceptual Plan Drawing – 65th Avenue and Highway 34 Frontage Road Project Ordinance
Exhibit A to Ordinance – Property Ownership Map

Plot Date: 11/17/2019 8:56 AM Plotted By: Amber Moore
 Date Created: 11/17/2019 11:45:12 AM Project: 219-01-14 ROW-EXHIBIT.DWG



- AREA OF PROPOSED EASEMENT
- AREA OF PROPOSED RIGHT-OF-WAY (ROW)

VINCENT M. &
 SHAWNA LONGCOR
 REC. NO. 3922483

BERNIE L. KENDALL &
 ANDREA AIELLO-KENDALL
 REC. NO. 1811731

ROGER M. &
 WENDY RAMIREZ
 REC. NO. 3701263

KYLE B. WAUGH
 REC. NO. 3265419

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

JUB
 J-U-B ENGINEERS, INC.
 4745 Boardwalk Drive
 Building D, Suite 200
 Fort Collins, CO 80525
 Phone: 970.377.3602
 Fax: 970.377.3935
 www.jub.com

CITY OF GREELEY
 PUBLIC WORKS
 Engineering Division
 1001 9th Avenue
 Greeley, CO 80631
 Phone: 970.377.3602

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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

65TH AVENUE INTERSECTION IMPROVEMENTS
 CITY OF GREELEY
 PROPOSED RIGHT OF WAY EXHIBIT

FILE: 2019-01-14 ROW-EXHIBIT
 JUB PROJ. #:
 DRAWN BY: BK
 DESIGN BY: BK
 CHECKED BY: AM
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/17/2019
 DRAWING NUMBER:
ROW 2
 SHEET **79**
 OF 2

THE CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

AN ORDINANCE AUTHORIZING THE CITY OF GREELEY TO ACQUIRE INTERESTS IN REAL PROPERTY LOCATED IN GREELEY, COLORADO FOR ROAD IMPROVEMENTS AND ASSOCIATED FACILITIES BY PURCHASE OR EXERCISE OF THE POWER OF EMINENT DOMAIN, PURSUANT TO SECTION 7 OF ARTICLE XVI, SECTION 15 OF ARTICLE II, AND SECTIONS 1 AND 6 OF ARTICLE XX OF THE COLORADO CONSTITUTION AND COLORADO REVISED STATUTES § 38-1-101, ET SEQ. (65TH AVENUE AND HIGHWAY 34 FRONTAGE ROAD PROJECT)

WHEREAS, the City of Greeley (“City”) is a Colorado home-rule municipality authorized by Article II, Section 15, and Article XX, Sections 1 and 6 of the Colorado Constitution, as affirmed by the City’s Charter, Sections 1-3, to exercise the power of eminent domain to acquire real property to construct, operate and maintain transportation systems and other public works and everything required to do so, with the payment of just compensation; and,

WHEREAS, Article 15 of Title 31, and Article I of Title 38, Colorado Revised Statutes, provide statutory authority and procedures for the exercise of the power of eminent domain by the City; and

WHEREAS, the City has determined that the public infrastructure improvements to 65th Avenue and the Highway 34 Frontage Road by the City are needed for improved traffic flow and safety of the intersection; and

WHEREAS, in order to complete the project the City must acquire additional real property;

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

Section 1. The City Council hereby finds and determines that it is in the interest of the health, safety and welfare of the public, serves a public purpose, and is necessary, to acquire, through the exercise of the power of eminent domain, the property generally described on Exhibit A attached hereto and incorporated by reference herein, for improvements to 65th Avenue and Highway 34 (“Property”), for improved traffic flow and safety of the intersection.

Section 2. Should City staff be unsuccessful in negotiating a mutual agreement for the purchase of the Property, the City Council hereby directs City staff to begin acquisition by eminent domain, including, but not limited to, obtaining immediate possession of the Property, pursuant to the above-named statutes.

Section 3. The City Council hereby ratifies any previous actions by City staff in providing notice of the City's intent to acquire the Property and extending an offer to purchase the Property.

Nothing contained in this ordinance shall be construed as precluding or preventing continued good faith negotiations by City staff in an effort to purchase the Property.

Section 4. This ordinance shall take effect five (5) days after its final publication as provided by the City's Charter, Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED this _____ day of _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

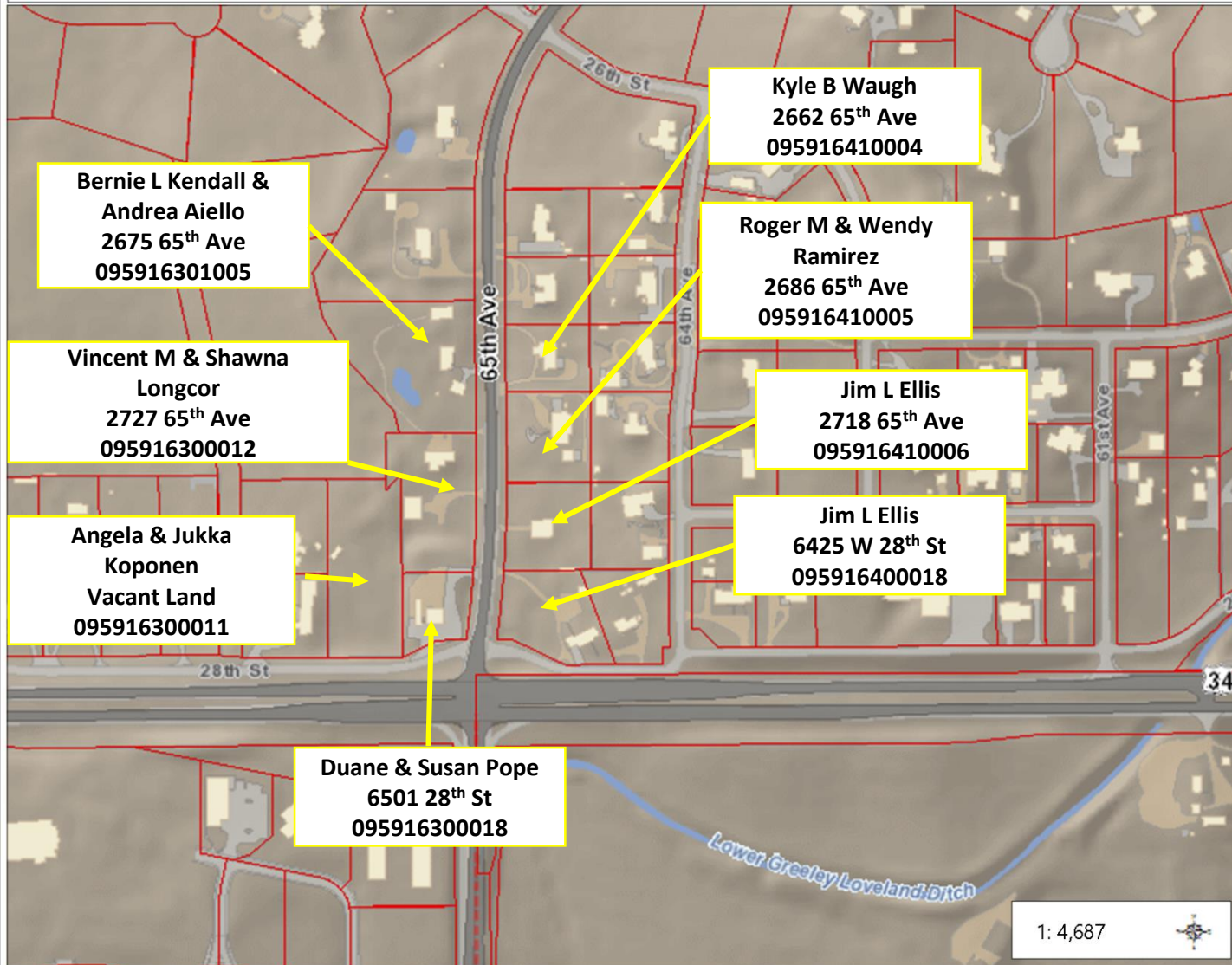
Mayor

Attachment: Exhibit A – Property Ownership Map



CITY OF GREELEY ORIGIN

65th Ave & Hwy 34 Project Area



0.1 0 0.07 0.1 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 1/15/2019

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

Council Agenda Summary

February 19, 2019

Agenda Item Number 16

Title

Pulled Consent Agenda Items

Council Agenda Summary

February 19, 2019

Agenda Item Number 17

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing to consider a change of zone from PUD (Planned Unit Development – Oil and Gas, and Neighborhood Center) to PUD (Planned Unit Development – Residential) zone district for approximately 7.11 acres located north of 25th Street (a.k.a., Centerplace Drive) and west of 35th Avenue Court, and a public hearing and final reading of an Ordinance changing the official zoning map to reflect the same

Summary:

The City of Greeley is considering a request by Gate Way Place Phase II LTD., to rezone an area approximately 7.11 acres in size from a PUD (Planned Unit Development) with one set of allowed uses to a PUD allowing a different set of uses (i.e., residential). The site is located north of Centerplace Drive and west of 35th Avenue Court.

Until recently, the property was utilized for an oil and gas facility (the only allowed use). The oil and gas facility has been fully capped and abandoned, as such, the applicants are requesting a rezoning, which would allow for their vision of 144 multi-family dwelling units.

The Planning Commission considered the request on January 22, 2019 and unanimously recommended approval to City Council.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	Some incremental increases at the time of any proposed development
What is the annual impact?	Dependent on development type
What fund of the City will provide Funding?	Development impact fees
What is the source of revenue within the fund?	Development impact fees
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

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 noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

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) A motion that, based on the application received and subsequent staff analysis, the proposed rezoning from PUD (Planned Unit Development – Oil and Gas and Neighborhood Center) to PUD (Planned Unit Development – Residential) meets Development Code Section 18.30.050(c)(3) and 18.32.040(b); and, therefore, approves the rezone.

- B) A motion to adopt the map change and publish with reference to title only.

Attachments:

Ordinance
Planning Commission Minutes-Draft (January 22, 2019)
Planning Commission Summary (Staff Report) (January 22, 2019)
PowerPoint

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

CASE NO. ZON2019-0004

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT – OIL AND GAS, AND NEIGHBORHOOD CENTER) TO PUD (PLANNED UNIT DEVELOPMENT – RESIDENTIAL) FOR APPROXIMATELY 7.11 ACRES LOCATED NORTH OF 25TH STREET (A.K.A. CENERPLACE DRIVE) AND WEST OF 35TH AVENUE COURT

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 PUD (Planned Unit Development – Oil and Gas and Neighborhood Center) to PUD (Planned Unit Development – Residential) in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

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 _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S) IN FEE OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD, COUNTY, COLORADO, HAVING A RADIUS OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 1370.65 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14.

COUNTY OF WELD
STATE OF COLORADO

TOGETHER WITH;

A PORTION OF BLOCK 5, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS ASSUMED TO BEAR NORTH 87°34'31" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 87°34'31" WEST 627.48 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF BLOCK 1, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT AND ALONG SAID WEST LINE SOUTH 02°25'29" WEST 505.36 FEET; THENCE SOUTH 47°25'29" WEST 56.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47°25'29" WEST 235.04 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 64°57'58" AND A RADIUS OF 300.00 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 32°28'26" EAST 322.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 340.16 FEET; THENCE NON-TANGENT FROM SAID CURVE NORTH 00°00'34" EAST 430.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.11 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED MAP, AS EMBRACED WITHIN



PLANNING COMMISSION Proceedings

January 22, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Rarick called the meeting to order at 1:19 p.m. Commissioners, Andersen, Hice-Idler and Modlin were present. (Commissioners Schulte, Yeater and Briscoe were absent.)

II. Approval of minutes for meeting held on December 11, 2018

Commissioner Modlin moved to approve minutes of the meeting held on December 11, 2018. Commissioner Andersen seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

III. Approval of minutes for meeting held on January 8, 2019

Commissioner Andersen asked about specific code changes that were addressed for this matter. Chair Rarick stated that the minutes were only an overview and that the details will be addressed and carried to the work session held on January 29, 2019.

Commissioner Andersen moved to approve minutes of the meeting held on January 8, 2019. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

IV. Election of Chair

Chair Rarick stated this item would be postponed until next hearing.

V. Election of Vice Chair

Chair Rarick stated this item would be postponed until next hearing.

VI. A public hearing to consider a Preliminary Planned Unit Development for 144 multifamily units on a 7.11 acre parcel located north of 25th Street and Centerplace Drive and west of 35th Avenue Court, an amenitized residential apartment complex adjacent to the existing West Park Village, Creekstone Apartments and the Gateway Place Apartment complex

Name: Gateway Park II Preliminary PUD
Case No: PUD2018-0006
Applicant: Gateway Place Phase II, Ltd.
Location: North of 25th Street and Centerplace Drive and West of 35th Avenue Court
Presenter: Marian Duran, Planner II

VII. A public hearing to consider a Final Planned Unit Development for 144 multi-family units on a 7.11 acre parcel located north of 25th Street and Centerplace Drive and West of 35th Avenue Court, an amenitized residential apartment complex adjacent to the existing West Park Village, Creekstone Apartments and the Gateway Place Apartment complex

Project Name: Gateway Park II Final PUD
Case No.: PUD2018-0008
Applicant: Gateway Place Phase II, Ltd.
Location: North of 25th Street and Centerplace Drive and West of 35th Avenue Court
Presenter: Marian Duran, Planner II

Marian Duran addressed the Commission and requested permission to enter both cases into the record and combine the presentations. She added that separate motions would be required. Ms. Duran provided an updated aerial map, vicinity map and the existing zoning map. She added that the site is within an area of ecological significance.

Ms. Duran stated that the City of Greeley is considering a request by Gate Way Place Phase II LTD., to rezone approximately 7.11-acres in size from Planned Unit Development - Oil & Gas and Planned Unit Development - Neighborhood Center to Planned Unit Development – Residential Zoning District with accessory uses as defined in the Development Code and as the Code is amended, along with a Preliminary PUD Plan for the proposed Gateway Park II PUD. She described the complex and standards of each unit in the proposal.

Ms. Duran described the overall landscape plan and stated that all landscaping would require approval, in addition to all required amenities. Ms. Duran included photographs of the area and its surroundings. She suggested that the lot has been vacant for quite some time and accumulating trash and refuse and that development would be appropriate for the area. Ms. Duran summarized that the proposals comply with the criterion and guidelines and recommended approval.

Commissioner Modlin asked about access for bike trails. Ms. Duran clarified that the access would be with all the internal sidewalks and walkways that are provided in the site plan.

Applicant, Ryan McGreen, addressed the Commission on behalf of Norris Design. Mr. McGreen addressed Commissioner Modlin with his questions about bike trails and stated that there is a plan for connectivity and accessibility with the multi-family neighborhoods to access walking trails and paths. Mr. McGreen provided a brief description of the facility and its amenities and agreed that this project blends in with the surrounding areas. He stated that the environmental report was reviewed and no issues were found.

Chair Rarick asked about the north side tying into the other complex and asked about a private drive through the complex. Mr. McGreen stated that it is a private drive and the owner is part of this proposal.

Chair Rarick opened the public hearing for Gateway Park II PUD2018-0006 at 1:43 p.m. There being no public input, the hearing was closed at 1:43 p.m.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Oil and Gas) zone district to PUD (Residential) zone district meets criteria outlined in Development Code Sections 18.30.050(c)(3) and 18.32.040(b) and therefore, recommends approval of the rezone to the City Council. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

Commissioner Andersen moved that, based on based on the application received and the preceding analysis, the Planning Commission finds that the proposed Gateway Park II PUD Plan is consistent with Section 18.32.040, 18.32.050 and 18.32.060 of the Development Code and, therefore, recommends approval of the PUD plan as submitted to the City Council, with the following condition:

1. Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage.

Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

Noting that a public hearing had not been opened, Chair Rarick opened the public hearing for the Final PUD2018-0008 at 1:47 p.m. There being no public input, the public hearing was closed at 1:47 p.m.

Commissioner Andersen moved that, based on the project summary and preceding analysis, the Planning Commission finds that the proposed Gateway Park II Final PUD Plan meets Development Code, Chapter 18.32, and is consistent with the approved Preliminary PUD plan, with the following conditions and therefore approves the Final PUD plan as submitted:

- 1) Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage;
- 2) Prior to the Planning Commission approval of the Final PUD, the Preliminary PUD shall be approved by City Council;
- 3) Prior to Final Plat recordation the applicant must pay \$131,019.53 cash-in-lieu of park land dedication.

Commissioner Hice-Idler seconded motion. The motion carried 4-0 (Commissioners Schulte, Yeater and Briscoe were absent.)

VIII. A public hearing to consider a request for a Use by Special Review for 30 horizontal oil and gas wells, with associated equipment on two centralized pad sites, and one production facility on a 35.25 acre parcel zoned R-L (Residential Low Density), with 23.6 acres proposed for drilling and extraction operations

Project Name: Volt 19-S Use by Special Review
Case No.: USR2018-0012
Applicant: Corey Sheahen on behalf of SRC Energy Inc.
Location: North of Highway 34 Business, east of 83rd Avenue and West of Boomerang Golf Course
Presenter: Rachel Prelog, Planner II

Ms. Prelog addressed the Commission and noted the following corrections to the permanent acreage referenced in the request and recommended motion. The applicant has clarified that the actual permanent acreage once wells are in production is 7.27-acres. The 24 acres previously stated in the staff report is the area of land that will be occupied during operations. She provided a memo with the corrected information. Ms. Prelog presented a map showing the location of the property and provided a brief history of the site. She stated the applicant is requesting approval of a Use by Special Review to allow for oil tanks, two water tanks, six vapor recovery units and associated equipment on 7.27-acres of the 35.25-acre site.

Ms. Prelog concluded with a brief summary of the Comprehensive Plan encouraging the colocation of oil and gas facilities. She stated that the site is physically suitable for an oil and gas operation and that the proposed development meets or exceeds the setback requirements required by the City and the COGCC. Ms. Prelog informed the Commission of a neighborhood meeting that took place on October 27, 2018, held at Northridge High School, where there were three neighbors in attendance. Staff recommended approval with several conditions outlined in the recommended motion.



Planning Commission Memo

TO: Planning Commission

ITEM: Gateway Park II Preliminary PUD

CASE NUMBER: PUD2018-0006

LOCATION: North of 25th Street and Centerplace Drive and West of 35th Avenue Court

APPLICANT: Gate Way Place Phase II LTD

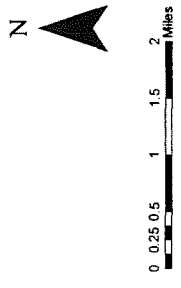
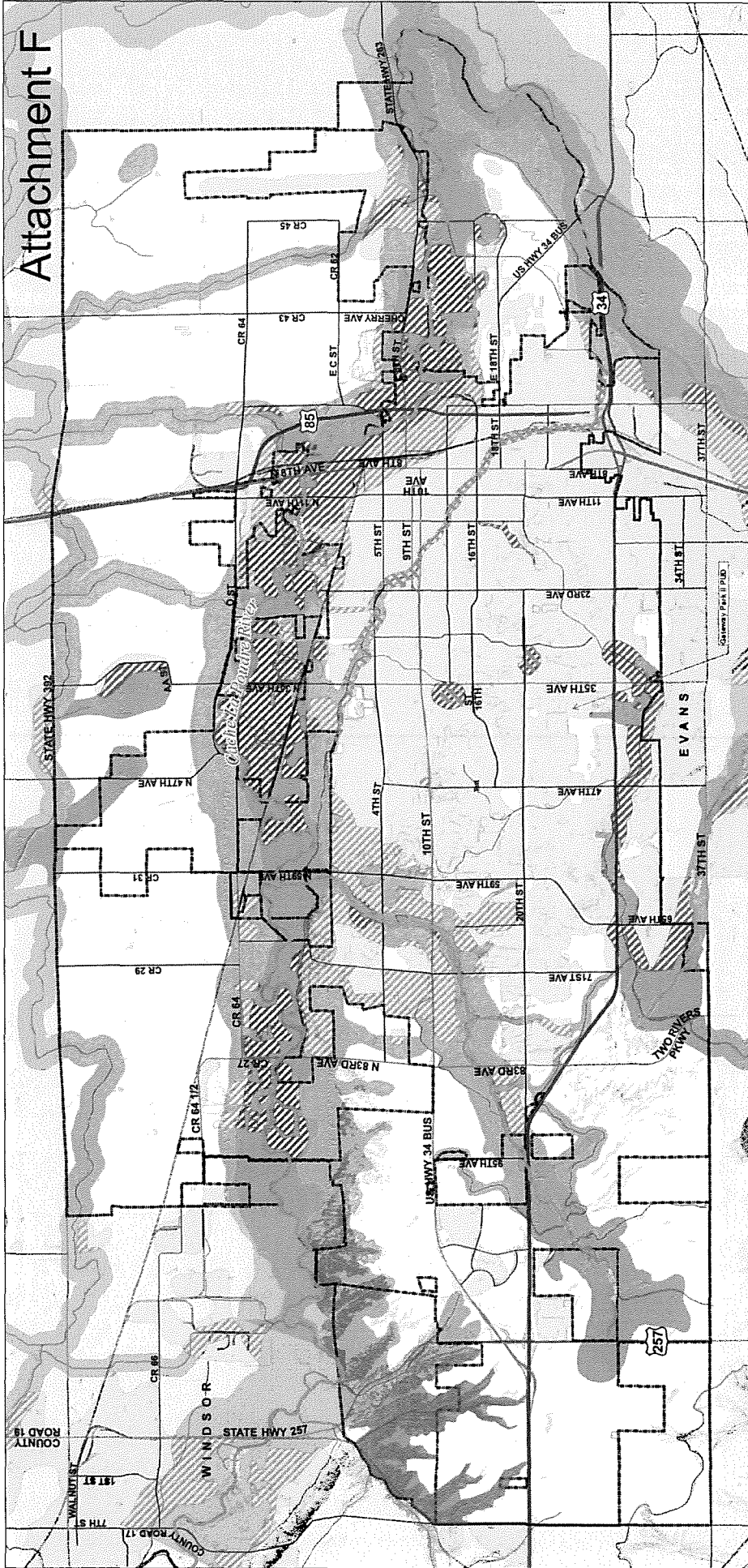
PLANNER: Marian Duran, Planner II

Replacement of the following maps to represent the proper location and property boundaries proposed for development:

- 1) Attachment A – Aerial/Vicinity Map
- 2) Attachment B – Existing Zoning Map
- 3) Attachment F – Ecological Significance Map

ECOLOGICALLY SENSITIVE AREAS

Attachment F



Proposed additional areas of ecological significance not included in the 1998 mapping.	Areas that contained significant natural features shown on the 1998 map which would be severely affected by Development & Mining	Areas which have not been significantly affected by Development or Mining	Areas which have been significantly affected by Development or Mining that retain significant natural values	Areas which have been significantly affected by Development or Mining

LEGEND

Aerial & Vicinity Map

Gateway Park II PUD





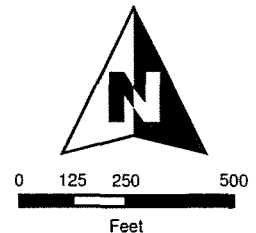
Notes:
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

**Gateway Place II PUD
 36th Avenue and
 Centerplace Drive
 Parcel ID: 09591440005**

Legend

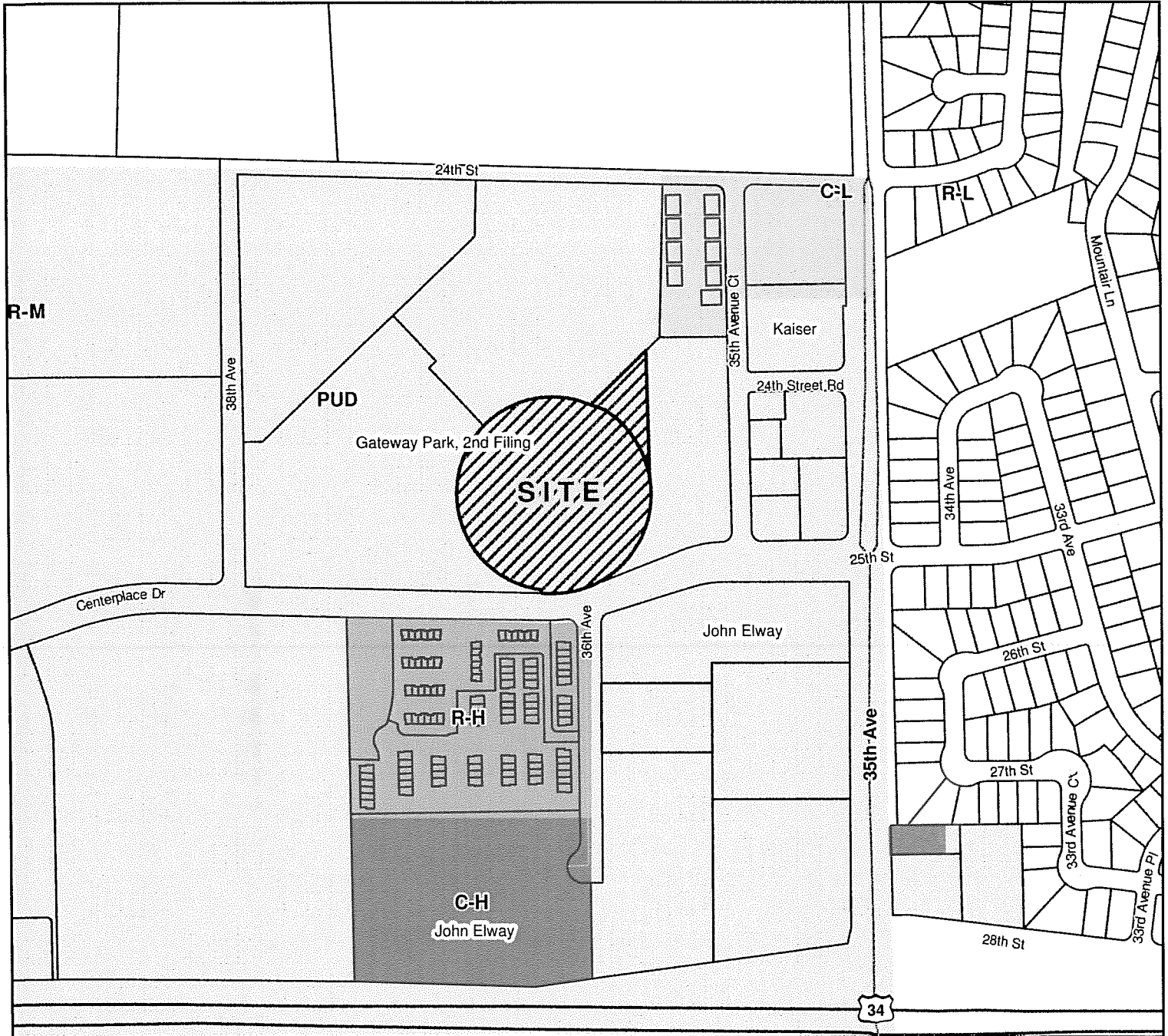
-  Subject Site
-  Property Lines



Created: January 21, 2019
 By: durann, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



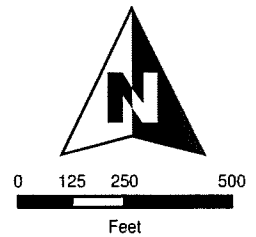
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 09591440005

Legend

- | | | |
|----------------|-----|-----|
| Subject Site | H-A | R-E |
| Property Lines | I-H | R-H |
| C-D | I-L | R-L |
| C-H | I-M | R-M |
| C-L | PUD | |



Created: January 21, 2019
 By: durann, CD
 Gateway Park II PUD.mxd



Planning Commission Memo

TO: Planning Commission

ITEM: Gateway Park II Final PUD

CASE NUMBER: PUD2018-0008

LOCATION: North of 25th Street and Centerplace Drive and West of 35th Avenue Court

APPLICANT: Gate Way Place Phase II LTD

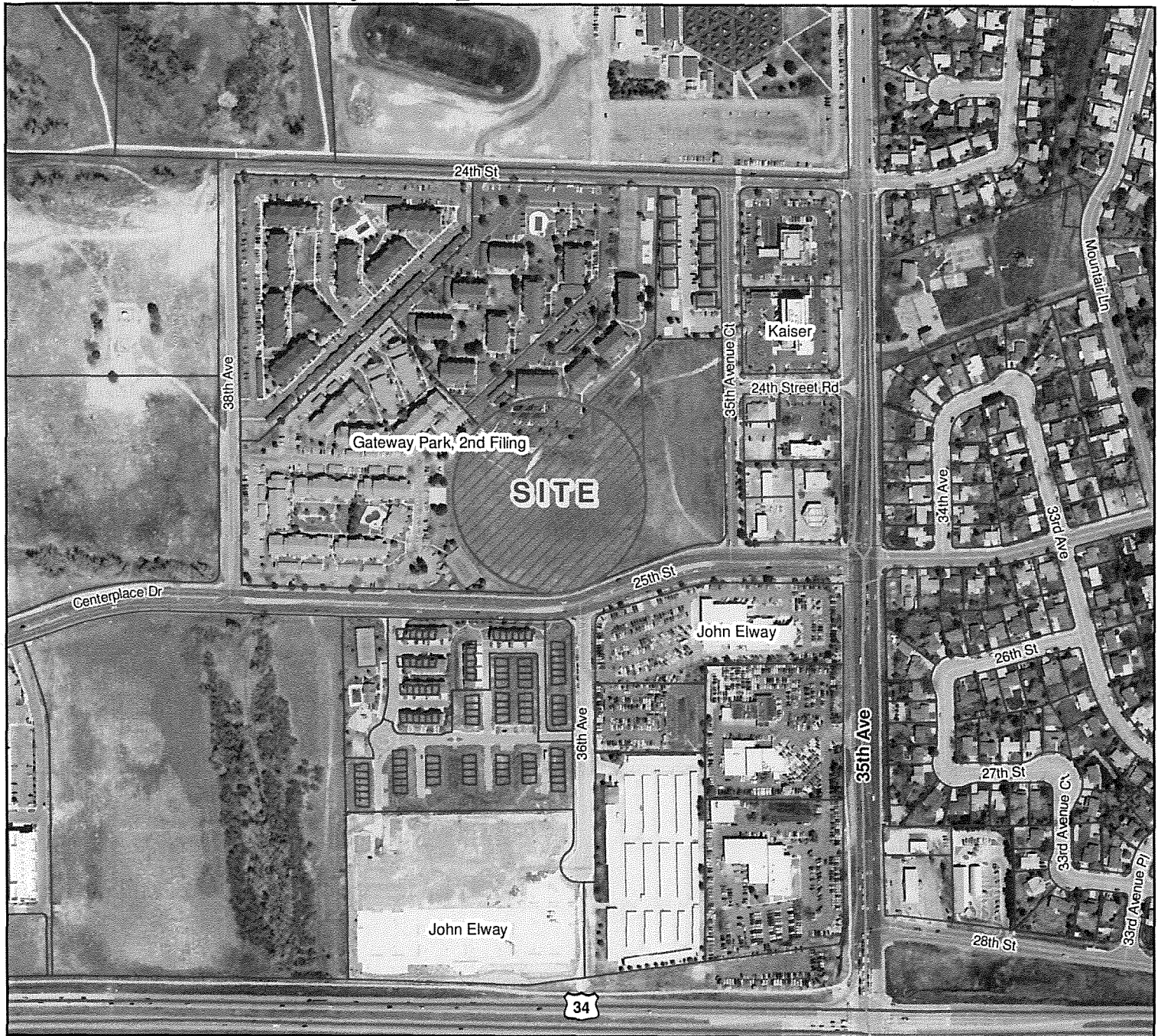
PLANNER: Marian Duran, Planner II

Replacement of the following maps to represent the proper boundaries proposed for development:

- 1) Attachment A – Aerial/Vicinity Map
- 2) Attachment B – Existing Zoning Map

Aerial & Vicinity Map

Gateway Park II PUD



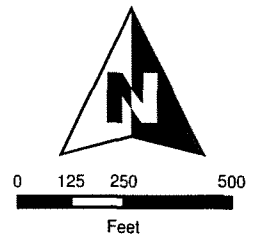
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**Gateway Place II PUD
 36th Avenue and
 Centerplace Drive
 Parcel ID: 095914400005**

Legend

- Subject Site
- Property Lines



Created: January 21, 2019
 By: duranm, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



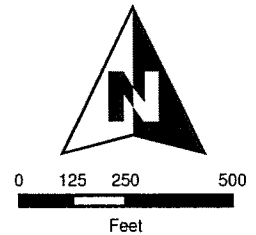
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 095914400005

Legend

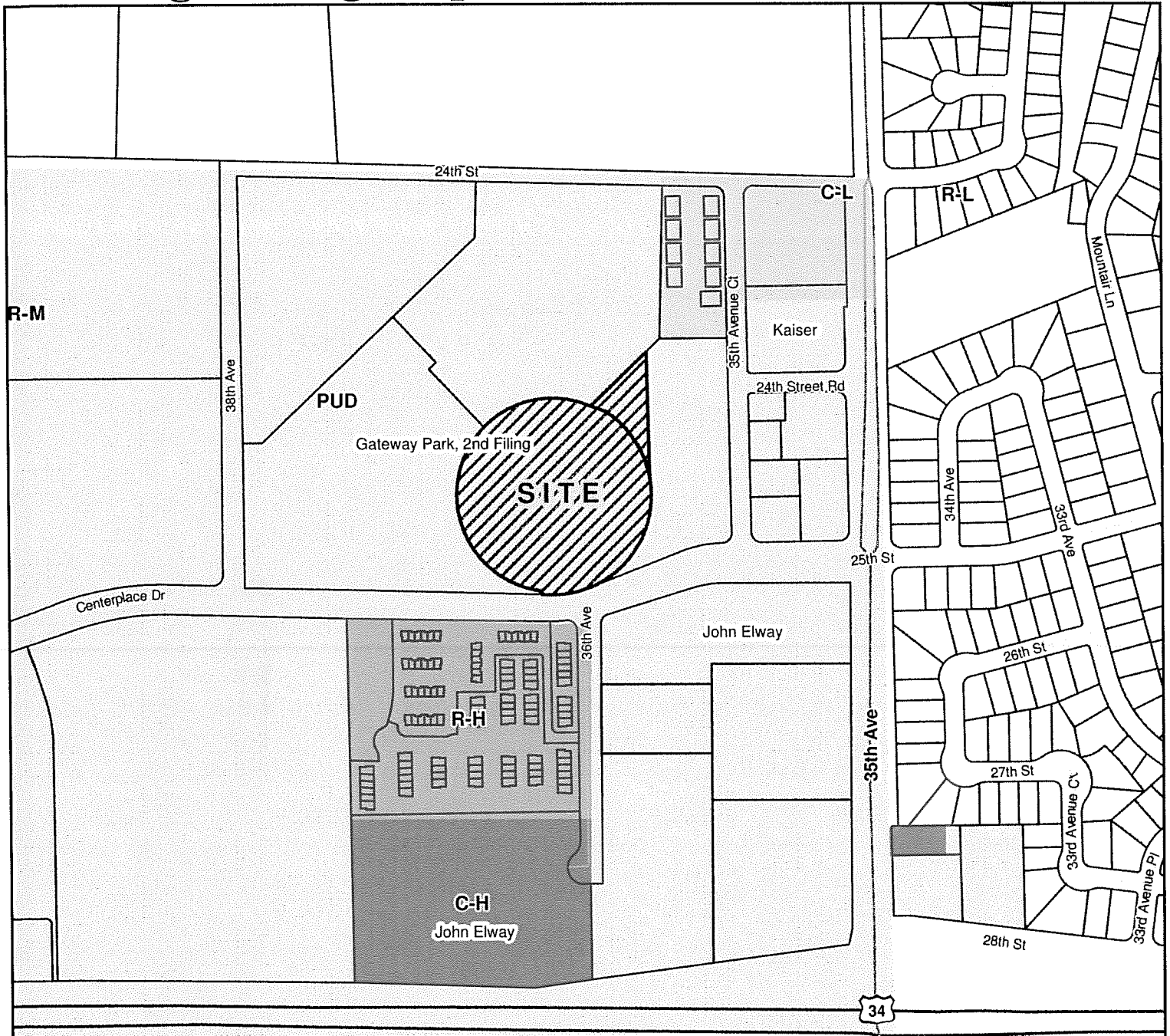
- | | | | | |
|--|----------------|-----|--|-----|
| | Subject Site | H-A | | R-E |
| | Property Lines | I-H | | R-H |
| | C-D | I-L | | R-L |
| | C-H | I-M | | R-M |
| | C-L | PUD | | |



Created: January 21, 2014
 By: duranm, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



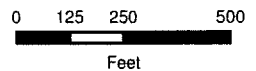
Notes:
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 09591440005

Legend

- | | | |
|----------------|-----|-----|
| Subject Site | H-A | R-E |
| Property Lines | I-H | R-H |
| C-D | I-L | R-L |
| C-H | I-M | R-M |
| C-L | PUD | |



Created: January 21, 2011
 By: duranm, CD
 Gateway Park II PUD.mxd

PLANNING COMMISSION SUMMARY

ITEMS: 1) Rezone PUD (Planned Unit Development - Oil & Gas) and a PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development – Residential of varying densities and associated accessory structures) Zone District

2) Approval of a Preliminary PUD Plan

CASE NO: PUD2018-0006

PROJECT: Gateway Park II Preliminary PUD

LOCATION: North of Centerplace Drive and West of 35th Avenue Court - Parcel ID: 095914400005

APPLICANT: Gate Way Place Phase II LTD

CASE PLANNER: Marian Duran | Planner II

PLANNING COMMISSION HEARING DATE: January 22, 2019

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 applications in the form of a finding based on the review criteria found in Sections 18.30.050(c)(3)(a-h) and 18.32.040(b)(1-3) of the Development Code. The Planning Commission shall then make a motion as to the recommendation.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Gate Way Place Phase II LTD., to rezone approximately 7.11-acres in size from PUD (Planned Unit Development - Oil & Gas) and PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development – Residential) Zoning District with accessory uses as defined in the Development Code and as the Code is amended, along with a Preliminary PUD Plan for the proposed Gateway Park II PUD (*see Attachment A – Aerial/Vicinity Map, Attachment B – Existing Zoning Map, Attachment J – Rezoning Documents, Attachment C – Applicant Narrative*).

A. REQUEST

Approval of rezoning application from PUD (Planned Unit Development Oil & Gas) and PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development for Residential uses of varying densities) (*see Attachment B – Existing Zoning Map*). Including single-

family, multi-family, townhomes, duplexes, and associated accessory structures) Zoning District on approximately 7.11-acres, with an associated Preliminary PUD Plan (see Attachment J – Rezoning Document).

B. STAFF RECOMMENDATION

Approval, with conditions

C. SITE DATA:

Proposed Zoning: PUD (Planned Unit Development)

Proposed Land Uses: Residential (single-family, multi-family, townhomes, duplexes, development)

Abutting Zoning: North: PUD (Planned Unit Development)
South: PUD (Planned Unit Development)
East: PUD (Planned Unit Development)
West: PUD (Planned Unit Development)

Site Conditions: The site is largely vacant on the surface, but contains a plugged and abandoned oil and gas well site [SRC Gilbert – Wattenberg].

Parcel Size: 7.11-acres

Abutting Land Uses: North: Multi-Family
South: ROW/ Multi-Family
East: Vacant
West: Multi-Family

D. BACKGROUND

The site was annexed into the City of Greeley under the Southwest Greeley Annexation No. 1 in 1978 [Recordation No. 0001761540; Case No. Z 2:78]. The original concept PUD, which covered 285 plus-acres of property was approved in 1981. This concept PUD allowed commercial, office, and a tech center [Case No. Z 9:81]. In 1982, a Final PUD Plan was approved for only oil and gas development on the subject property [Case No. PUD 8:82]. The concept PUD was required and amended in addition to the final PUD to allow not only oil and gas (reducing the drilling sites), but office, commercial, high-tech industrial, and residential uses as well as originally planned in 1981. This concept and final plan was approved in 1984 [Ordinance No. 72, 1984; Z 22:84] . The subject site became known as the Gilbert No. 1 oil and gas, which contained only one well. The Final PUD for the Gateway Park Filing No. 1, which included the Gilbert oil and gas was approved in August 1984.

The subject site proposal encompasses a portion of one lot from Gateway Park PUD and the Gilbert Oil & Gas PUD, also subdivided with this proposal. The Gilbert Oil & Gas PUD site is comprised of 6.491-acres in size and contains a plugged and abandoned oil and gas well site

[Gilbert-Wattenberg], it is located just north of the intersection of 36th Avenue and Centerplace Drive. The northeast portion of the adjacent property proposes to include additional parking for the development. Both areas proposed with this development comprise of approximately 7.11-acres in size (see Attachment D – Preliminary PUD Plan).

E. LAND USE PLAN

The Gateway Park II PUD is planned to be constructed in one phase, covering over 7-acres of land designed out of two parcels. It is proposed to consist of varying residential uses (*see Attachment E – Preliminary PUD Document*).

Preliminary PUD Plan

The proposed Gateway Park II Planned Unit Development (PUD) articulates throughout the applicant’s narrative and the preliminary PUD plan document, that the proposal would uphold higher design standards, including more amenity features than the typical development offers. In fact, due to the interesting atypical lot design or circular lot that was drafted for the oil and gas setbacks, it now provides an interesting challenge to developers, as it is difficult to place rectangular buildings within a circle. The proposal, however, would be difficult to accomplish with a straight zoning district. A PUD allows for greater flexibility such that applicant has proposed a 10-foot setback on the south end adjacent to Centerplace Drive, and up to 60-foot tall building structures (*see Attachment C – Applicant Narrative, Attachment D – Preliminary PUD Plan, Attachment E – Preliminary PUD Document, and Attachment K – Setback Exhibit*).

Oil and Gas

There are no active oil and gas facilities on site, but there is however, a plugged and abandoned oil and gas well (SRC Gilbert-Wattenberg). As a result, it has now opened surface development opportunities for the site. Per the City of Greeley, Development Code standards and the Colorado Oil and Gas Conservation Commission (COGCC), there are no setback requirements for plugged and abandoned oil and gas well sites. In most cases, the vacant site would need to be rezoned to allow other uses to be developed, such as what this subject site applicant is requesting to do. The Gateway Park II PUD applicant propose to rezone the property from PUD oil and gas to PUD residential.

The standard cap depth for plugged and abandoned gas wells in Colorado are typically 8-feet deep. The Gateway Park II PUD applicant anticipates grading the site by removing 3 feet from the above surface of the plugged gas well cap, leaving roughly 5 feet of cover over the existing cap. The bottom of the proposed 4-foot deep swimming pool located in the epicenter of the development, is proposed to sit 5 feet above the plugged and abandoned well cap. The surrounding pool deck and amenity area including the clubhouse, and surrounding residential buildings are proposed to be built up in grade to ensure the 5-foot cover remains intact.

Urban Growth and Adequate Public Facility Area (APFA)

The site is located largely within a suburban developed and can be adequately served by water, sewer, streets, fire, parks and trails if approved, yet a parkland dedication fee is required of the applicant. The site is vacant on the surface, but water and sewer mains would be required to be extended to the proposed site from adjacent services.

The park is within walking distance. Both fire, and police response systems are less than a mile away (*see Section H.3 for additional details*). A review of the Traffic Impact Study indicated that access onto Centerplace Drive is required, and that full movement access is requested onto the fourth leg of Centerplace Drive and 36th Avenue and a second access proposed through the existing apartment complex on the northwest side of the development. These additional access points would allow public safety services, such as fire and police, to access the site and the northern Gateway Park PUD more quickly from Centerplace Drive through the Gateway Park II PUD development. All subsequent site improvements shall comply with the City's Development Code, as amended.

F. APPROVAL CRITERIA

1. Development Code Section 18.30.050 - Rezoning Procedures

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment (rezoning) application, as follows:

- a. **Has 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: This subject property includes a plugged and abandoned well site, which allows for redevelopment opportunities and over 6-acres of surface land are now made available (*6.49-acres*). As an alternative to Greenfield development, this infill development focuses on establishing a character at a scale that is consistent with that of the established neighborhood and would make the existing northern parking lot legal, as it is being incorporated with the Gateway Park II PUD. Infill development on large lots such as this one, has been largely recognized as being more financially feasible for development than Greenfields, because it is closer to existing and adequate public facilities. Developing vacant land reduces the negative influences associated with blight, potential criminal activity, and reduced real estate values. In staff's opinion, it is in the public best interest to allow infill development to occur on a site that is now available for development, it is a key ingredient to accommodating growth and redesigning our communities to be environmentally and socially sustainable.

The proposal complies with this criterion.

- b. **Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: As stated above, the property had been zoned for PUD (oil and gas uses only) for approximately 37 years. Since the oil and gas wellhead was plugged and abandoned, it rendered the existing zoning designation obsolete. Although, the property is now available for redevelopment opportunities, the existing PUD zoning prohibits any other land uses on the property. Hence, the request to rezone the property from PUD oil and gas to PUD residential. The Gateway Park II PUD is in line with development trends in the surrounding area, which is also market-driven, and considers the larger potential needs of the surrounding community by supplying high-density residential in the City of Greeley.

The proposal complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

Staff Comment: The presence of detrimental conditions on site are currently unknown. An existing plugged and abandoned well at the site poses no current concerns, as there has not been substantial evidence or reports within the City of Greeley that indicate that plugged and abandoned sites pose a hazard. When an oil and gas well has reached its end of life, it is then plugged and abandoned, capped typically at 8-feet in depth. In some cases, these singular, older wells are plugged and abandoned due to new technological advances in oil production, redirecting them through horizontal drilling to help the well produce oil within larger facilities elsewhere.

Currently there are no City of Greeley and/or Colorado Oil and Gas Conservation Commission (COGCC) setback requirements from plugged and abandoned wellheads, but it may be considered in the future due to potentially unknown risks. Nonetheless, across the City of Greeley, many plugged and abandoned well sites have been redeveloped, having structures built over them. There have been no known detrimental environmental concerns reported, as stated above, that would set precedence or would prohibit future development on plugged and abandoned sites, including this subject property.

With the proposed Gateway Park II PUD, drainage patterns would be mitigated with the proposed detention pond. Slopes are relatively flat and soils appear to be stable.

The proposal complies with this criterion

- e. Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: The proposal is not for community-related uses.

This criterion is not applicable to this request.

- f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?**

Staff Comment: There should not be any significant environmental, noise or visual impacts resulting from the proposed rezoning of the property, although at the time of construction, the typical noise and visual impacts would be present until the proposed project is complete. Service impacts to the police, fire, water, sewer, pedestrian systems, parks and recreation facilities would not substantially increase with the proposed rezone request. Any potential noise created by this development will be regulated by the Municipal Code.

Adequate safeguards are in place within the Development Code and PUD documents that should mitigate any negative impacts of future residential development.

The request complies with this criterion

- g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?**

Staff Comment: There are no applicable zoning overlay requirements or any proposed. The proposed request is consistent with many goals and policies in the Imagine Greeley Comprehensive Plan. Key policies are listed in Section F(3) below.

The request complies with this criterion.

h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: The City did not require zoning suitability plans in 1984, as it was developed prior to when Development Code required it in 1998.

This criterion is not applicable to this request.

2. Development Code Section 18.32.040(b) - Standards for PUD Establishment

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 (as outlined above):

- (1) Area requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres, except as provided for in Subsection (c) below.

Staff Comment: At approximately 7.11-acres, this proposal satisfies the minimum area requirements, and as presented is a cohesive proposal that would provide diversity within the community. The proposal is consistent with all applicable goals and policies outlined in the Imagine Greeley Comprehensive Plan goals and policies as listed below under section 2.

The request complies with this criterion.

- (2) Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.

Staff Comment: According to the applicant, and staff's analysis of the Gateway Park II PUD proposal, the rezone request is consistent with the Imagine Greeley Comprehensive Plan (Adopted 2/6/2018) which states within the overall vision for community, "*Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and*

rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods.” Key objectives that the proposal supports the Imagine Greeley Comprehensive Plan are listed below.

The request complies with this criterion.

- Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.
- Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.
- Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).
- Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter mile of residential areas.
- Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map): - Multi-modal corridors - Existing activity centers
- 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.
- Objective GC-6.9 Suburban Subdivisions Promote the careful integration of “complete neighborhood” characteristics (*see Objective GC-6.1*) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

Objective 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.

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.

- (3) Upon the specific request of the landowner or upon the recommendation of the Planning Commission or City Council, the two-acre requirement in Subsection (1) above may be waived if, after considering the proposed development requested, the City Council finds that such waiver would be beneficial to the City and foster the objectives of this Code and the Land Use Chapter of the City's Comprehensive Plan.

Staff Comment: This criterion is not applicable to this request.

3. Development Code Section 18.32.040(c) – Standards for PUD Establishment

The City Council may authorize, by its approval of a Preliminary Planned Unit Development Plan, a mix of land uses, as well as variations in density, setback, height, lot size, lot coverage, open space, street width, parking and landscaping. Any such variations granted by the City Council shall be based upon the findings by the Council that the PUD plan:

- (1) Provides an innovative design which would be equal to or better than development which would occur under base standard zoning district requirements;
- (2) Accomplishes specific goals and objectives of the Land Use Chapter of the City's Comprehensive Plan;
- (3) Includes land uses which are required to be in a PUD;
- (4) Meets the overall intent of this Code; or
- (5) Provides equivalent site design trade-offs for the exceptions granted (i.e., more open space for higher density, etc.).

Staff Comment: The applicants request to rezone a now vacant parcel, from the Gateway Park PUD zoning category “gas well” to residential with varying uses in the new Gateway Park II PUD. The proposed PUD would support the core values and guiding principles of the Imagine Greeley Comprehensive Plan as well (*see Attachment G - 2035 Comprehensive Transportation Plan*).

Due the fact that PUDs can be designed and suited for the proposed development is comprehensive in design and exceeds the base standards of the current R-H (Residential High Density) zoning district. Therefore, the PUD has listed equivalent site design trade-offs of higher density and reduced front setbacks for more amenities and open space. These are called out in the PUD document and narrative as “deviations” from Development Code Standards. These site design trade-offs were also mentioned earlier in Section E, where additional amenities and open space for the higher density and reduced setbacks have been provided for the proposal (*see Attachment K – Setback Exhibit*).

Staff has reviewed the proposed deviations and concludes that the variations would provide a comprehensive design than the minimum standards set by the Development Code. Additionally, the proposed variations meet the overall intent of the Code.

Staff finds that the proposal complies with Section 18.32.040(c) (1-5).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Staff is unaware of any current hazards on the property. There is an existing plugged and abandoned oil and gas facility on site.

2. Wildlife

Since the property was previously developed with an oil and gas facility, along with all associated production equipment, and it is surrounded by residential and commercial development, wildlife impacts should be minimal. The presence of prairie dogs was not found or present on the site. The area is not located within Areas of Ecological Significance Map (*see Attachment F – Ecological Significance Map*).

3. Floodplain

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

4. Drainage and Erosion

The property is subject to City of Greeley development standards, of which the applicant must comply with. Preliminary drainage plans have been reviewed by Engineering Development Review staff, questions and concerns have been adequately addressed at this point in the process. This project requires a Final PUD prior to lot development. Erosion controls devices must be designed by the developer and reviewed by the City to ensure that best management practices are utilized as the project progresses.

Because most of this property was previously used for oil and gas production, drainage was not addressed at the time, nor was it a major concern. Furthermore, the northern part of the site is developed, as a parking lot, releases storm water into a swale at the northeast corner of the site. The City of Greeley has been determined that the proposed development would need to provide water quality and detention to treat the developed flows before releasing at or below historic rates. Historically the site is split up into two basins:

1. Basin H1 is located on the west half of the subject property and is composed of native grass and turf being tributary to the existing apartment complex northwest of the subject property. The flows are conveyed overland by way of sheet flow onto 46th Avenue and being transported by gutter and storm sewer to the northwest, which eventually discharges into the Greeley West Detention Basin.
2. Basin H2 is located on the east half of the site composed of native grass and an existing parking lot being tributary to the existing apartment complex to the northeast. The flows are conveyed overland by way of sheet flow and gutter into a drainage swale carrying flows to the northeast, which eventually discharges into the Greeley West Detention Basin.

The proposed development is designed to have one water quality and detention pond to treat the proposed development. It is proposed to be located at the northeast corner of the subject property and would release at or below the rate of Basin H2, nearly eliminating the runoff from Basin H1.

5. Transportation

The traffic impact study reported that the estimated traffic impacts associated with the proposed development of the Gateway Park II PUD, were estimated using trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation manual.

The City's standards do not have minimum volume thresholds to identify the need for left and right turn lanes. The need was identified by the City Engineer and the traffic study. For the proposed Gateway Park II PUD development, a left turn lane would be required for the eastbound left turn movement at 36th Avenue. The corridor was constructed to provide room for left turn lanes and therefore, a left turn lane is recommended. The need for a westbound right turn lane was determined based on the operational benefits that would be gained by adding the lane. Analysis of the Year 2040 total traffic volume scenarios shows that the level of service would be unchanged by adding the lane and the side street delay would only be improved by a second or two per vehicle with the addition of the lane.

Current pedestrian and bicycle destinations within 1,320-foot radius of the development are Greeley West High School and Greeley West Park. There are several sidewalk connections between the site access on Centerplace Drive and the two destinations. The current Greeley Bicycle Master Plan lists bike paths on 35th Avenue and on 24th Street from 35th Avenue to 42nd Avenue, a bike paths to be proposed on Centerplace Drive between 35th Avenue and 38th Avenue, and a bike lane proposed on 38th Avenue (*see Attachment H – Greeley Bicycle Plan*).

The operational analysis based on the proposed development, concluded that Centerplace Drive and 36th Avenue intersection would be expected to operate acceptably based on City standards in the Year 2040 total traffic volume scenarios. A traffic signal is not expected to be warranted at the intersection based on the Year 2021 total traffic volume scenarios. Finally, an eastbound left turn lane should be constructed at the intersection. However, the addition of a westbound right turn lane is not expected to significantly improve the operation of the intersection.

6. SERVICES

1. Water

The City of Greeley would provide water services to the site. The applicant would be responsible for the cost of extending services to this location.

2. Sanitation

The City of Greeley would provide sewer services to the site. The applicant would be responsible for the cost of extending services to this location.

3. Emergency Services

The property is served by the City of Greeley's Police and Fire Departments. Access to the proposed development would be accomplished from Centerplace Drive.

4. Parks and Open Spaces

Dedication of parks for this proposal would be required, but due to the configuration of the site cash-in-lieu is due prior to Final Plat recordation. It is anticipated that no plans for future parks are anticipated west of 38th Avenue and/or west of the subject parcel (*see Attachment I – PTOL Master Plan*).

The Gateway Park II PUD proposes a 7,843 open space area, and a 6,600 square foot dog park, which qualifies as the usable open space for the proposed development.

5. Schools

The nearest schools within 1.5 miles of the proposed development include Meeker Elementary School, Brentwood Middle School, and Greeley West High School is walking distance from the site.

H. VISUAL IMPACTS

Visual impacts would be mitigated by the use of perimeter landscape treatments on the south and around the circular parcel, and buffer yards on the east.

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed Preliminary PUD were mailed to all property owners within 500 feet of the site, a notice regarding the project was sent to the Greeley Tribune on December 13, 2018.

Two signs were posted on-site on December 3, 2018. One along Centerplace Drive and the other on the northern proposed access point to the proposed development. No comments have been received to date [*see Attachment M – Notice Boundary Map*].

J. MINERIAL ESTATE OWNER NOTIFICATION

Mineral notice was required with this development. The applicant has submitted their notice to all mineral rights owners’ 30-days prior to hearing date.

K. PLANNING COMMISSION RECOMMENDED MOTIONS (*Two*)

1. *Rezone from PUD (Oil and Gas) to PUD (Residential)*

Based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from PUD (Oil and Gas) zone district to PUD (Residential) zone district meets criteria outlined in Development Code Sections 18.30.050(c)(3) and 18.32.040(b) and therefore, recommends approval of the rezone to the City Council.

2. *Gateway Park II PUD - Preliminary PUD Plan*

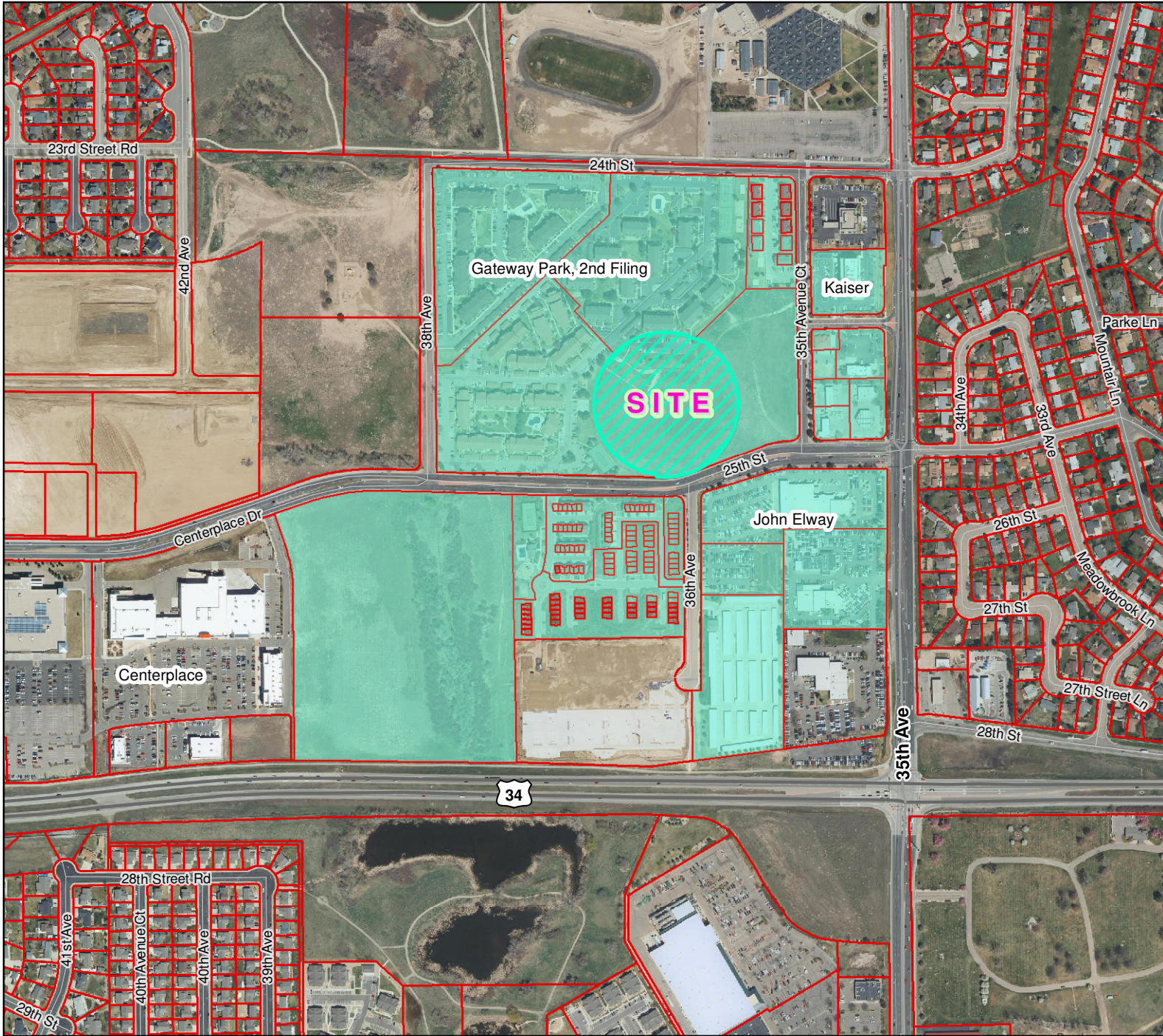
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Gateway Park II PUD Plan is consistent with Section 18.32.040, 18.32.050 and 18.32.060 of the Development Code and, therefore, recommends approval of the PUD plan as submitted to the City Council, with the following condition:

1. Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage.

L. ATTACHMENTS

- Attachment A – Aerial/Vicinity Map
- Attachment B – Existing Zoning Map
- Attachment C – Applicant Narrative
- Attachment D – Preliminary PUD Plan
- Attachment E – Preliminary PUD Document
- Attachment F – Ecological Significance Map
- Attachment G – 2035 Comprehensive Transportation Plan
- Attachment H – Greeley Bicycle Plan
- Attachment I – PTOL Master Plan
- Attachment J – Rezoning Documents
- Attachment K – Setback Exhibit
- Attachment M – Notice Boundary Map

Aerial/Vicinity Map






**Gateway Place II PUD
36th Avenue and
Centerplace Drive
Parcel ID: 09591440005**

Notes:

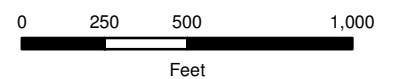
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

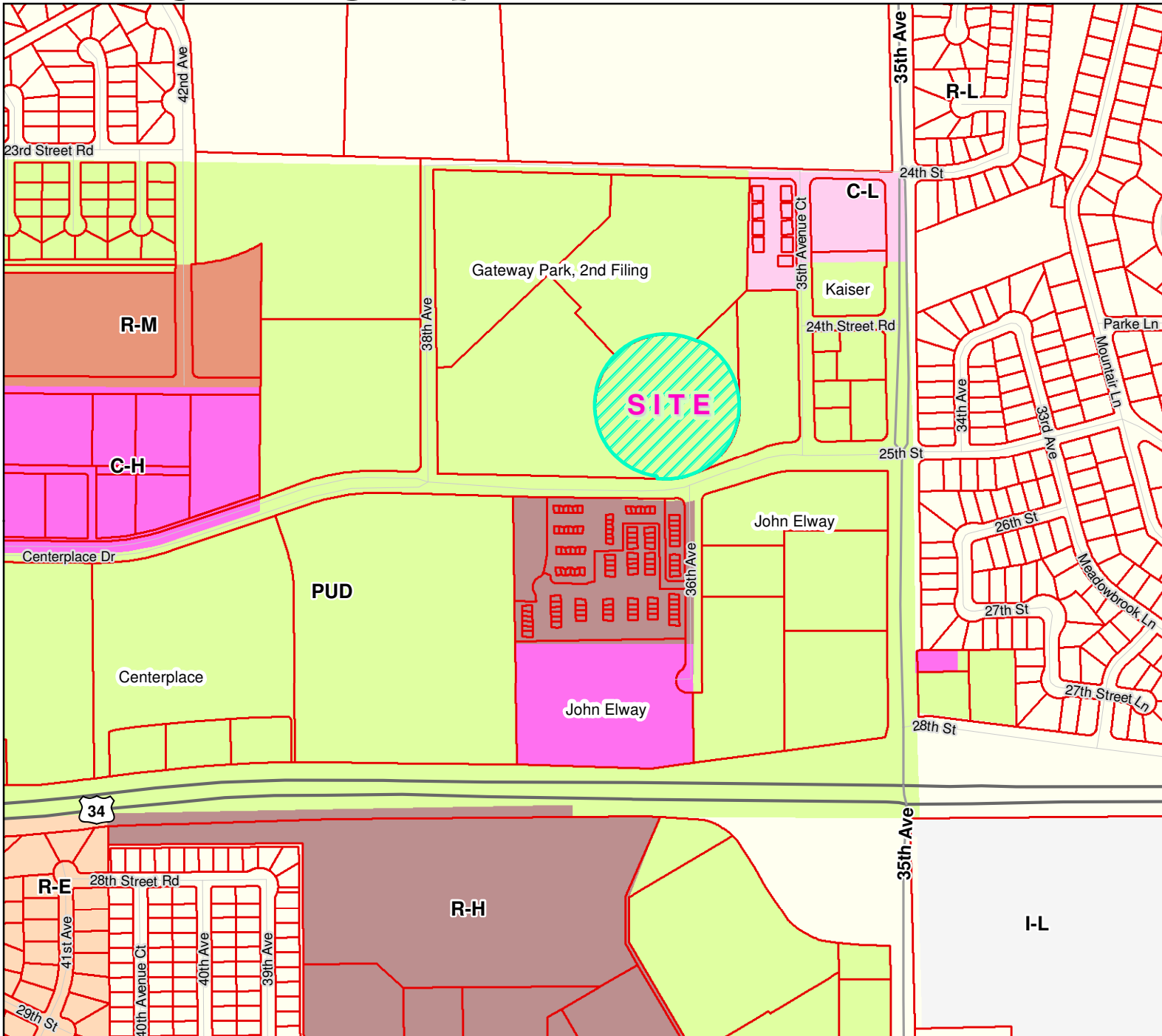
Legend

-  Subject Site
-  Noticing Area 500ft
-  Property Lines

Infill project proposal offering
144 unit residential amenitized
multi-family complex.



Existing Zoning Map



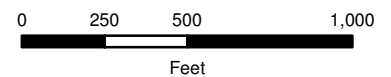
Notes:
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 095914400005

Legend

- | | | | | | |
|--|---------------------|--|-----|--|-----|
| | Subject Site | | C-L | | PUD |
| | Noticing Area 500ft | | H-A | | R-E |
| | Property Lines | | I-H | | R-H |
| | C-D | | I-L | | R-L |
| | C-H | | I-M | | R-M |





PROJECT NARRATIVE

Rezoning criteria/justification.

Introduction

The Gateway Park II residential development is an envisioned opportunistic infill project offering a new 144 unit residential amenitized community that will complement the existing West Park Village, Creekstone Apartment, and Gateway Place Apartment communities along the Highway 34 corridor of southwest Greeley, CO.

The selected site for this development includes a 6.491 acre abandoned gas well - Parcel ID: 095914400005 located just north of the intersection of 36th Avenue and W 25th Street - and a .062 acre portion of Parcel ID: 095914404002 - the adjacent east parcel. Together, the 7.111-acre site sits within both the Gateway Park Planned Unit Development (PUD) and the Gilbert PUD where the gas well is identified as Gilbert Site #1. Both PUD's were approved sequentially in 1984. The predominate parcel is zoned gas well because at the time of the 1984 PUD approval there was an active well on site. Since the time of that zoning the well has been plugged and abandoned, per required regulations, rendering the zoning designation obsolete, and the parcel now developable.

This application is for a new Planned Unit Development (PUD) seeking the rezoning of Gilbert Site #1 from the Gateway Park PUD zoning category "gas well" to "residential" in the new Gateway Park II PUD to allow for the development of a high-quality residential housing project that strives to offer compact community design, is close in proximity to a mix of supporting uses, and leverages the forward-thinking transportation goals of the multimodal Highway 34 corridor. In doing so, this new PUD supports core values and guiding principles of the Imagine Greeley Comprehensive Plan.

Benefits of the new Gateway Park II PUD

Part of this entitlement process and application is to update the current platted and unplatted land within the Gateway Park PUD. Gilbert Site #1 (Parcel ID: 095914400005) currently has an existing parking bay of 43 cars located within the northern-most portion of the parcel that serves the adjacent Gateway Place Apartments. That parking bay, however, is currently not recognized in City records and will be incorporated into the replatting of the Gilbert Site #1 parcel, which will occur simulatenously with this Gateway Park II PUD application.

Also of importance, the existing Gateway Place Apartments would like to expand their parking beyond the additional parking bay within the Gilbert Site #1 to provide more convenient parking oportunities for existing residences. The parcel to the east of Gilbert Site #1, Parcel ID: 095914404002 – mentioned above – is platted land within the Gateway Village Filing #1 and is under the same ownership as the parcel for Gateway Place Apartments. To achieve additional parking and to address the needs for on-site drainage for the proposed residential development in the Gateway Park II PUD, the ~27,000 square-foot portion (.62 acres) of the Gateway Village Filing #1 parcel adjacent to the Gilbert Site #1 would be subdivided and combined with the Gilbert Site #1 parcel to create a new plat for the new residential development.

The Gateway Park II PUD intends to replat the Gilbert Site #1 parcel, and subdivide the adjacent portion of the Gateway Village Filing #1 parcel to create a 7.111 acre plat that through the Final Plat process for the new PUD will correct City records for the unrecorded parking lot, create more parking to support the Gateway Place Apartments, and incorporate vacant land to address site drainage needs for the new residential development to be built on site.

Potential Impacts

There are no detrimental environmental conditions, such as floodplains, existing irrigation ditches, inadequate drainage, slopes, or unstable soils on site that would affect future development of the site for a residential use. The original zoning of the site “gas well” is obsolete with the abandonment and plugging (per required standards) of the gas well and therefore in the best interest of the community, rezoning the site to a residential use will offer additional housing choice and provide a better more valuable use for the community.

Rezoning the proposed 7.111 acres from “gas well” to “residential” will not create significant noise, environmental, or visual impacts for the surrounding residential community. On the contrary, the proposed rezoning to residential only complements and expands the surrounding residential uses in the area. Any change in noise due to a larger residential population will be marginal, and the visual impacts will actually help to further improve the surrounding area.

The City of Greeley employs a 200-plus professional staff within the Greeley Police Department who serve over 100,000 citizens throughout the Greeley community. The residential development associated with the Gateway Park II PUD will potentially add as many as 300 additional residents to the City of Greeley – a possible 0.3% increase to the service area by population - that will require service from the Greeley Police Department. In an over-the-phone conversation with the captain of the operations division, they did not express any concern regarding impact to service with a population growth of an estimated 300 people and 144 housing units that the residential development proposed could potentially add to the Police Departments service area.

The City of Greeley also employs its own fire department comprised of 7 stations that serve the 64 square-mile area of the greater Greeley metropolitan area. The residential development proposed with the Gateway Park II PUD is located within the service area for Station 5, located at 4701 24th Street in Monfort Park. Station 5 includes both a truck company and an engine company that include a 6- to 8-person crew combined. Station 2, located at 2301 Reservoir Road also serves the area and provides 24-hour, 7-days-a-week paramedic services through the ambulance company Banner Paramedic Services. In an over-the-phone conversation with the Division Chief Roger Waters, he did not express any concern regarding impact to service with a population growth of an estimated 300 people and 144 housing units that the residential development could potentially add to both Station 5 and Station 2's service area.

Water and Sewer services surround the project site and the City has confirmed that they can provide water and sewer for the project, if approved.

Centerplace Drive (W. 25th Street) is a four-lane divided roadway running along the south edge of the project site which sits just north of the full-turn “T”-intersection at 36th Avenue (a local roadway) and W. 25th Street. Rezoning the property to residential will require access to W. 25th St, when development occurs on site. A review of this impact on Traffic is included within the Traffic Impact Study attached to this submittal.

West Greeley Park, Leavy Park, the Greeley Lake West Reservoir, and the Gateway Lakes Natural Area are all within a mile walk from the Gateway Park II PUD development. Adverse impacts to these parks and recreation facilities are not anticipated to be substantial with an anticipated population increase of 300 people that could occur with the addition of the residential development proposed for the Gateway Park II PUD. Any potential impact will also be minimized with the addition of on-site outdoor amenities such as a resort-style pool, clubhouse, sheltered bbq areas, and a dog park, all of which, will be operated and maintained by on-site management.

The project site is surrounded by multifamily and townhome development (see the Zoning Suitability Plan included in this application submittal). The proposed development that would be built with the approval of a rezoning from a gas well to residential is directly compatible and will bring positive impacts to the surrounding neighborhood and businesses.

Consistency with the Imagine Greeley Comprehensive Plan.

This proposed rezoning is consistent with the *Imagine Greeley Comprehensive Plan* (Adopted 2/6/2018) which states within the overall vision for community,

“Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods”.

The Gateway Park II PUD which includes rezoning the Gilbert Site #1 from “gas well” to “residential” use supports the following core values, goals, objectives and actions expressed within the Imagine Greeley Comprehensive Plan.

CORE VALUES

- Safe, healthy, and inclusive community
- Sustainable patterns of growth and development
- Distinctive character and outstanding recreational and cultural amenities
- Thriving, connected, and inclusive neighborhoods in all the city

GOALS AND OBJECTIVES

Growth and City Form (GC)

Goal GC-1: Manage growth effectively.

Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.

Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quartermile of residential areas.

Goal GC-4: Prioritize infill and redevelopment.

Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map):

- Multi-modal corridors
- Existing activity centers

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.

Goal GC-6: Maintain and enhance the character and interconnectivity of Greeley's neighborhoods.

Objective GC-6.9 Suburban Subdivisions Promote the careful integration of "complete neighborhood" characteristics (see Objective GC-6.1) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

Housing (HO)

Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.

Objective 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.

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

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.

PRELIMINARY PUD SITE PLANS FOR
GATEWAY PARK II PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
 RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
 7.11 ACRES

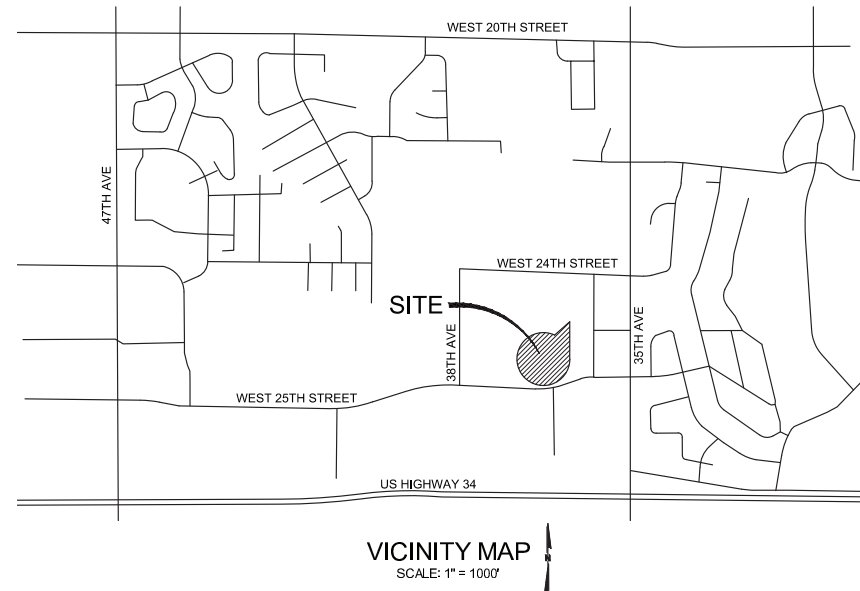
Attachment D



GATEWAY PARK II PUD
 PRELIMINARY PLANNED UNIT DEVELOPMENT
 GREELEY, CO

BENCHMARK AND CONTROL POINT DESCRIPTIONS:

- PROJECT VERTICAL DATUM: CITY OF GREELEY CONTROL NETWORK
 GIS REFERENCE NO.: 321
 THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO. TOP OF 3-14" DIAMETER ALUMINUM CAP - ELEVATION: 4838.31 (NAVD 88)
- BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS ASSUMED TO BEAR NORTH 87°34'31" WEST AS MONUMENTED HEREON.



VICINITY MAP
 SCALE: 1" = 1000'

OWNER:

GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEELE ST., SUITE 420
 DENVER, CO 80209
 CONTACT: LAUREN BROCKMAN
 303.394.1577

ARCHITECT:

STUDIO PBA
 1575 G L P N STREET
 DENVER, CO 80218
 CONTACT: JOHN PAYNE
 303.592.2904

MUNICIPALITY:

CITY OF GREELEY
 1100 10TH STREET
 GREELEY, CO 80631

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING
 1225 17TH STREET, SUITE 513
 DENVER, CO 80202
 CONTACT: ERIC PEARSON, PE
 720.206.6625

LANDSCAPE ARCHITECT:

NORRIS DESIGN GROUP
 1101 BANNOCK ST
 DENVER, CO 80204
 CONTACT: GREG BANKS
 303.892.1166

UTILITIES:

WATER UTILITY
 CITY OF GREELEY
 1100 10TH STREET
 GREELEY, CO 80631

SANITARY UTILITY
 CITY OF GREELEY
 1100 10TH STREET
 GREELEY, CO 80631

STORMWATER UTILITY
 CITY OF GREELEY
 1100 10TH STREET
 GREELEY, CO 80631

COMCAST
 CONTACT: BILL BLAIR
 720.490.3891

ATMOS
 CONTACT: CHRISTINE McDERMOTT
 970.304.2080

CENTURYLINK
 CONTACT: CARSON ORTEGA
 972.392.4837

XCEL
 CONTACT: PAT KRAEGER
 970.395.1270

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S) IN FEE OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD, COUNTY, COLORADO, HAVING A RADIUS OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 1370.65 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14.

COUNTY OF WELD
 STATE OF COLORADO

TOGETHER WITH:

A PORTION OF BLOCK 5, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS ASSUMED TO BEAR NORTH 87°34'31" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 87°34'31" WEST 627.48 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF BLOCK 1, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT AND ALONG SAID WEST LINE SOUTH 02°25'29" WEST 505.36 FEET; THENCE SOUTH 47°25'29" WEST 56.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47°25'29" WEST 235.04 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 64°5'58" AND A RADIUS OF 300.00 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 32°28'26" EAST 322.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 340.16 FEET; THENCE NON-TANGENT FROM SAID CURVE NORTH 00°03'34" EAST 430.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.11 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED MAP, AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAVE SUBDIVIDED THE SAME INTO LOTS AND BUILDING ENVELOPES AS SHOWN ON THE ATTACHED MAP AND DO HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME GATEWAY PARK 2ND FILING BEING WITHIN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND DO DEDICATE TO THE PUBLIC, ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP AND DO FURTHER CERTIFY THAT THE WIDTH AND THE DIMENSIONS OF THE LOTS AND BUILDING ENVELOPES, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SHEET INDEX	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	NOTES
C3	SITE PLAN
C4	GRADING PLAN
C5	GRADING PLAN
C6	OVERALL UTILITY PLAN
C7	STORM PLAN AND PROFILE - A
C8	STORM PLAN AND PROFILE - B
C9	STORM PLAN AND PROFILE - C
C10	STORM PLAN AND PROFILE - D
C11	WATER PLAN
C12	SANITARY PLAN AND PROFILE - A
C13	SANITARY PLAN AND PROFILE - B
C14	EROSION CONTROL PLAN - INITIAL
C15	EROSION CONTROL PLAN - INTERIM
C16	EROSION CONTROL PLAN - FINAL
C17	SIGNAGE & STRIPING PLAN
C18	SIGNAGE & STRIPING DETAILS
C19	WATER & SEWER DETAILS
C20	STORM SEWER DETAILS
C21	GRADING DETAILS

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
 CITY ENGINEER

ACCEPTED BY: _____ DATE _____
 WATER & SEWER CHIEF ENGINEER

ACCEPTED BY: _____ DATE _____
 GREELEY FIRE MARSHAL

ACCEPTED BY: _____ DATE _____
 COMM. DEVELOPMENT DIRECTOR

DRY UTILITY COMPANY SIGNATURES

COMCAST
 ACCEPTED BY: _____ DATE _____
 BILL BLAIR

ATMOS
 ACCEPTED BY: _____ DATE _____
 CHRISTINE McDERMOTT

CENTURY LINK
 ACCEPTED BY: _____ DATE _____
 CARSON ORTEGA

XCEL
 ACCEPTED BY: _____ DATE _____
 PAT KRAEGER

CHECKED BY: KJSEAP
 DRAWN BY: KJS

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEELE ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18 PUD
 8/7/18 PUD
 11/1/18 PUD

SHEET TITLE:
 COVER SHEET

City of Greeley Street Design General Notes

1. All work within the public right-of-way, or easement shall conform to the City of Greeley Construction Specifications and Design Standards.
2. The Contractor is responsible for obtaining all required permits prior to commencement of any work on the project. A permit from Public Works Department (970-350-9881) is required for all construction in public right-of-way or easements. A pre-construction conference shall be held with City representatives before a permit will be issued. Call Utility Notification Center of Colorado at 1-800-922-1987 for utility locates at least 48 hours prior to any excavation work.
3. The Contractor shall notify Construction Services (970-350-9358) at least 24 hour prior to required inspection.
4. It is the Contractor's responsibility to notify the Owner/ Developer, and the City, of any problems in conforming to the accepted plans for any element of the proposed improvements prior to its construction.
5. It is the responsibility of the Developer during construction activities to resolve construction problems due to changed conditions, or design errors encountered by the Contractor during the progress of any portion of the project. If, in the opinion of the City, the modifications proposed by the Developer, to the accepted plans, involve significant changes to the character of the work, or to the future contiguous public or private improvements, the Developer shall be responsible for re-submitting the revised plans to the City of Greeley for acceptance prior to any further construction related to that portion of the project. Any improvements not constructed in accordance with the accepted plans, or the accepted revised plans, shall be removed and reconstructed according to the approved plan.
6. The Contractor shall be solely and completely responsible for the conditions at and adjacent to the job site, including safety of all persons and property, during the performance of the work. This requirement shall apply continuously and shall not be limited to normal working hours. The duty of the City to conduct construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.
7. The Contractor shall provide all lights, signs, barricades, flag persons, or other devices necessary to provide for public safety in accordance with the current Manual on Uniform Traffic Control Devices, and the Greeley Supplement to the Manual on Uniform Traffic Control Devices.
8. The Contractor is responsible for the protection of all survey monuments. Any monument that must be destroyed for construction shall be replaced. The Contractor shall engage the services of a Professional Licensed Surveyor (PLS) prior to disturbing any monuments.
9. Prior to final placement of surface pavement, all underground utility mains shall be installed and service connections stubbed out beyond curb line, when allowed by the utility. Service from public utilities and from sanitary sewers shall be made available for each lot in such a manner that will not be necessary to disturb the street pavement, curb, gutter, and sidewalk when connections are made.
10. A Geotechnical Report has been prepared by _____ (include report date and project #) for right-of-way grading and paving. Refer to Geotechnical Report for any requirements exceeding City Standards. A Final Pavement Design Report is also required. The soil investigation for this report shall occur after utility construction and grading for streets is completed to within 6" of anticipated subgrade. The final Pavement Design Report shall be accepted by the City of Greeley prior to any non-structural concrete, pavement or subgrade installation

MASTER LEGEND

	PARKING COUNT LABEL		EXISTING SIGN
	FENCE		EXISTING STREET LIGHT
	SIGN WITH POST		EXISTING FENCE
	SIDEWALK WITH ADA RAMP		EXISTING FIRE HYDRANT
	CURB AND GUTTER		EXISTING SANITARY MANHOLE AND PIPE
	ACCESSIBLE PARKING SPACE STRIPING		EXISTING MAJOR CONTOUR
	TYPE-R CURB INLET		EXISTING MAJOR CONTOUR
	TYPE-13 GRATE INLET		
	AREA INLET		
	DETENTION OUTLET STRUCTURE		
	STORM PIPE		
	FIRE HYDRANT		
	WATER LINE		
	WATER METER		
	SANITARY MANHOLE		
	SANITARY PIPE		
	SANITARY CLEANOUT		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	SURFACE ELEVATION SPOT SHOT		
	LOW POINT SPOT SHOT		
	HIGH POINT SPOT SHOT		
	SURFACE SLOPE & DIRECTION		

City of Greeley Water & Sewer General Notes

1. All construction work to be accepted by the City shall conform to the City of Greeley Construction Specifications and Design Standards.
2. All over lot grading in the right-of-way or easement shall be completed prior to installing potable water, sanitary sewer, or non-potable irrigation lines.
3. Contractor shall verify all utility locations prior to construction. Call Utility Notification Center of Colorado at 1-800-922-1987 or dial 811 for utility locates 48 hours prior to any excavation work.
4. Maintain a minimum of ten (10) feet horizontal clear distance separation between potable water mains/services and sanitary sewer or non-potable irrigation mains/services. Potable water mains/services are to be located 18-inches minimum above the sanitary sewer or non-potable irrigation mains/services. If field conditions vary from those shown on these plans and the sanitary sewer or non-potable mains/services cannot be located below the water main or service, a clear vertical distance of eighteen (18) inches below cannot be maintained, or a minimum ten (10) foot horizontal separation cannot be achieved, the City shall be contacted immediately to review the situation.
5. In all instances where a water line lowering, potable or non-potable, is required due to unforeseen field conditions, a detailed drawing shall be provided to the City for acceptance prior to performing the work.
6. Where potable water, sanitary sewer, and non-potable irrigation lines are located in common utility easement areas, there shall be no other utilities located horizontally within ten (10) feet of either line except at approved crossings.
7. Contractor shall notify the City one (1) week prior to commencing work after City accepted Construction Drawings have been distributed and a preconstruction meeting has been held with the City.
8. Contractor shall pothole all existing utilities to be crossed by potable water, sanitary sewer, or non-potable irrigation lines at least 24 hours prior to crossing to ensure 18" minimum clearance for open cut crossings and 36" minimum clearance for bored crossings. Horizontal and vertical location of crossed existing utilities shall be recorded on the As-Constructed Record Drawings.
9. Should any variations before or during construction to the potable water distribution, sanitary sewer collection, or non-potable irrigation system designs be considered, notice must first be given to the City to determine if it needs acceptance by the City. If so, a new plan shall be drawn and submitted to the City for acceptance by the Design Engineer 72 hours prior to construction.
10. Final construction plans are valid for construction one (1) year from the date of City signature Acceptance.
11. All potable water mains, services, and hydrant lines shall have a minimum cover of five (5) feet and a maximum cover of six (6) feet unless otherwise indicated on the accepted Construction Drawings.
12. All non-potable water mains and services shall have a minimum cover of three and a half (3.5) feet and a maximum cover of six (6) feet unless otherwise indicated on the accepted Construction Drawings.
13. All new water mains shall be bulkheaded and tested and approved prior to connection to the existing water Valves which pass testing for pressure and leakage at the time of installation and the testing was performed in the presence of the City may be considered as a bulkhead.
14. Verification Survey - Top of pipe elevations at all potable and non-potable water line valves, and sanitary sewer manhole inverts shall be surveyed and provided to the City by the Design Engineer for acceptance prior to paving construction. The verification survey shall also provide sewer pipe slopes and length and proposed finished ground elevations at all valve boxes and manhole rim elevations.
15. All utility conduit crossings of potable water, sanitary sewer and non-potable irrigation lines shall be encased in High Density Polyethylene (HDPE) pipe, with a minimum Standard Dimension Ratio (SDR) 11 across the entire easement or right-of-way width. The encasement joint shall be butt fused. Flexible joints are not allowed.
16. Wet taps shall be drilled by the City for a fee. Call 970-350-9810 at least 48 hours in advance to pay fees and schedule tap.

ENGINEER'S NOTES:

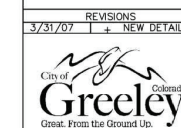
1. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER, ALL IMPROVEMENTS ARE NOT DEPICTED DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTIONS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
4. THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE D-LOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.

Working Hours Note:

The contractor shall restrict working hours to between 7:00 am and 6:00 pm on normal City of Greeley business days unless prior approval has been obtained from the City.

STORMWATER GENERAL NOTES

1. BEDDING FOR ALL STORM DRAIN SHALL BE PER THE STANDARD STORM DRAIN BEDDING DETAILS - DETAILS 6-6 AND 6-7 FOR REINFORCED CONCRETE PIPE AND POLYWRAPPED DUCTILE IRON PIPE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE CITY OR FOUND ON THE CITY'S WEB PAGE - GREELEYGOV.COM.
3. RCP SHALL HAVE FLEXIBLE GASKET MATERIAL (WATER TIGHT RUBBER GASKETS) MEETING ASTM C443 AND TYPE 4-G BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.
4. BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION, AGGREGATE BASE COURSE, OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.
5. ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.



STORMWATER GENERAL NOTES
DETAIL 1-1

DATE: MARCH 2007

SCALE: N.T.S.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
UTILITY UTILITIES.



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

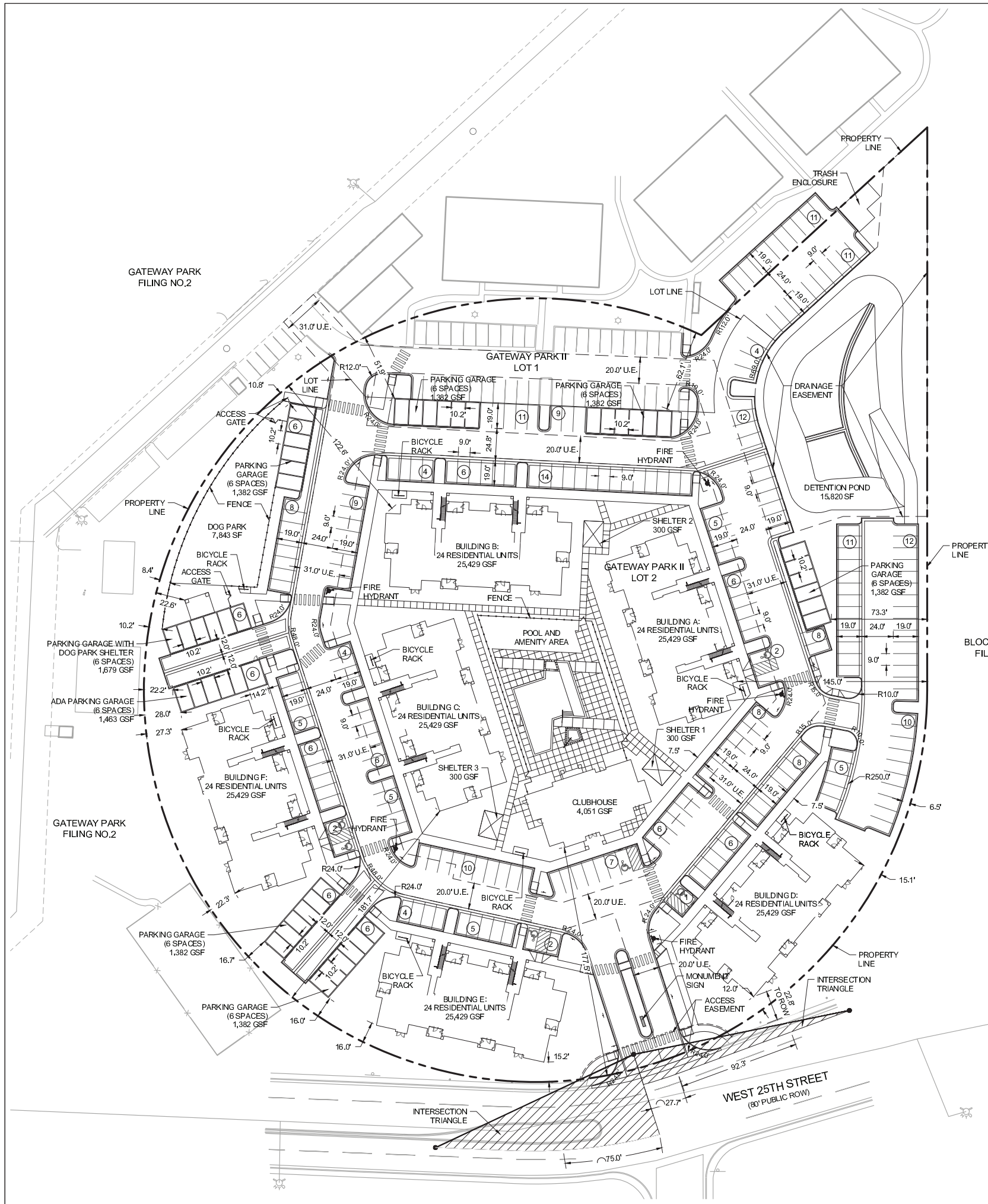
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A
BROCKMAN

NOT FOR
CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
NOTES

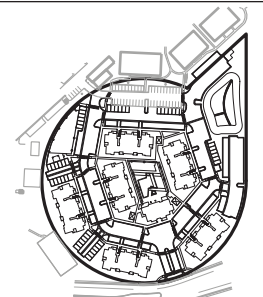
CHECKED BY: KJSEAP
DRAWN BY: KJS



SITE PLAN TABLE		
PARCEL SIZE		7.11 AC. 309,733 S.F.
DWELLING UNITS		144 UNITS
	TYPE "A" UNITS	8 UNITS
	TYPE "B" UNITS	136 UNITS
TOTAL BEDROOMS		204 BEDROOMS
	1 BEDROOM UNITS	60 UNITS
	2 BEDROOM UNITS	84 UNITS
RESIDENTIAL DENSITY		20.25 UNITS / ACRE
TOTAL FLOOR AREA		132,000 SF
FLOOR AREA RATIO		0.426
COVERAGE	BUILDING	58,396 S.F. (18.8%)
	DRIVES AND PARKING	115,235 S.F. (37.2%)
	PUBLIC ROW	0 S.F. (0.0%)
	LANDSCAPE / OPEN SPACE	111,072 S.F. (35.9%)
	SIDEWALKS / WALKS / POOL AREA	25,030 S.F. (8.1%)
PARKING - LOT 1	ADA	6
	GARAGE	48
	STANDARD	202
	TOTAL	256
PARKING - LOT 2	STANDARD	22
	TOTAL	22

RECREATIONAL AMENITIES PROVIDED		
COMMUNITY BUILDING AND CLUBHOUSE	3,717 SF	2 CREDITS
BALCONIES AND PATIOS PER UNIT (24 UNITS)	2,184 SF	1/2 CREDIT
BIKE PARKING (8) 9-STALL RACKS	72 SPACES	1 CREDIT
IN-THE-GROUND POOL	2,280 SF	2 CREDITS
PLAZA/POOL DECK	4,740 SF	1 CREDIT
SPA AND LOUNGE AREA	1,330 SF	1 CREDIT
SHELTERED BARBEQUE PICNIC AREAS (3)	300 SF EA	1 CREDIT
PEDESTRIAN SYSTEM OF SIDEWALK/TRAIL		1/2 CREDIT
TOTAL CREDITS:		9 CREDITS

BONUS NEIGHBORHOOD IDENTITY FEATURES PROVIDED		
INTEGRATED ENTRYWAY		1/2 CREDIT
ENHANCED LANDSCAPING AND BUFFER YARDS		1/2 CREDIT
PET PICK-UP STATION (2)		1/2 CREDIT
TOTAL CREDITS:		1.5 CREDITS



KEY MAP

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE CITY OF GREELEY STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

SITE PLAN LEGEND:

(xx) NUMBER OF PARKING STALLS

Building Floor Areas	
Building	Gross SF
Apartment Building A	25429
Apartment Building B	25429
Apartment Building C	25429
Apartment Building D	25429
Apartment Building E	25429
Apartment Building F	25429
Clubhouse	4051
Typical Garage	1382
Typical Shelter	300
Garage with Dog Shelter	1679
ADA Garage	1463



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18_PUD
8/7/18_PUD
11/1/18_PUD

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

ACCEPTED BY: _____ DATE _____
COMM. DEVELOPMENT DIRECTOR

SHEET TITLE:
SITE PLAN



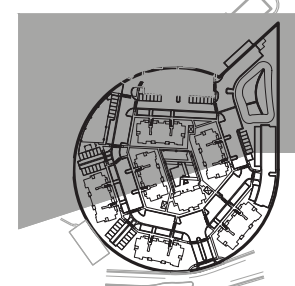
OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
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 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
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 50 S. STEELE ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18_PUD
 8/7/18_PUD
 11/1/18_PUD

SHEET TITLE:
 GRADING PLAN



KEY MAP

NOTES:

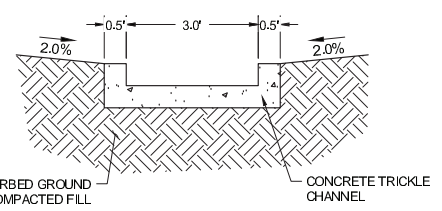
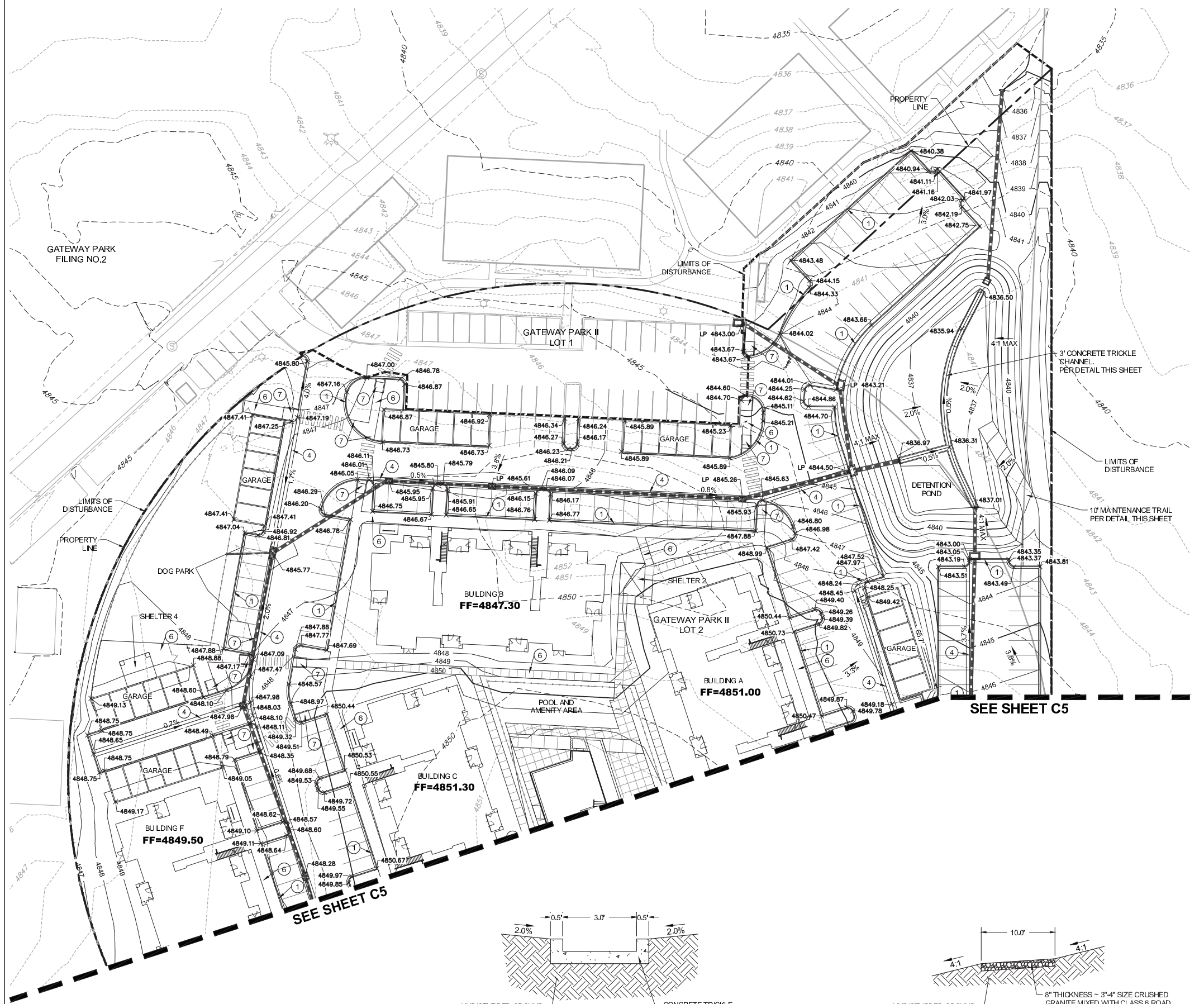
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. NO WATERCOURSES, WATER BODIES, OR IRRIGATION DITCHES OBSERVED ON SITE.
4. APPROXIMATE AREA OF DISTURBANCE: 6.86 AC.
5. ALL SURFACE ELEVATION SHOTS ARE FROM THE FLOW LINE OF THE GUTTER UNLESS OTHERWISE INDICATED.

GRADING LEGEND:

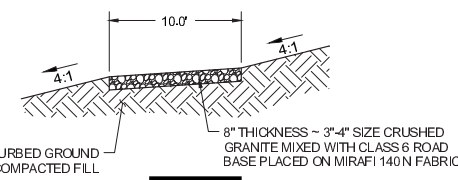
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - -
PROPOSED MAJOR CONTOUR	— — — —
PROPOSED MINOR CONTOUR	— — — —
LIMITS OF DISTURBANCE	— — — —

GRADING CONSTRUCTION NOTES:

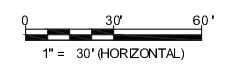
1. 2' CATCH CURB PER DETAIL S-16 ON SHEET C21
2. 1' CATCH CURB PER DETAIL S-18 ON SHEET C21
3. 1' SPILL CURB PER DETAIL S-18 ON SHEET C21
4. 4" CROSSSPAN PER DETAIL S-28 ON SHEET C21
5. 8" CROSSSPAN PER DETAIL S-28 ON SHEET C21
6. 4" THICK SIDEWALK PER S-21 DETAIL ON SHEET C21
7. CURB RAMP PER DETAIL S-14 ON SHEET C21
8. CURB RAMP PER DETAIL S-13 ON SHEET C21



CONCRETE TRICKLE CHANNEL
 N.T.S.



POND MAINTENANCE TRAIL
 8" THICKNESS - 3"-4" SIZE CRUSHED GRANITE MIXED WITH CLASS 6 ROAD BASE PLACED ON MIRAFI 140 N FABRIC



CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER
 DATE _____

CHECKED BY: KJSEAP
 DRAWN BY: KJS

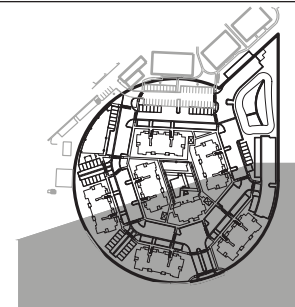
OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEELE ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A
 BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18_PUD
 8/7/18_PUD
 11/1/18_PUD

SHEET TITLE:
 GRADING PLAN



KEY MAP

NOTES:

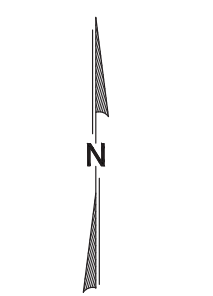
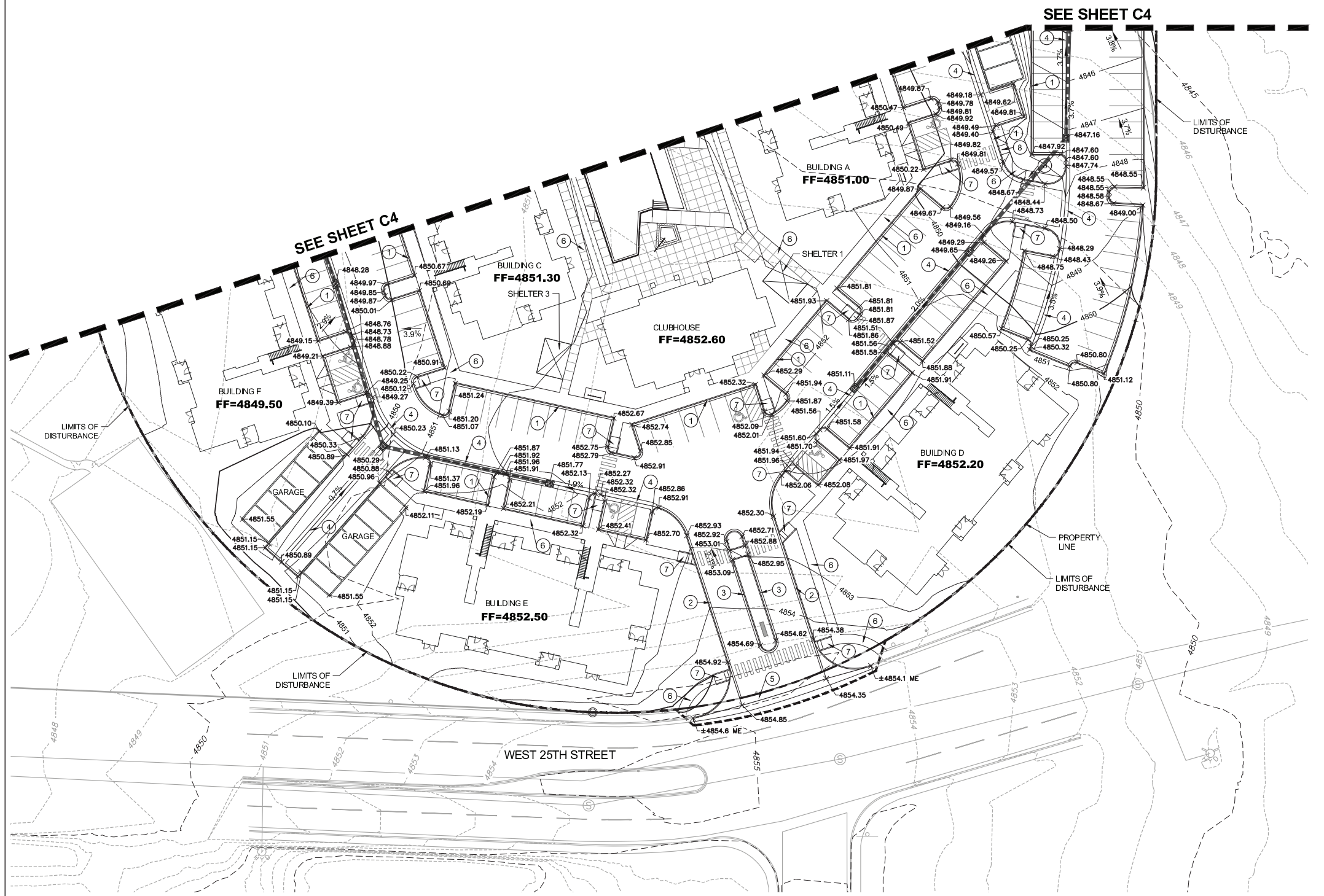
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. NO WATERCOURSES, WATER BODIES, OR IRRIGATION DITCHES OBSERVED ON SITE.
4. APPROXIMATE AREA OF DISTURBANCE: 6.86 AC.
5. ALL SURFACE ELEVATION SHOTS ARE FROM THE FLOW LINE OF THE GUTTER UNLESS OTHERWISE INDICATED.

GRADING LEGEND:

- EXISTING MAJOR CONTOUR -----
- EXISTING MINOR CONTOUR - - - - -
- PROPOSED MAJOR CONTOUR =====
- PROPOSED MINOR CONTOUR - - - - -
- LIMITS OF DISTURBANCE - - - - -

GRADING CONSTRUCTION NOTES:

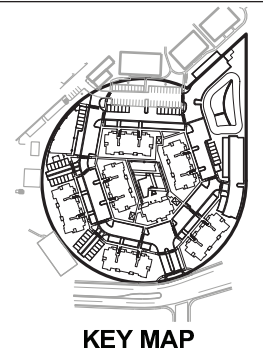
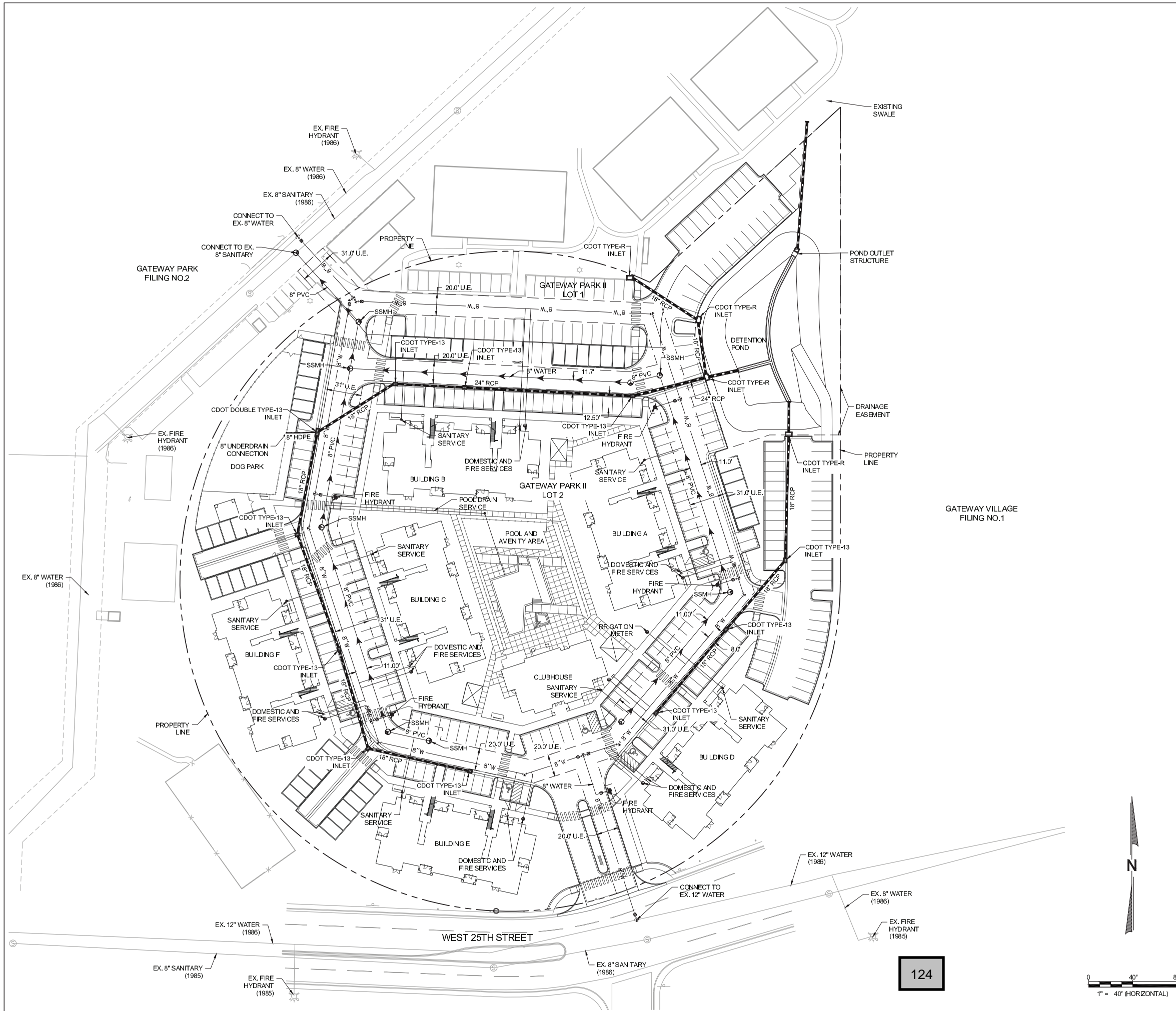
- 1 2" CATCH CURB PER DETAIL S-16 ON SHEET C21
- 2 1" CATCH CURB PER DETAIL S-18 ON SHEET C21
- 3 1" SPILL CURB PER DETAIL S-18 ON SHEET C21
- 4 4" CROSSSPAN PER DETAIL S-28 ON SHEET C21
- 5 8" CROSSSPAN PER DETAIL S-28 ON SHEET C21
- 6 4" THICK SIDEWALK PER S-21 DETAIL ON SHEET C21
- 7 CURB RAMP PER DETAIL S-14 ON SHEET C21
- 8 CURB RAMP PER DETAIL S-13 ON SHEET C21



CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER
 _____ DATE



- NOTES:**
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 - POTABLE WATER AND SANITARY SEWER SERVICES AND DISTRIBUTION/COLLECTION MAINS SHALL HAVE A MINIMUM TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION FROM ALL UTILITIES MEASURED FROM OUTSIDE DIAMETER.
 - WHERE SANITARY SEWER LINES CROSS BENEATH POTABLE WATER LINES WITH LESS THAN EIGHTEEN (18) INCHES CLEARANCE, SANITARY SEWER LINES CROSS ABOVE POTABLE WATER LINES, OR THE TEN (10) FEET HORIZONTAL CLEARANCE BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED, PIPE ENCASUREMENT SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PROTECT THE POTABLE WATER MAIN.
 - THE MINIMUM CLEARANCE BETWEEN STORM DRAIN AND WATER, IN OPEN CUTS, EITHER ABOVE OR BELOW, SHALL BE EIGHTEEN (18) INCHES. IN ADDITION, WHEN A WATER LINE LIES BELOW A STORM LINE, OR WITHIN TWENTY-FOUR (24) INCHES ABOVE, WATER TIGHT GASKETS OR EXTERNAL SEALING BANDS SHALL BE USED ON THE STORM LINE JOINTS FOR A MINIMUM OF TEN (10) FEET ON EACH SIDE OF THE CROSSING. STORM LINE SHALL BE INSTALLED SO THAT A JOINT IS NOT DIRECTLY ABOVE OR BELOW THE WATER MAIN.
 - ALL DRY UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASUREMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
 - PRIOR TO EXCAVATION AND CONSTRUCTION OVER AND NEAR THE EXISTING WATER AND SEWER MAINS, PLEASE CONTACT THE WATER AND SEWER DEPARTMENT RIGHT-OF-WAY STAFF AT (970) 350-9701, TO COMPLETE THE APPLICABLE DOCUMENTATION TO WORK WITHIN THE RIGHT OF WAY AND EASEMENTS.
 - PROVIDE A MINIMUM OF 5' AND A MAXIMUM OF 6' DEPTH OF COVER FOR WATER MAINS AND SERVICES.

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ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DRY UTILITY COMPANY SIGNATURES

COMCAST	ACCEPTED BY: _____	BILL BLAIR	DATE _____
ATMOS	ACCEPTED BY: _____	CHRISTINE MCDERMOTT	DATE _____
CENTURY LINK	ACCEPTED BY: _____	CARSON ORTEGA	DATE _____
XCEL	ACCEPTED BY: _____	PAT KREAGER	DATE _____

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

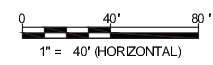
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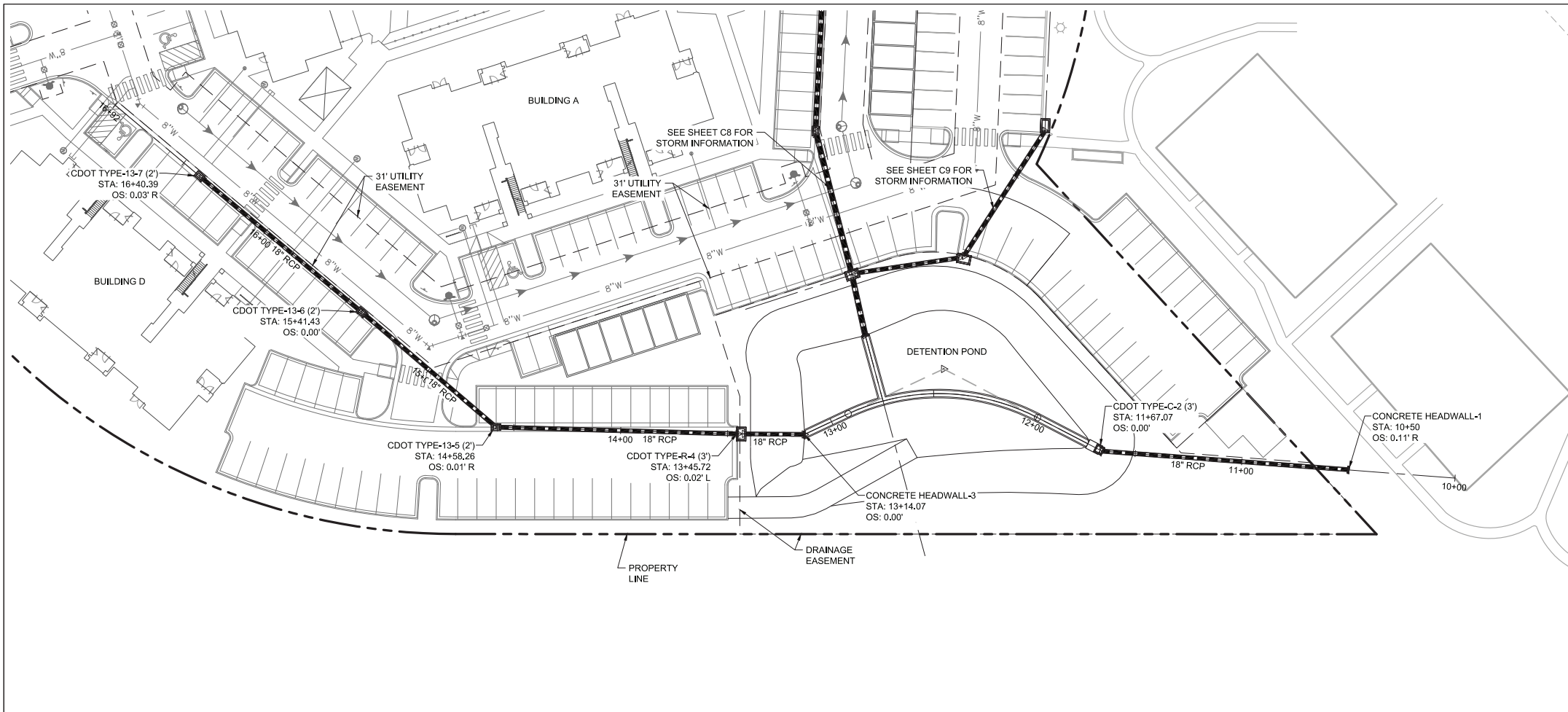
ACCEPTED BY: _____	CITY ENGINEER	DATE _____
ACCEPTED BY: _____	GREELEY FIRE MARSHAL	DATE _____
ACCEPTED BY: _____	COMM. DEVELOPMENT DIRECTOR	DATE _____

SHEET TITLE:
OVERALL
UTILITY PLAN

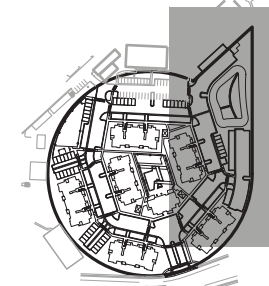
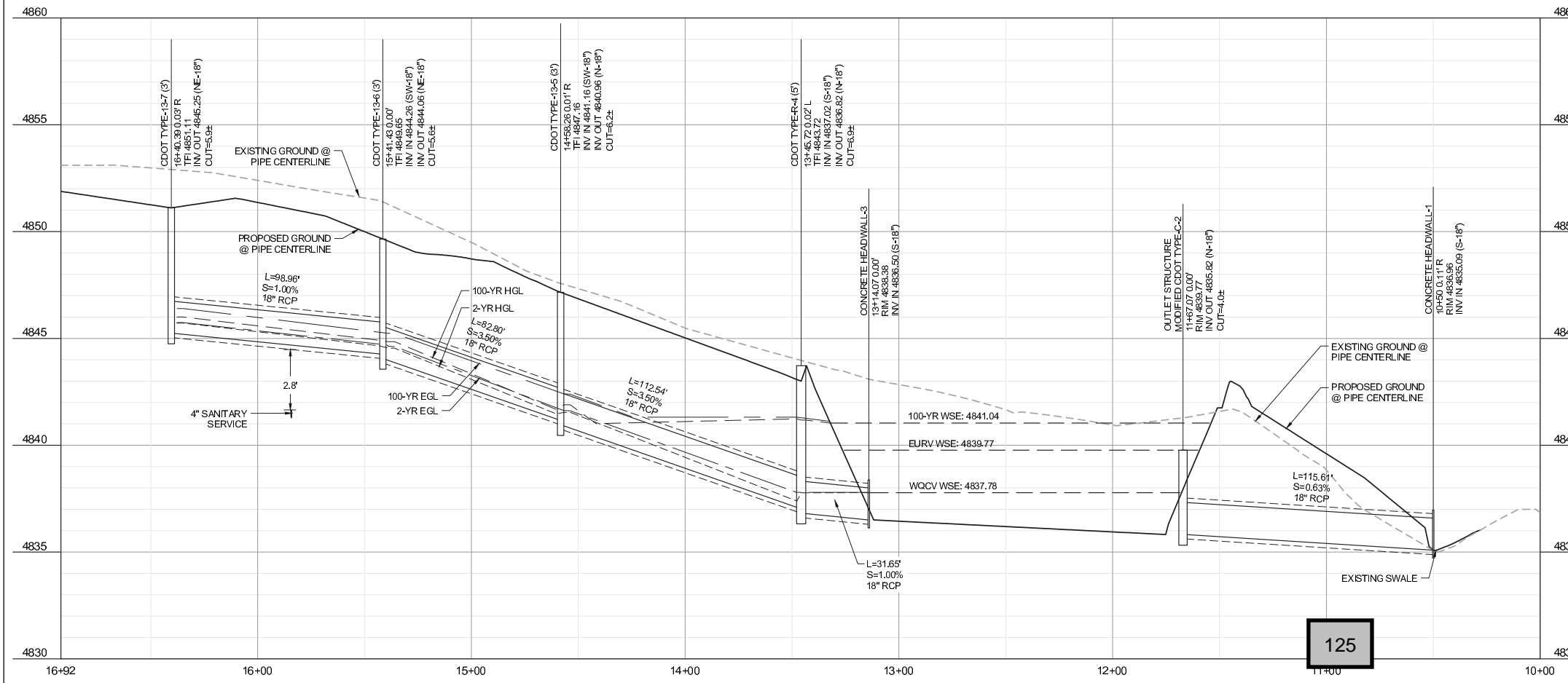
CX

CHECKED BY: KJSEAP
DRAWN BY: KJ





Storm-A



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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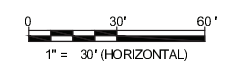


GATEWAY PARK II PUD
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GREELEY, CO

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DEVELOPER:
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ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION



DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

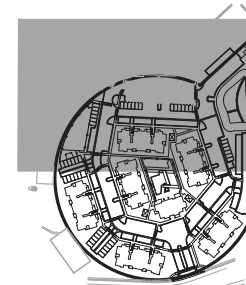
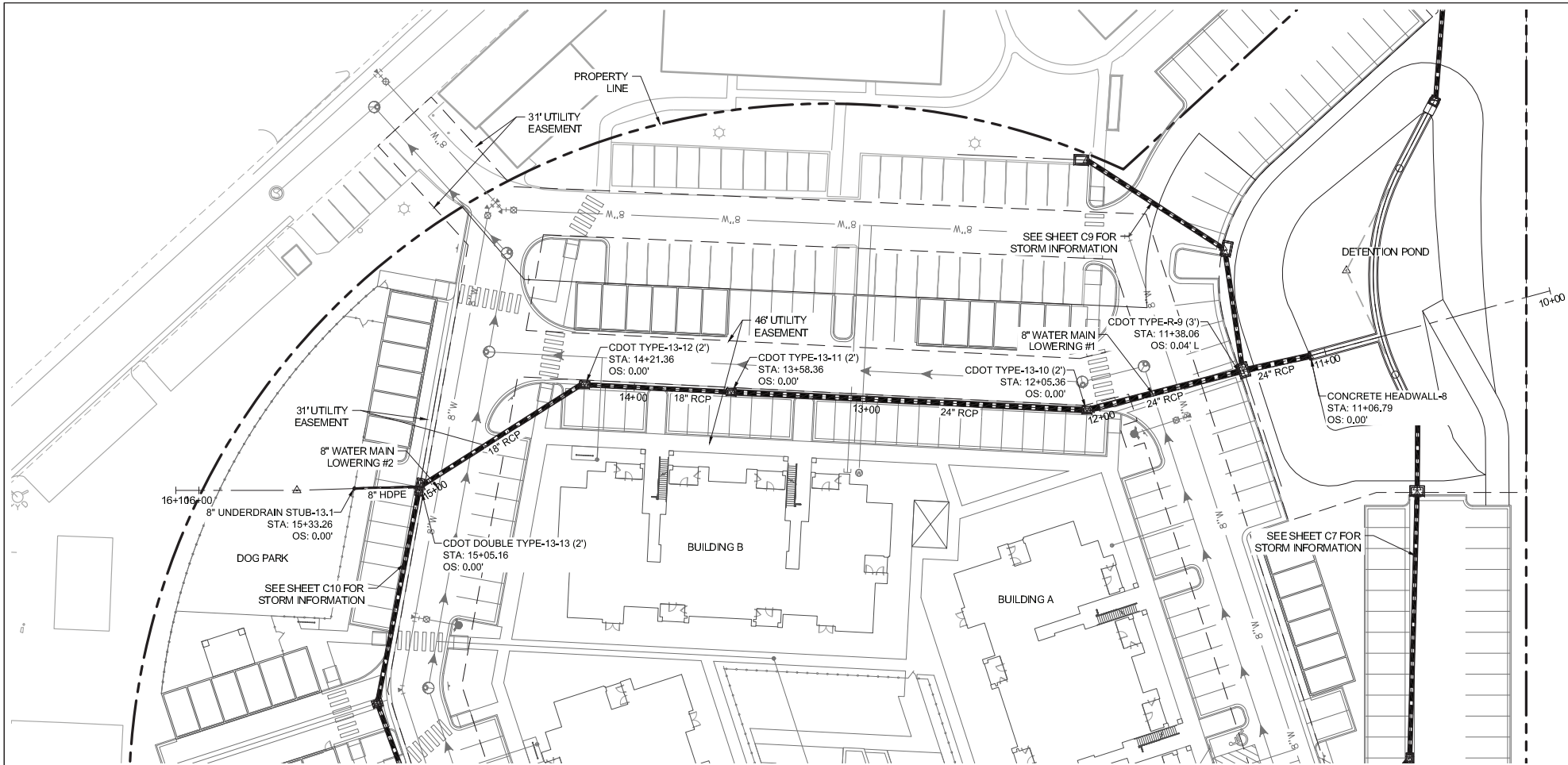
CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____

SHEET TITLE:
STORM PLAN
AND PROFILE - A

CHECKED BY: KJSEAP
DRAWN BY: KJ



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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11/1/18 PUD

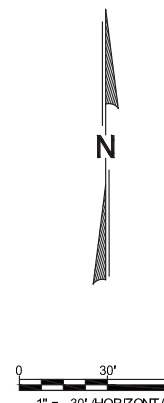
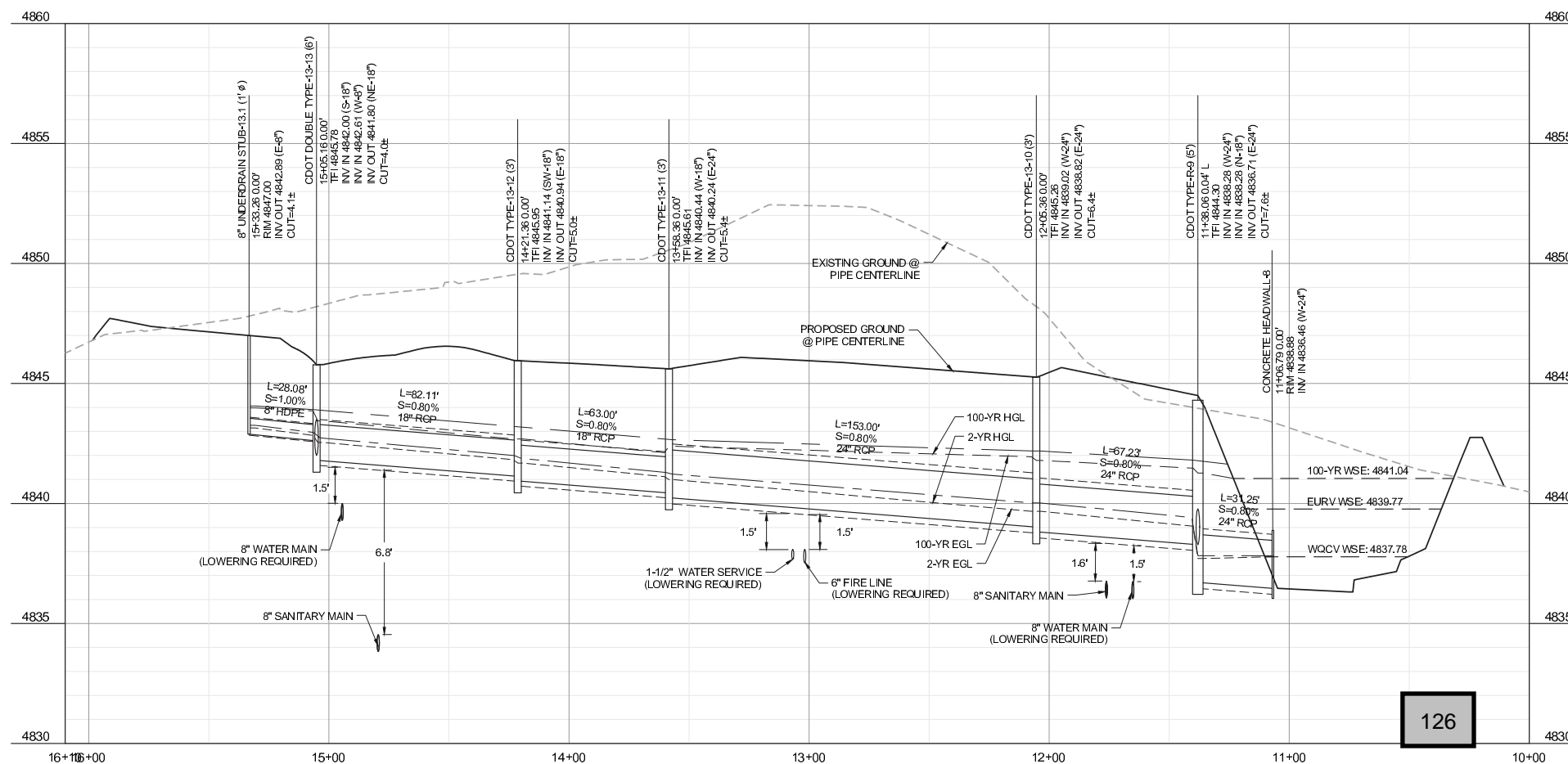
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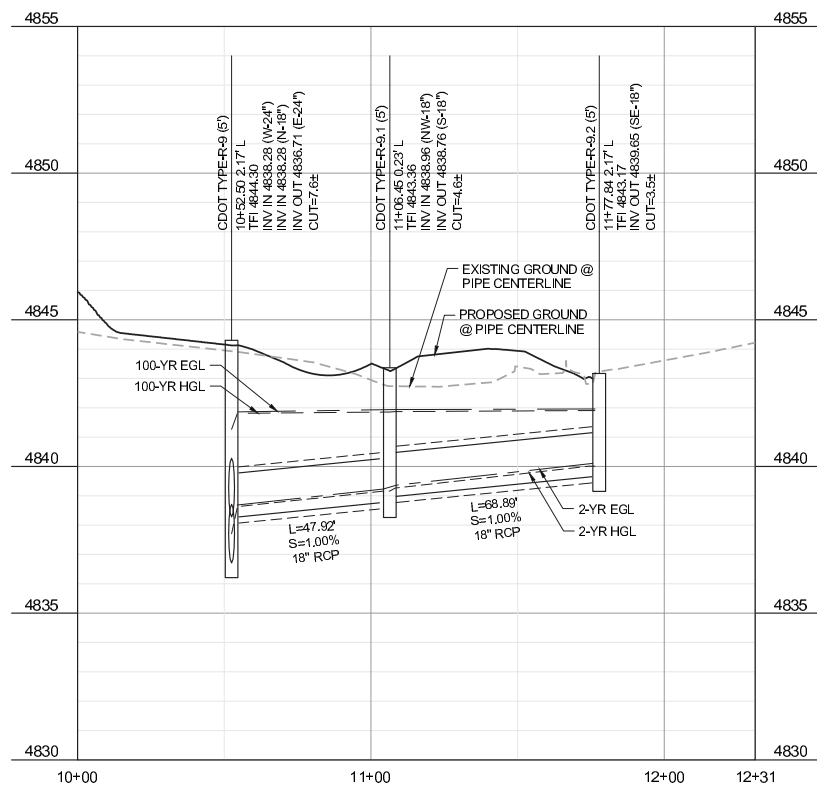
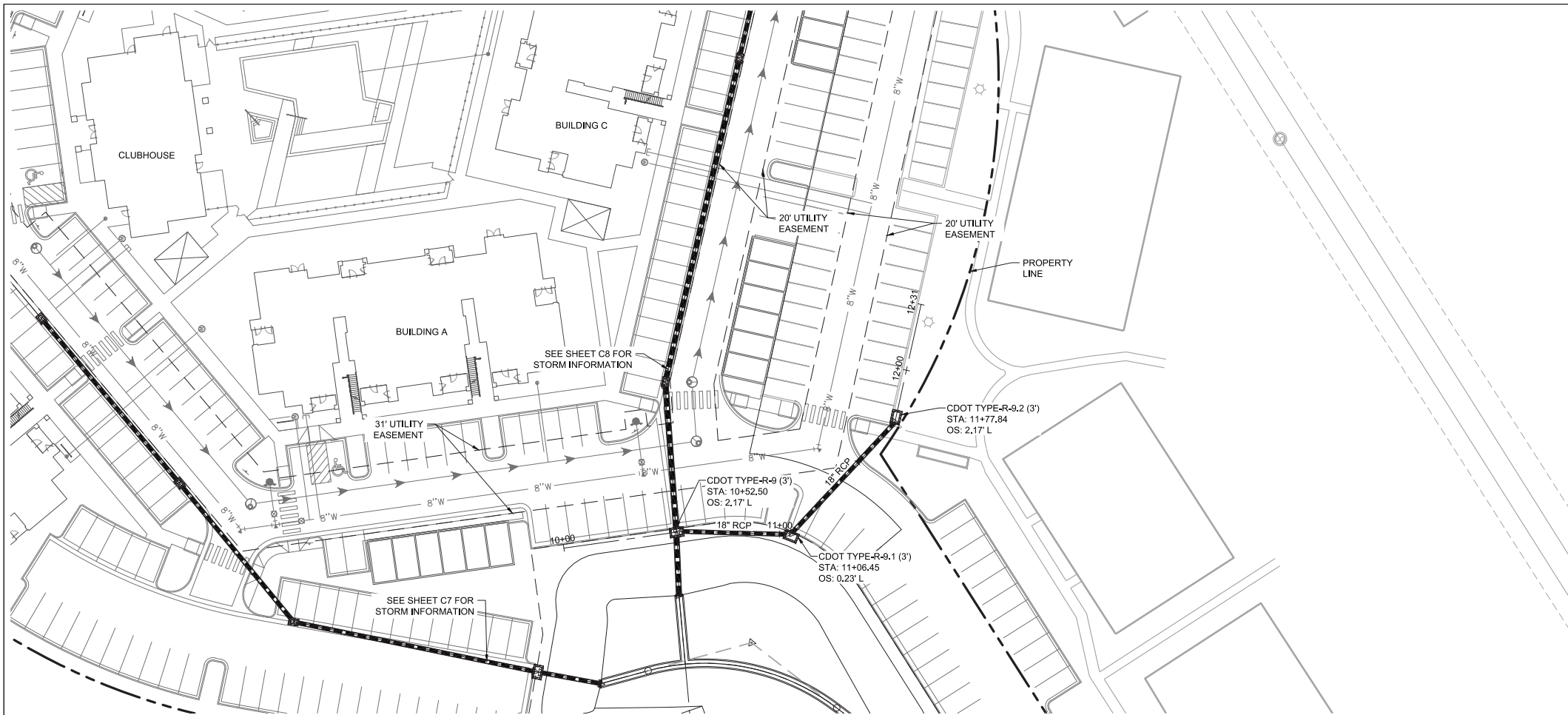
ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

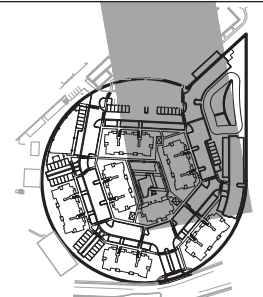
SHEET TITLE:
STORM PLAN
AND PROFILE - B



CHECKED BY: KJSEAP
DRAWN BY: KJ



127



KEY MAP

- NOTES:**
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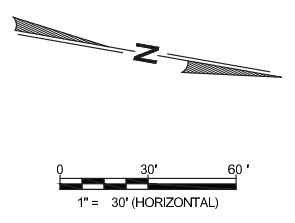


GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
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DEVELOPER:
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NOT FOR CONSTRUCTION



DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

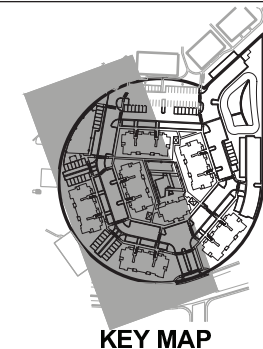
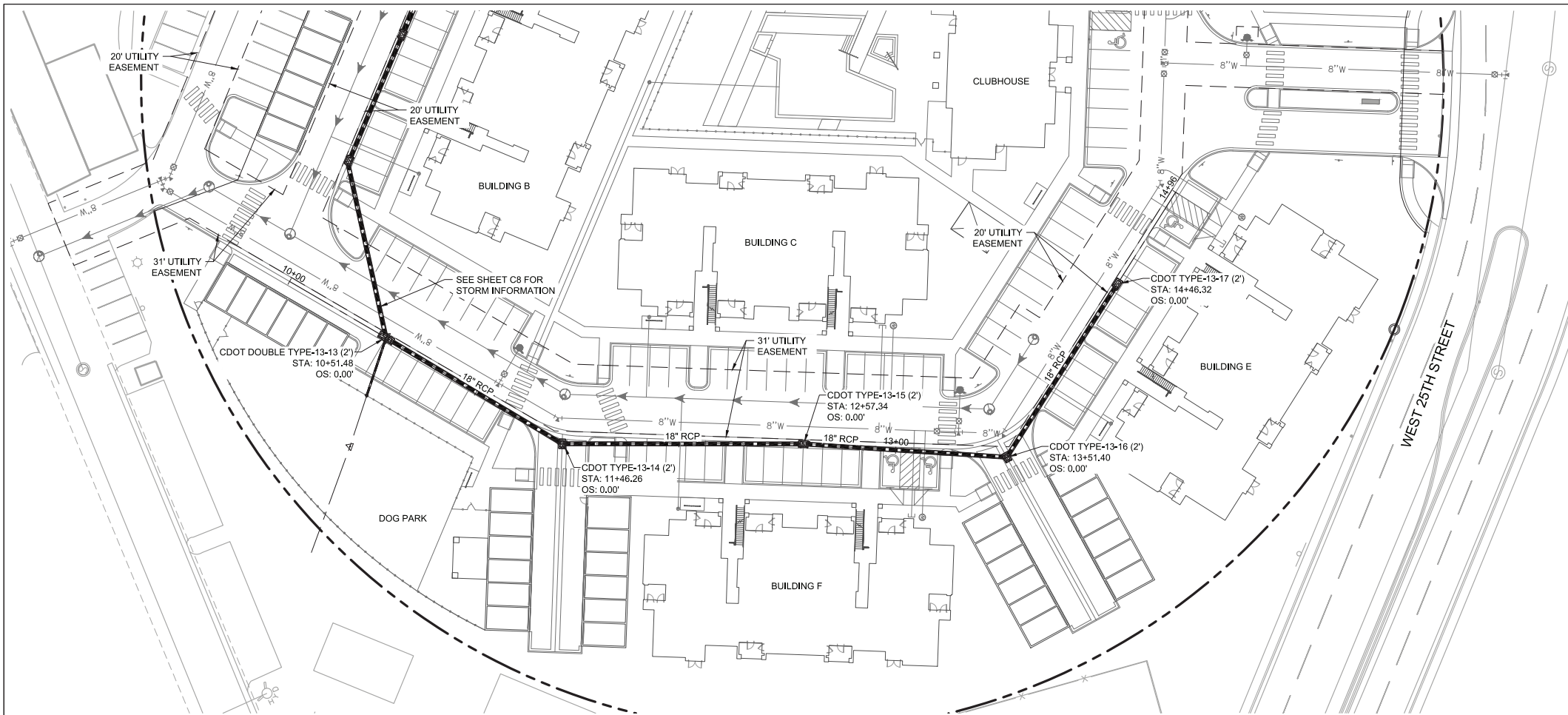
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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

SHEET TITLE:
STORM PLAN
AND PROFILE - C

CHECKED BY: KJSEAP
DRAWN BY: KJ



- NOTES:**
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GATEWAY PARK II PUD
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GREELEY, CO

OWNER:
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C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

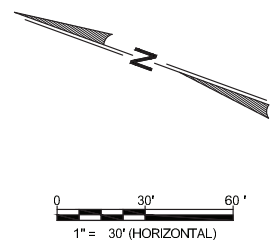
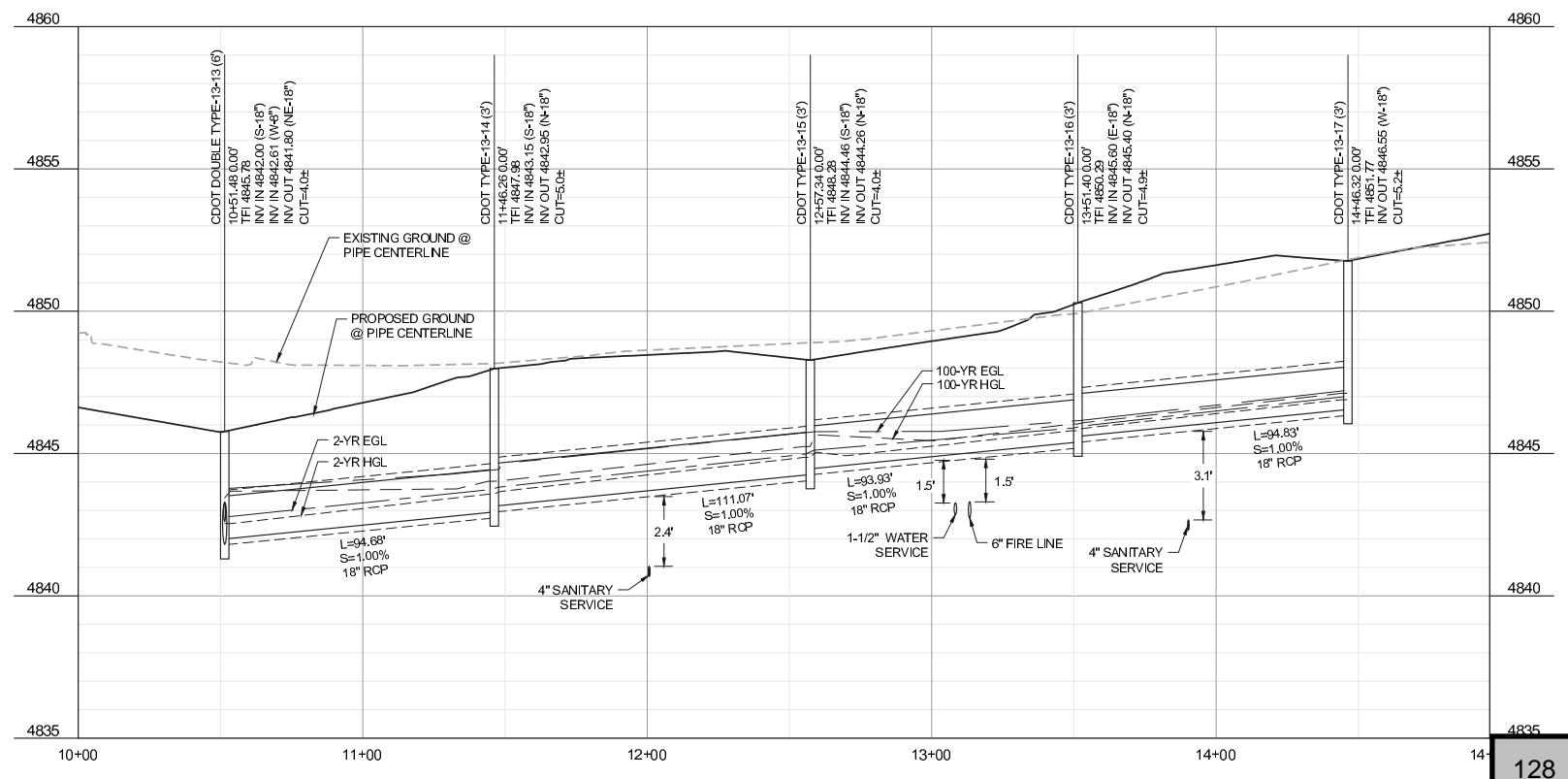
DEVELOPER:
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NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
STORM PLAN
AND PROFILE - D

C10



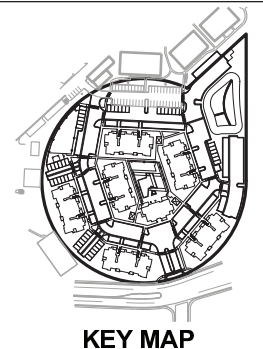
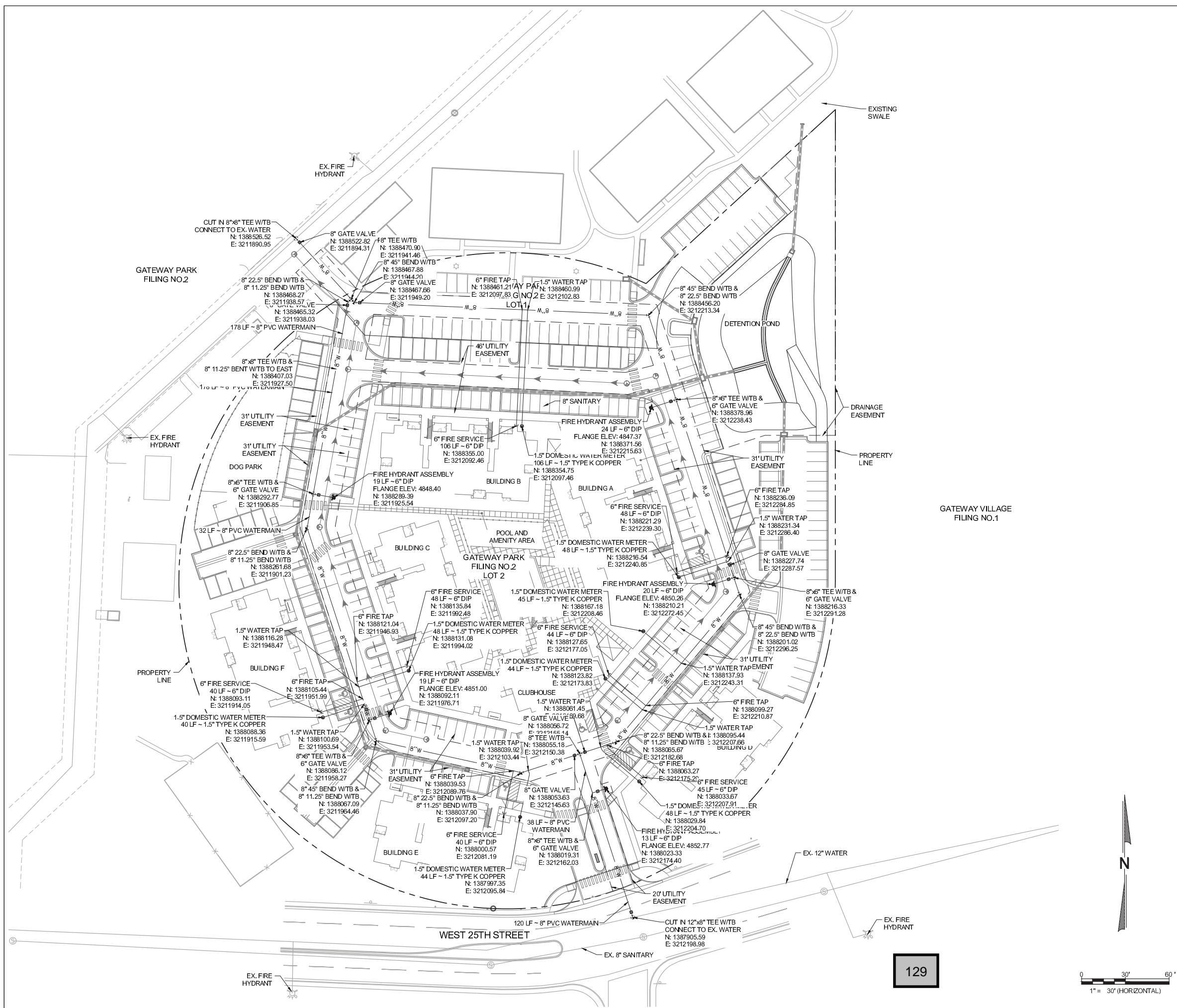
CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____

CHECKED BY: KJSEAP
DRAWN BY: KJ

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 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 3. PROVIDE A MINIMUM OF 5' AND A MAXIMUM OF 6' DEPTH OF COVER FOR WATER MAINS AND SERVICES, EXCEPT FOR LOWERINGS.
 4. WATERMAIN LOWERINGS: REFERENCE CITY OF GREELEY STANDARD DETAIL W-5.

GATEWAY PARK II PUD
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GREELEY, CO

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11/1/18 PUD

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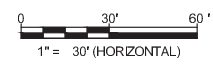
ACCEPTED BY: _____ DATE _____
CITY ENGINEER

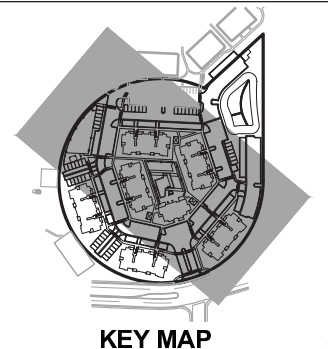
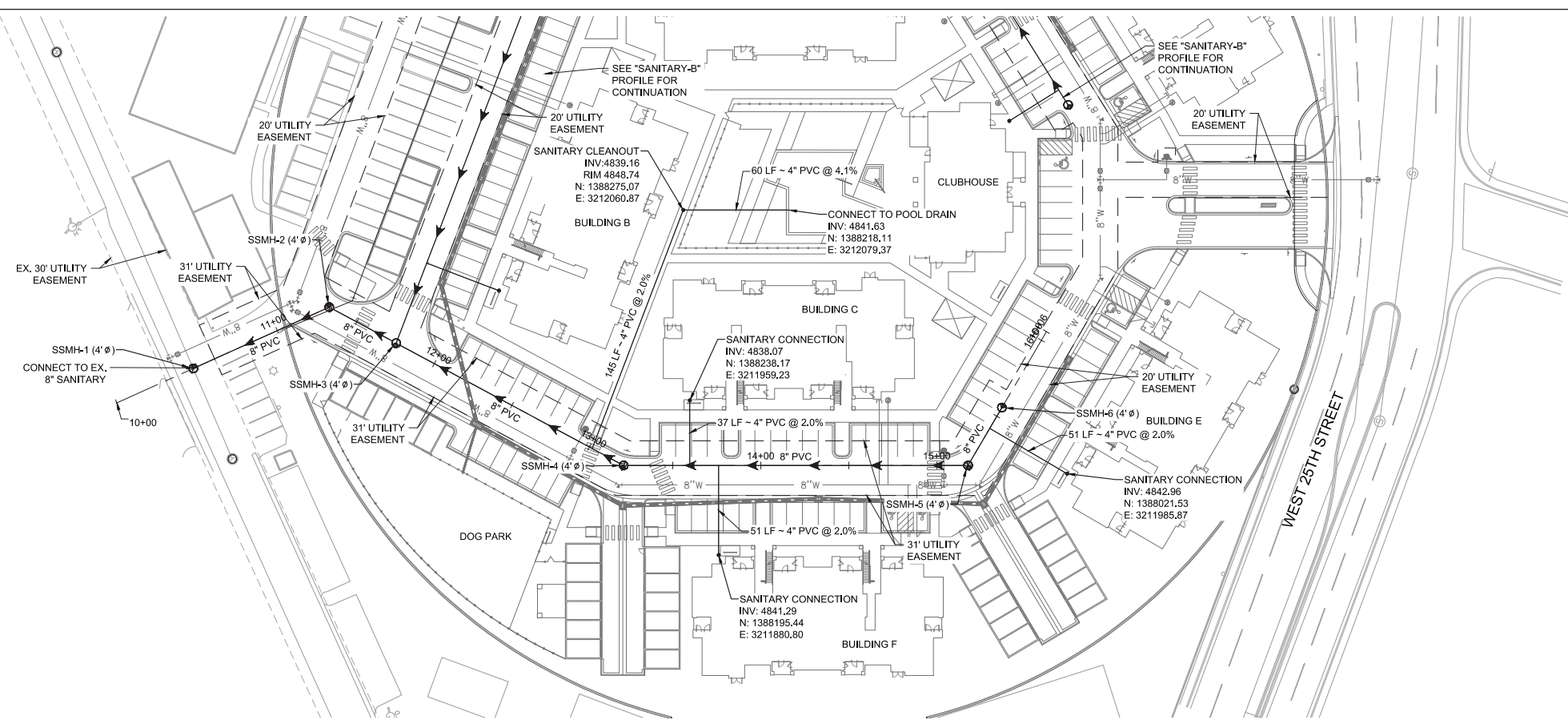
ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

SHEET TITLE:
WATER PLAN

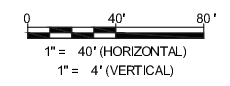
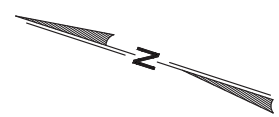
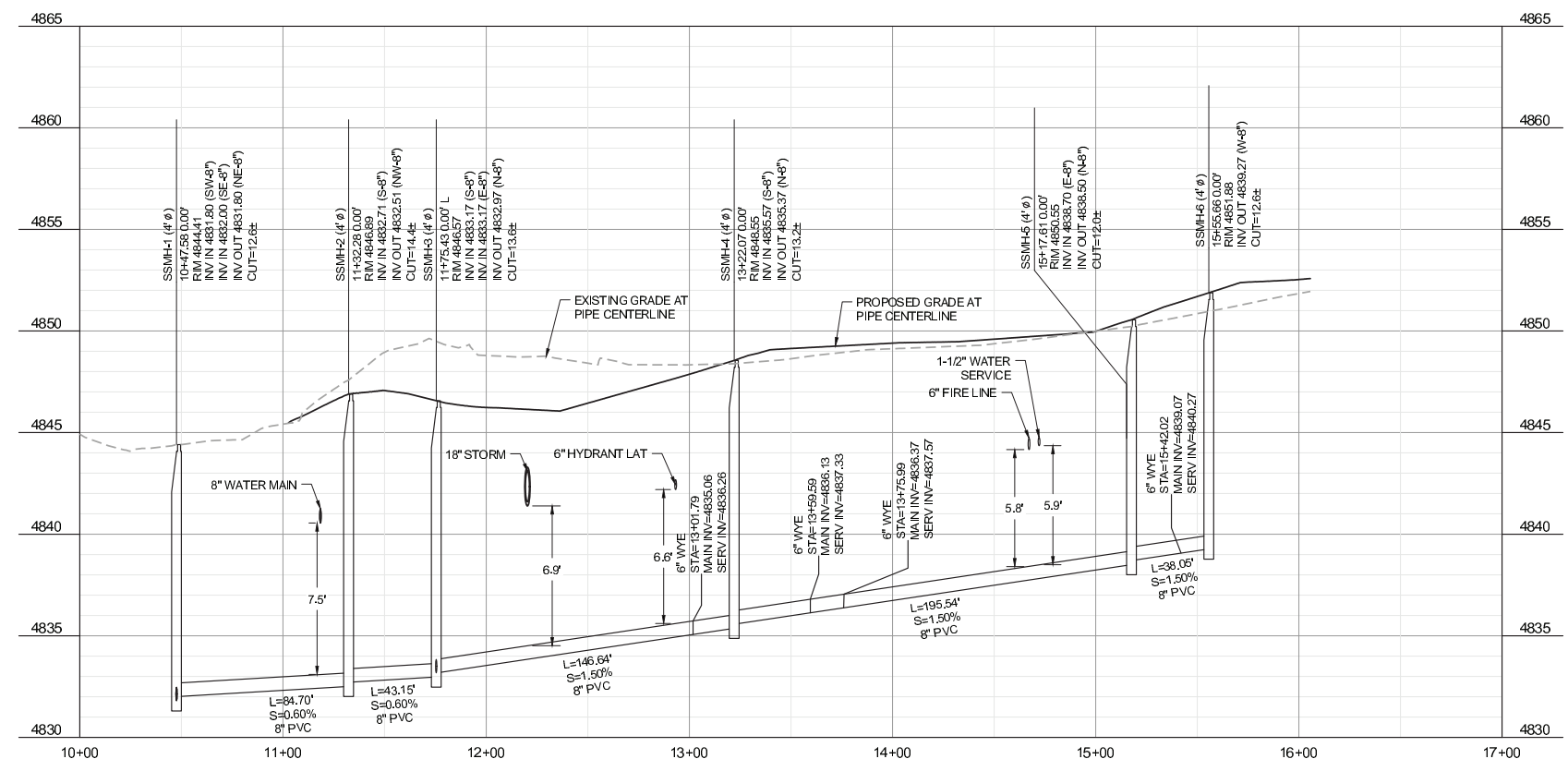
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Sanitary-A



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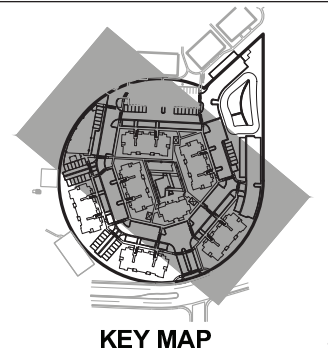
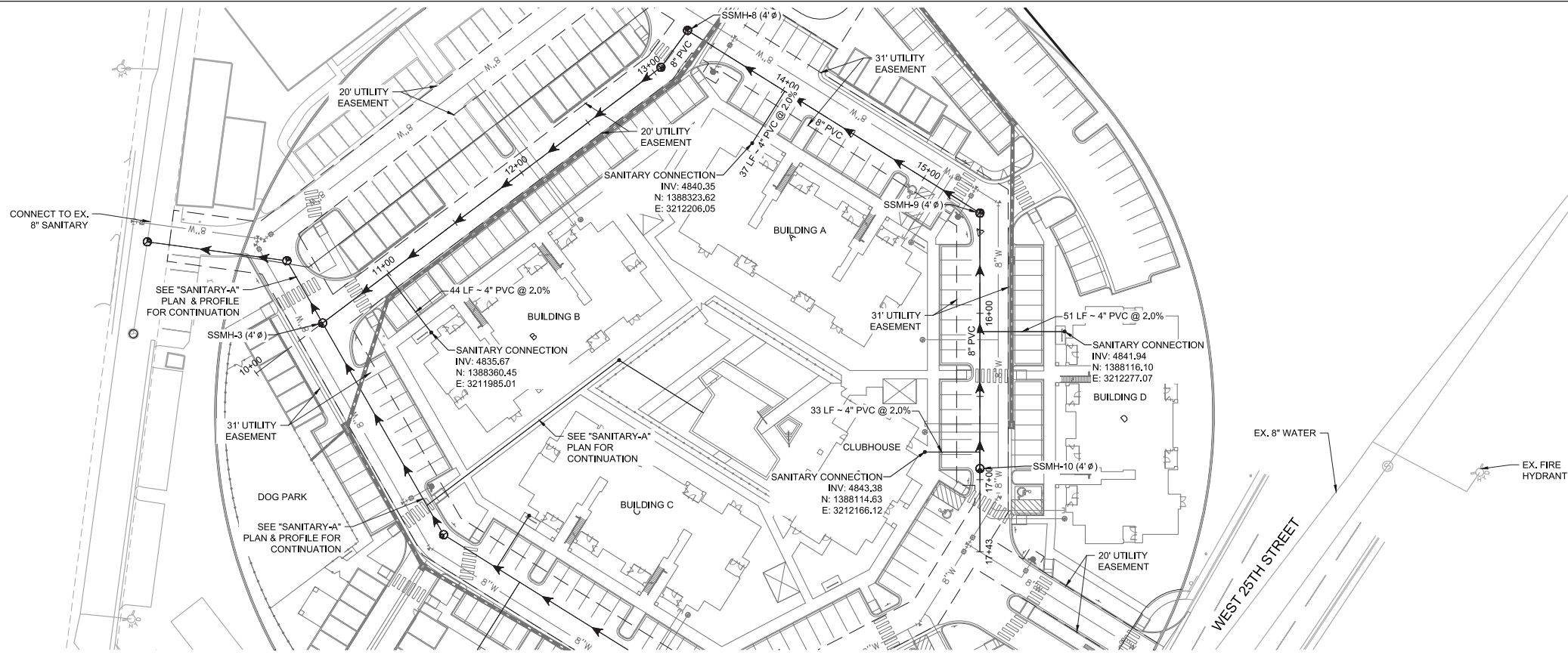
CITY OF GREELEY SIGNATURES

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CITY ENGINEER

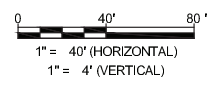
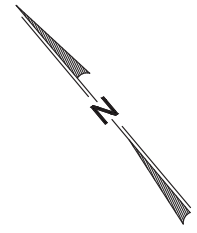
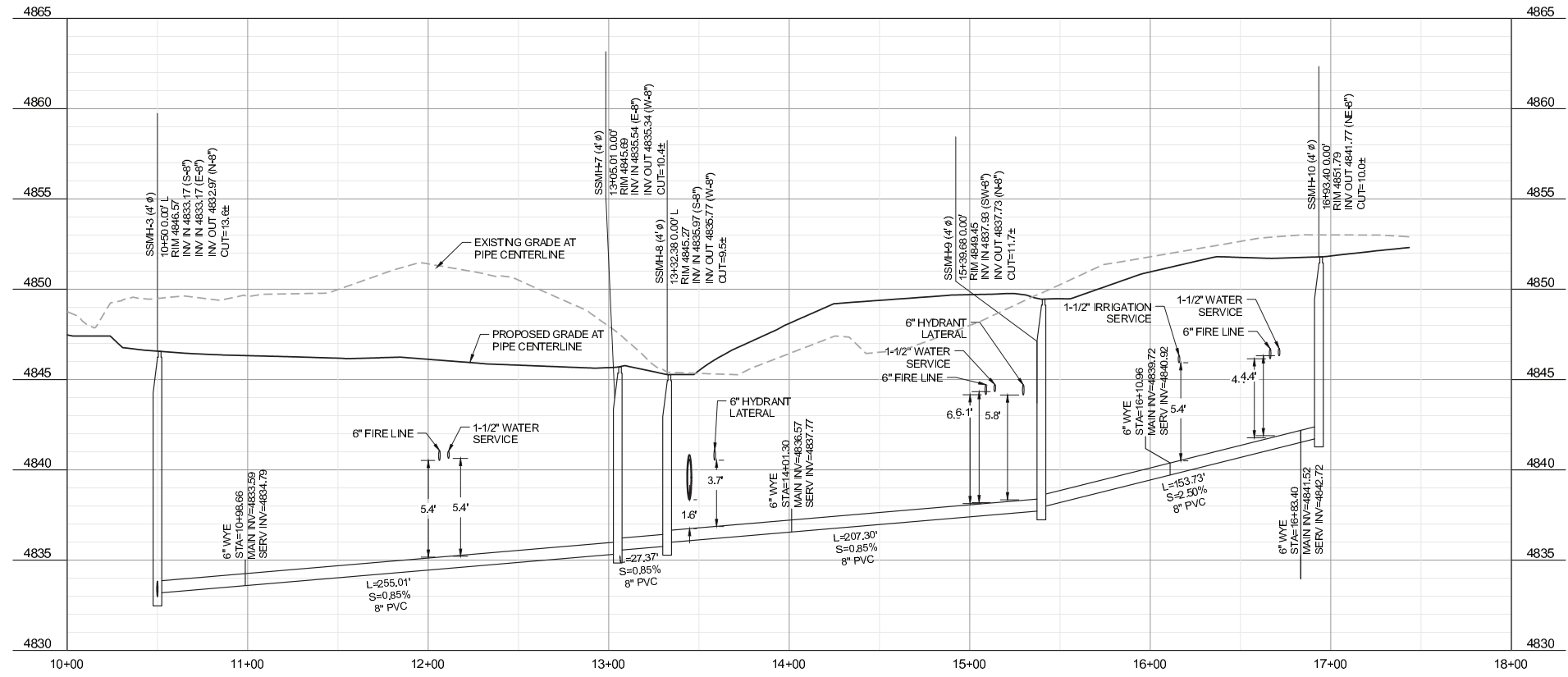
ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

SHEET TITLE:
SANITARY PLAN AND PROFILE - A



- NOTES:**
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Sanitary-B



131

CHECKED BY: KJSEAP
DRAWN BY: KJ

OWNER:
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NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

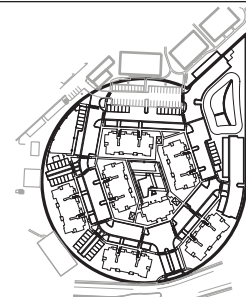
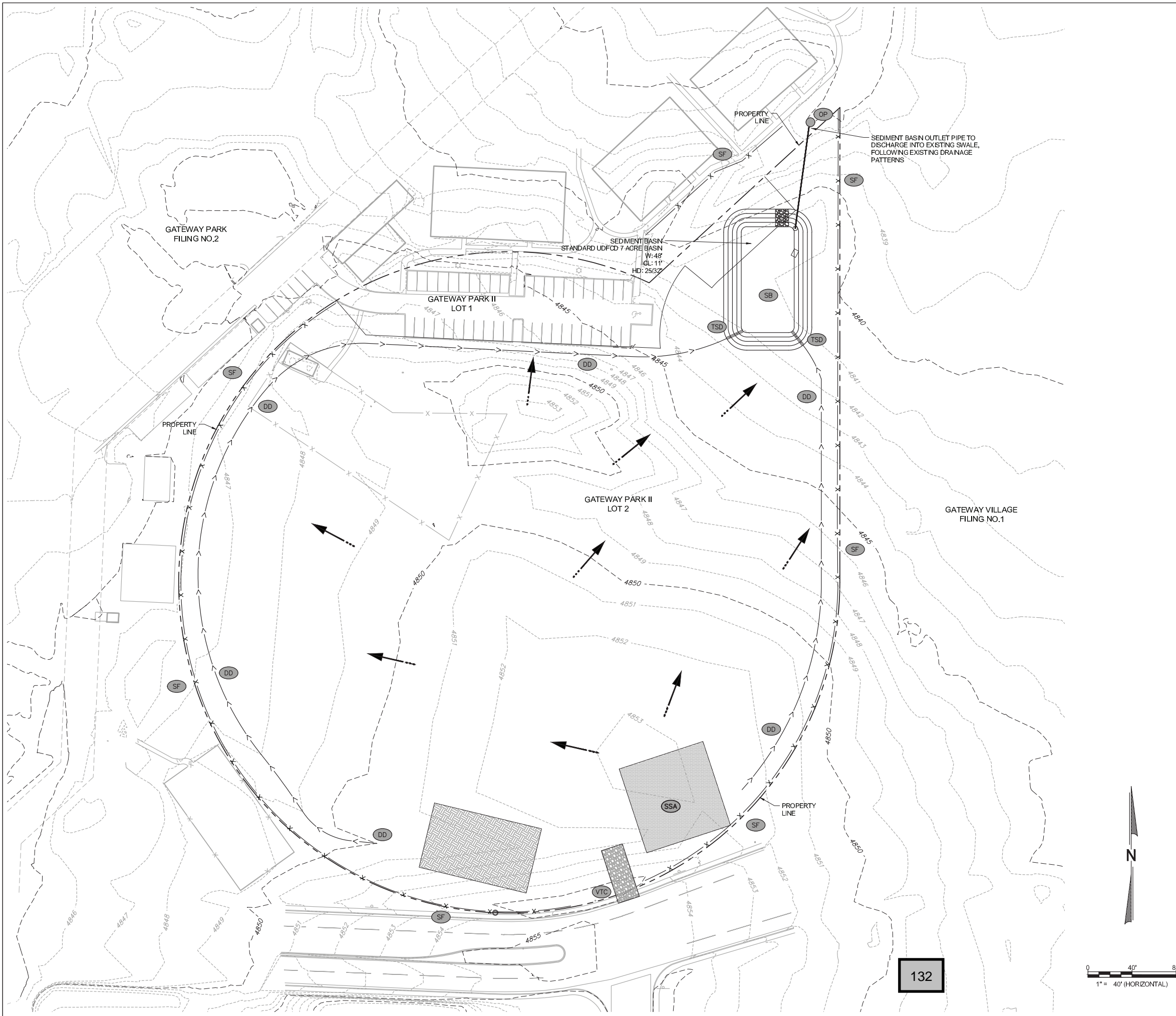
CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

SHEET TITLE:
SANITARY PLAN AND PROFILE - B



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. CONSULT THE LANDSCAPE PLAN FOR AREAS TO BE SEEDED AND MULCHED WITH NATIVE MIX SEED. ALL OTHER AREAS TO BE PAVED OR LANDSCAPED PER THE LANDSCAPE PLAN.
4. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
5. ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONCRETE PLACEMENT ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

EROSION CONTROL LEGEND:

SILT FENCE	SF	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Pattern]
VEHICLE TRACKING CONTROL	VTC	[Pattern]
SEDIMENT BASIN	SB	[Symbol]
TEMPORARY SLOPE DRAIN	TSD	[Symbol]
INLET PROTECTION	IP	[Symbol]
OUTLET PROTECTION	OP	[Symbol]
CONCRETE WASH-OUT AREA	CWA	[Symbol]
SURFACE ROUGHENING & MULCHING	SR	[Pattern]
TEMPORARY SEEDING	TS	[Symbol]
PERMANENT SEEDING	PS	[Symbol]

INITIAL PHASE NOTES:

1. INSTALL SEDIMENT BASIN PRIOR TO DISTURBANCE OF 1.0 ACRE
2. INSTALL SILT FENCE AROUND BOUNDARY OF SITE
3. INSTALL DIVERSION DIKES TO CONVEY STORM FLOWS TO SEDIMENT BASIN.

EROSION CONTROL ACCEPTANCE:

THESE EROSION CONTROL DETAILS HAVE BEEN SUBMITTED TO THE CITY OF GREELEY IN FULFILLMENT OF THE CITY CRITERIA. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN PROBLEMS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED. NOTE: THESE EROSION AND SEDIMENT CONTROL DETAILS IN AND OF THEMSELVES DO NOT FULFILL THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT: STORMWATER CONSTRUCTION PERMIT FOR A STORMWATER MANAGEMENT PLAN (SWMP).

CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

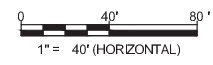
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

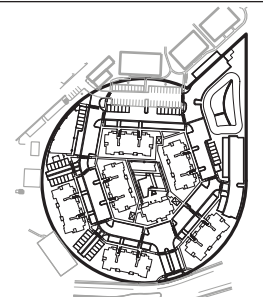
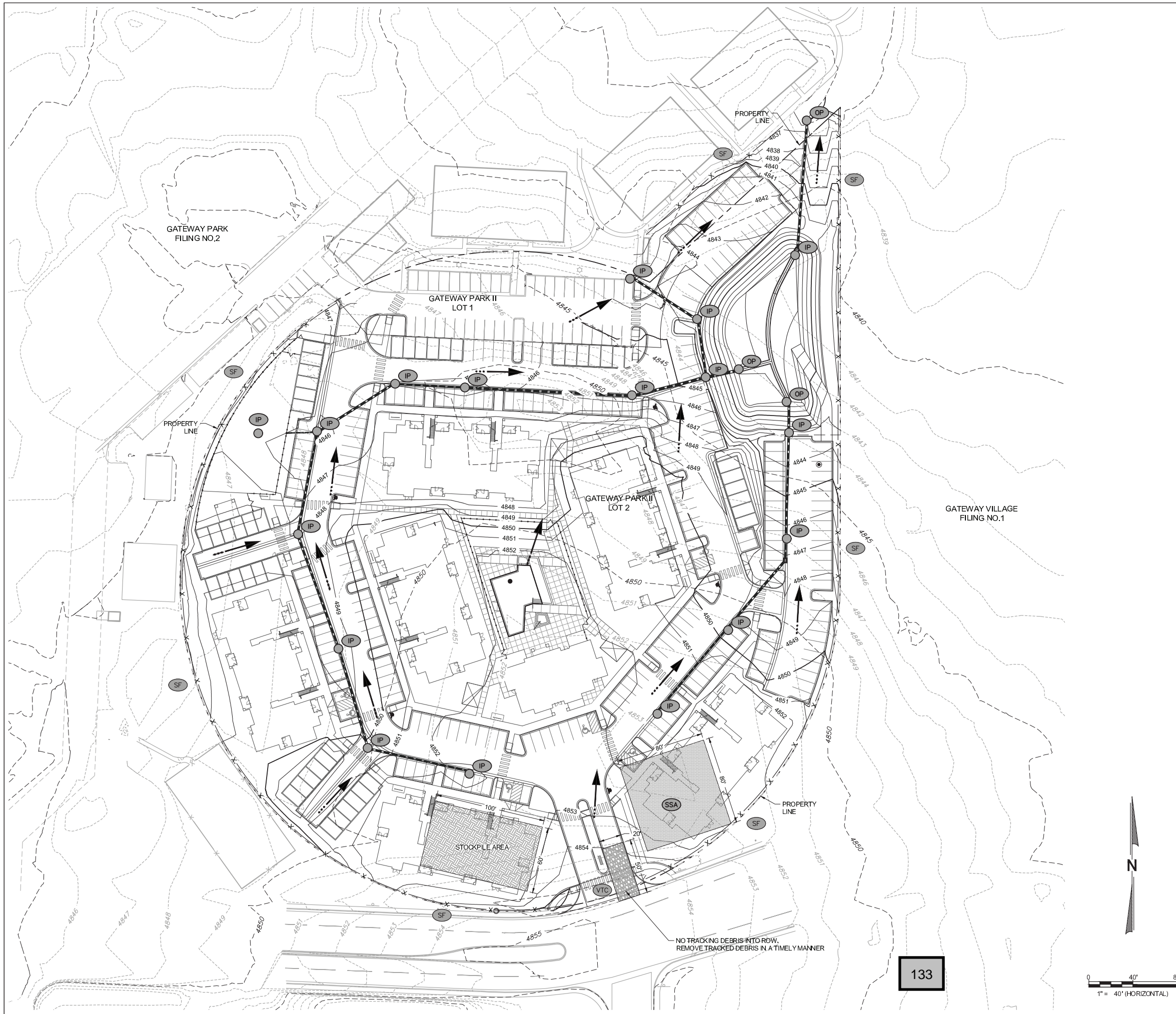
NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - INITIAL

CHECKED BY: KJSEAP
DRAWN BY: KJ





KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. CONSULT THE LANDSCAPE PLAN FOR AREAS TO BE SEEDED AND MULCHED WITH NATIVE MIX SEED. ALL OTHER AREAS TO BE PAVED OR LANDSCAPED PER THE LANDSCAPE PLAN.
4. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
5. ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONCRETE PLACEMENT ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

EROSION CONTROL LEGEND:

SILT FENCE	SF	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Hatched Box]
VEHICLE TRACKING CONTROL	VTC	[Dotted Box]
SEDIMENT BASIN	SB	[Circle]
TEMPORARY SLOPE DRAIN	TSD	[Double Arrow]
INLET PROTECTION	IP	[Circle]
OUTLET PROTECTION	OP	[Circle]
CONCRETE WASH-OUT AREA	CWA	[Square]
SURFACE ROUGHENING & MULCHING	SR	[Dotted Box]
TEMPORARY SEEDING	TS	[Circle]
PERMANENT SEEDING	PS	[Circle]

INTERIM PHASE NOTES:

1. INSTALL INLET PROTECTION ONCE INLET HAS BEEN INSTALLED.
2. DIVERSION DIKES CAN BE REMOVED ONCE PAVEMENT HAS BEEN PLACED, AND STORM FLOWS CAN BE ROUTED TO INLETS BY PERMANENT MEANS (CURB & GUTTER, AND CROSS PANS).
3. SILT FENCE TO REMAIN IN PLACE THROUGHOUT INTERIM PHASE.
4. SEDIMENT BASIN TO BE REMOVED AND REPLACED BY PERMANENT DETENTION BASIN AND OUTLET STRUCTURE.

EROSION CONTROL ACCEPTANCE:

THESE EROSION CONTROL DETAILS HAVE BEEN SUBMITTED TO THE CITY OF GREELEY IN FULFILLMENT OF THE CITY CRITERIA. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN PROBLEMS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED. NOTE: THESE EROSION AND SEDIMENT CONTROL DETAILS IN AND OF THEMSELVES TO NOT FULFILL THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT: STORMWATER CONSTRUCTION PERMIT FOR A STORMWATER MANAGEMENT PLAN (SWMP).

CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

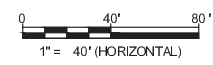
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

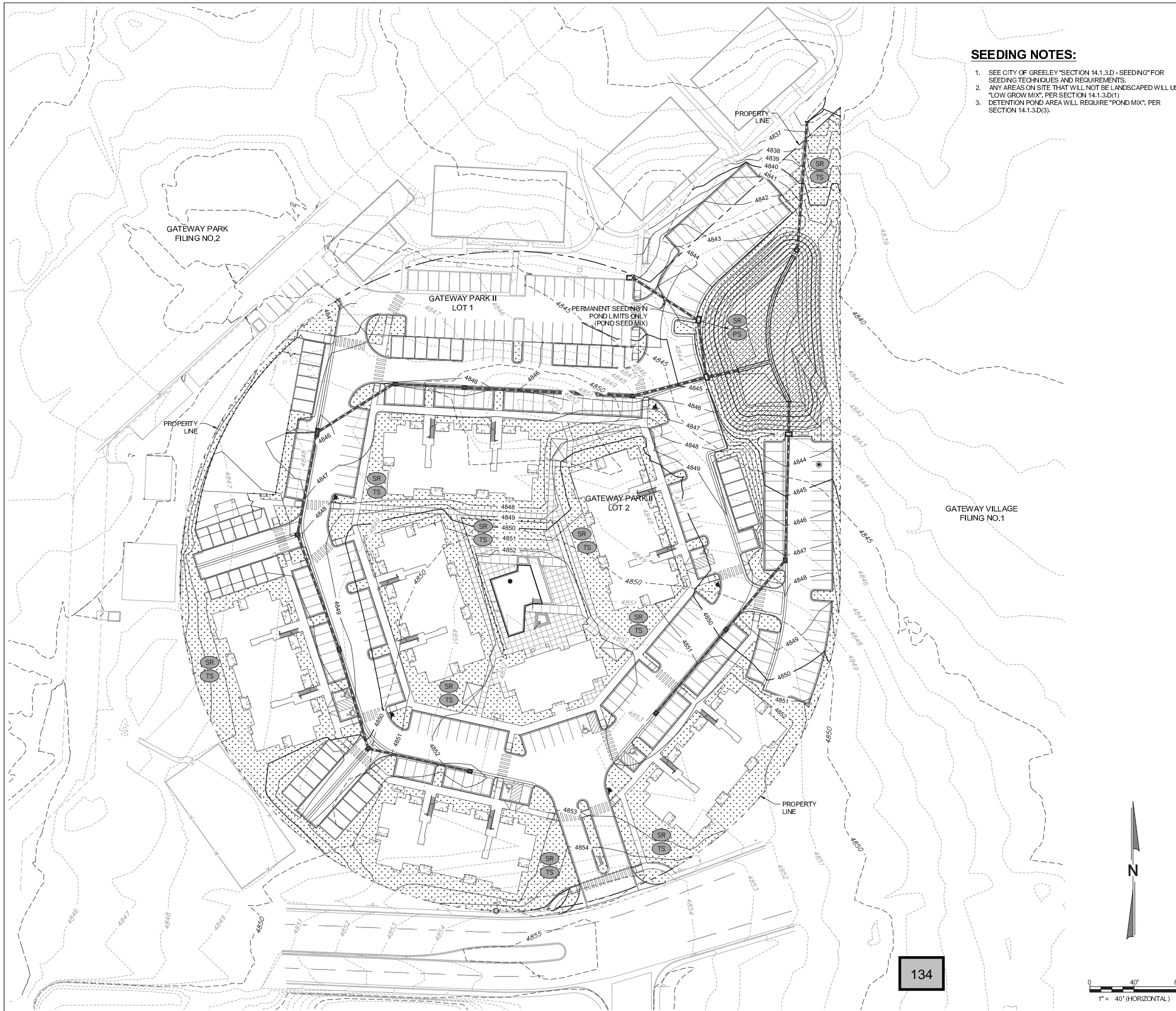
NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - INTERIM

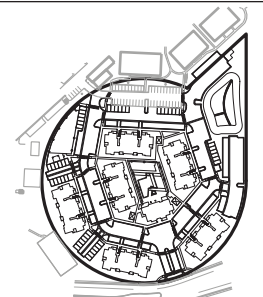
CHECKED BY: KJSEAP
DRAWN BY: KJ





SEEDING NOTES:

1. SEE CITY OF GREELEY "SECTION 14.1.3.D - SEEDING" FOR SEEDING TECHNIQUES AND REQUIREMENTS.
2. ANY AREAS ON SITE THAT WILL NOT BE LANDSCAPED WILL USE "LOW GROW MIX", PER SECTION 14.1.3.D(1)
3. DETENTION POND AREA WILL REQUIRE "POND MIX", PER SECTION 14.1.3.D(3).



KEY MAP

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EROSION CONTROL LEGEND:

SILT FENCE	SR	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Pattern]
VEHICLE TRACKING CONTROL	VTC	[Pattern]
SEDIMENT BASIN	SB	[Symbol]
TEMPORARY SLOPE DRAIN	TSD	⇄
INLET PROTECTION	IP	●
OUTLET PROTECTION	OP	●
CONCRETE WASH-OUT AREA	CWA	[Symbol]
SURFACE ROUGHENING & MULCHING	SR	[Pattern]
TEMPORARY SEEDING	TS	●
PERMANENT SEEDING	PS	●

FINAL PHASE NOTES:

1. INLET PROTECTION TO BE REMOVED AFTER ALL PAVEMENT HAS BEEN PLACED AND SEEDING / MULCHING OPERATIONS ARE FINALIZED.
2. REMOVE SILT FENCE
3. REMOVE VEHICLE TRACKING CONTROL ONCE ENTRANCE IS READY TO BE PAVED.
4. REMOVED CONCRETE WASH-OUT AREA ONCE ALL CONCRETE PLACEMENT IS FINALIZED.

EROSION CONTROL ACCEPTANCE:

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CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

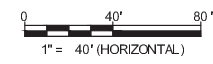
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

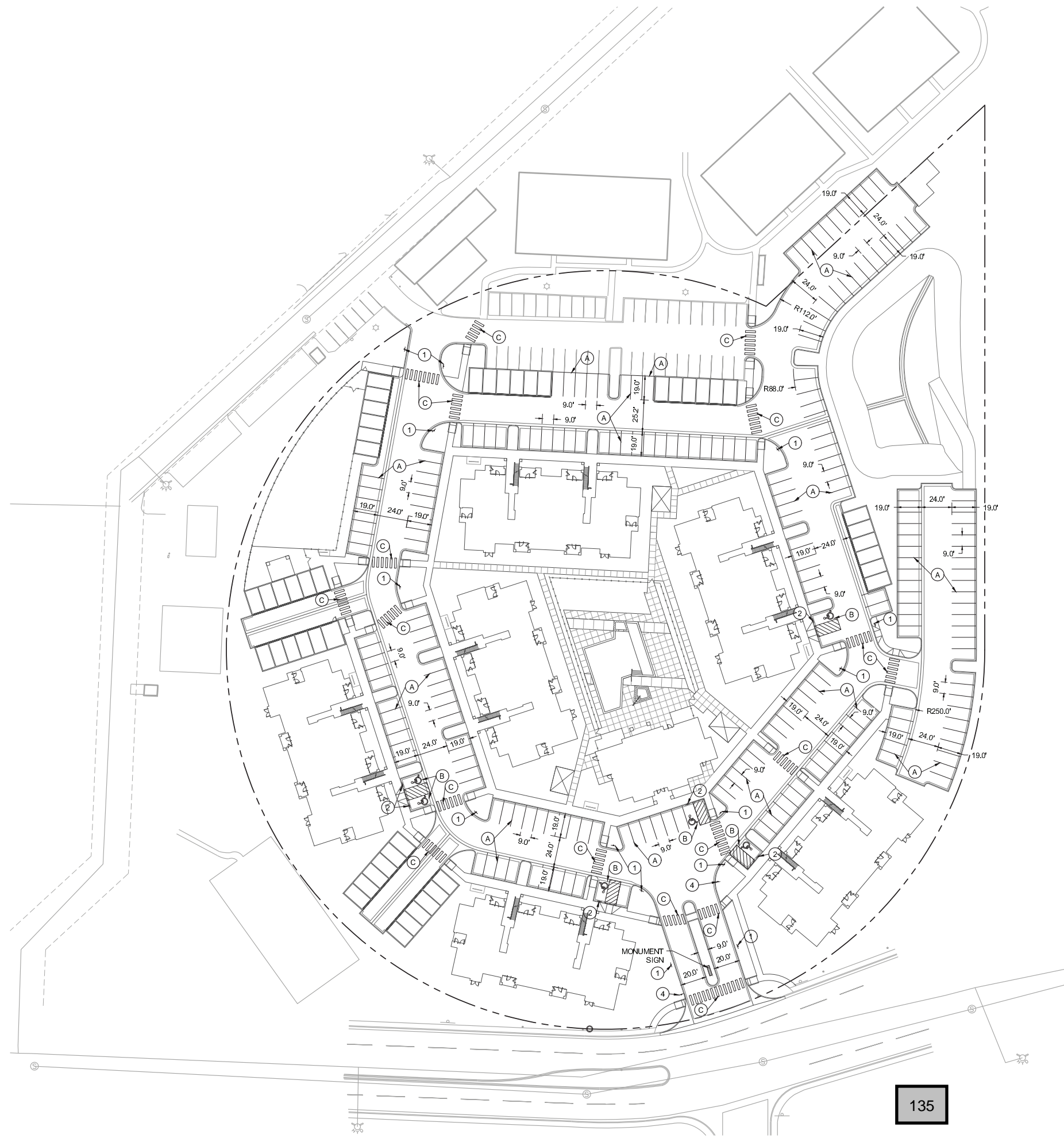
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6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - FINAL

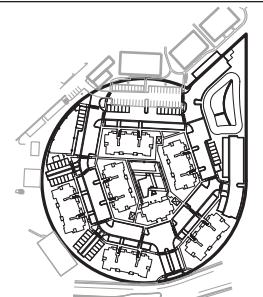
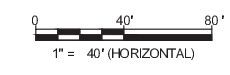
CHECKED BY: KJSEAP
DRAWN BY: KJ



CHECKED BY: KJSEAP
DRAWN BY: KJS



135



KEY MAP

- SIGNAGE AND STRIPING GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 2. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE CITY OF GREELEY STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
 3. PARKING LOT STRIPING SHALL BE WHITE AND FOUR (4) INCHES IS WIDTH, UNLESS OTHERWISE NOTED.

- SIGNAGE CONSTRUCTION NOTES:**
1. "NO PARKING FIRE LANE" SIGN PER DETAIL ON SHEET C18
 2. ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C18
 3. VAN ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C18
 4. STOP SIGN PER DETAIL ON SHEET C18

- STRIPING CONSTRUCTION NOTES:**
- A. WHITE FOUR (4) INCH WIDE PARKING LOT STRIPING
 - B. ADA STRIPING PER DETAIL ON SHEET C18
 - C. CROSSWALK STRIPING PER DETAIL ON SHEET C18

GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18_PUD
8/7/18_PUD
11/1/18_PUD

CITY OF GREELEY SIGNATURES

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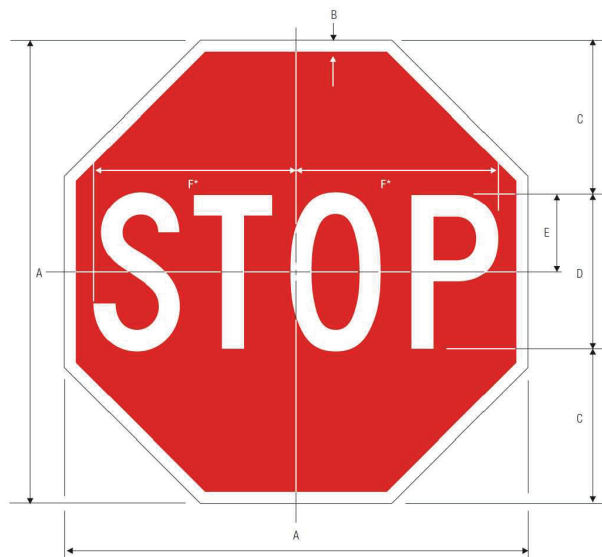
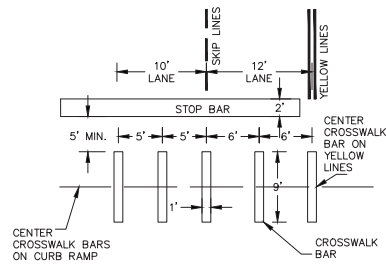
ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

SHEET TITLE:
SIGNAGE &
STRIPING PLAN

CX

STOP AND CROSSWALK BARS



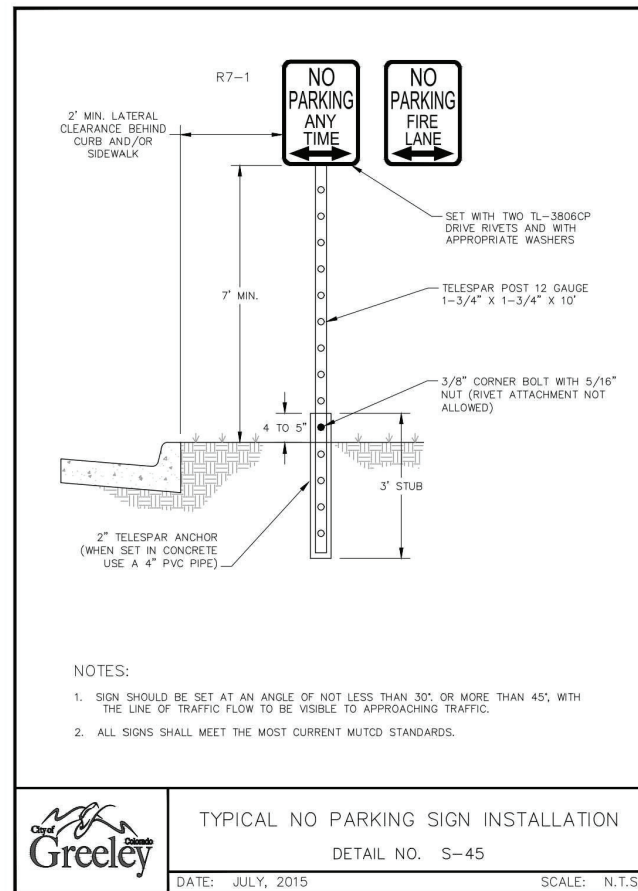
R1-1
STOP
*Reduce spacing 40%

A	B	C	D	E	F
30	.75	10	10 C	5	12.5

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1

R1-1
30" STOP SIGN



TYPICAL NO PARKING SIGN INSTALLATION

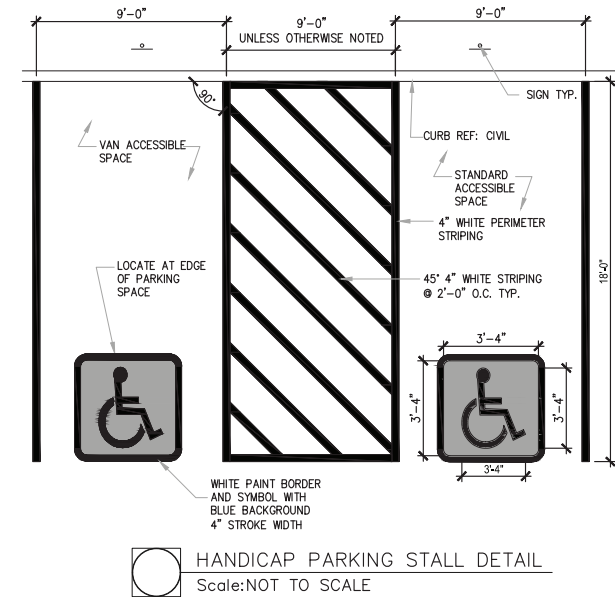
DETAIL NO. S-45

DATE: JULY, 2015

SCALE: N.T.S.



R7-8
RESERVED PARKING FOR
PERSONS WITH DISABILITIES



CHECKED BY: KJSEAP
DRAWN BY: KJS

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A
BROCKMAN

NOT FOR
CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

SHEET TITLE:
SIGNAGE &
STRIPING DETAILS

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER CO 80209
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NOT FOR CONSTRUCTION

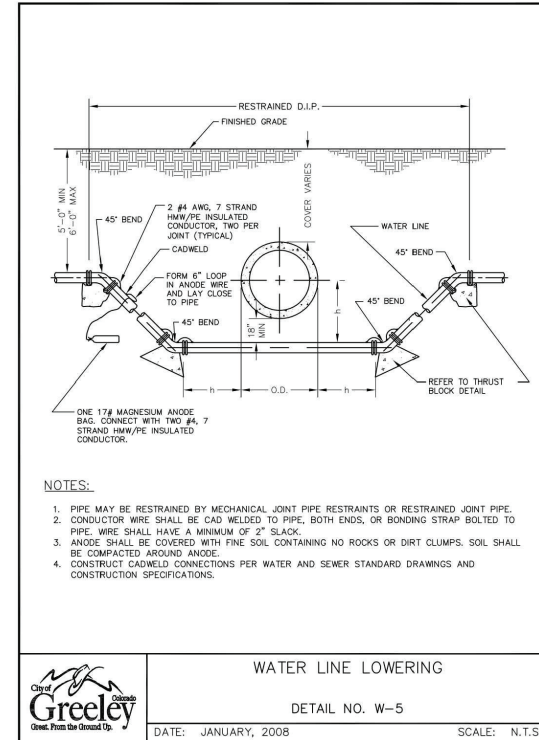
DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
WATER & SEWER
DETAILS

CITY OF GREELEY SIGNATURES

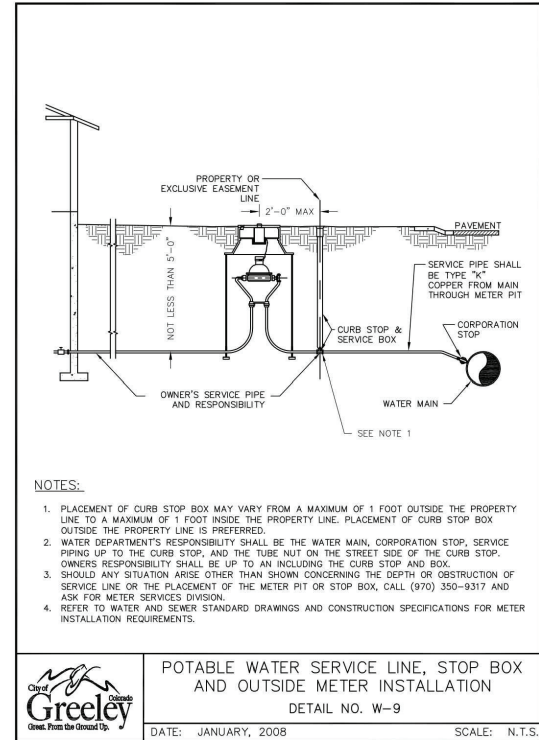
CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____



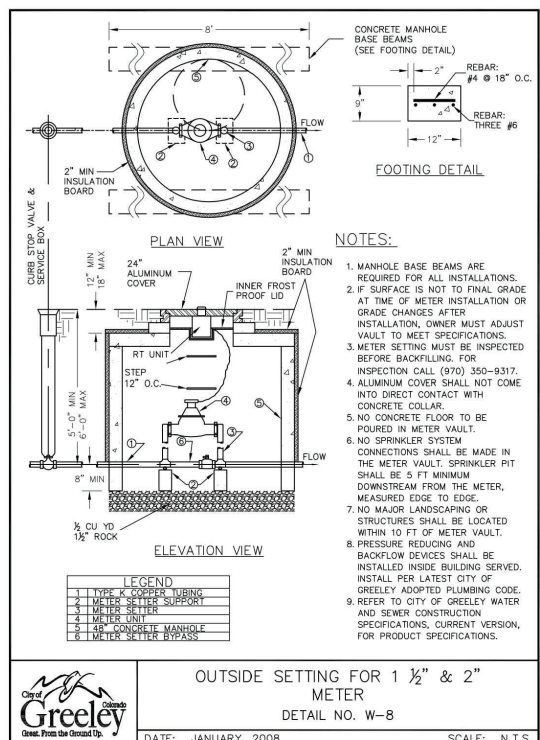
- NOTES:**
- PIPE MAY BE RESTRAINED BY MECHANICAL JOINT PIPE RESTRAINTS OR RESTRAINED JOINT PIPE.
 - CONDUCTOR WIRE SHALL BE CAD WELDED TO PIPE, BOTH ENDS, OR BONDING STRAP BOLTED TO PIPE. WIRE SHALL HAVE A MINIMUM OF 2" SLACK.
 - ANODE SHALL BE COVERED WITH FINE SOIL CONTAINING NO ROCKS OR DIRT CLUMPS. SOIL SHALL BE COMPACTED AROUND ANODE.
 - CONSTRUCT CADWELDED CONNECTIONS PER WATER AND SEWER STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS.

WATER LINE LOWERING
DETAIL NO. W-5
DATE: JANUARY, 2008 SCALE: N.T.S.



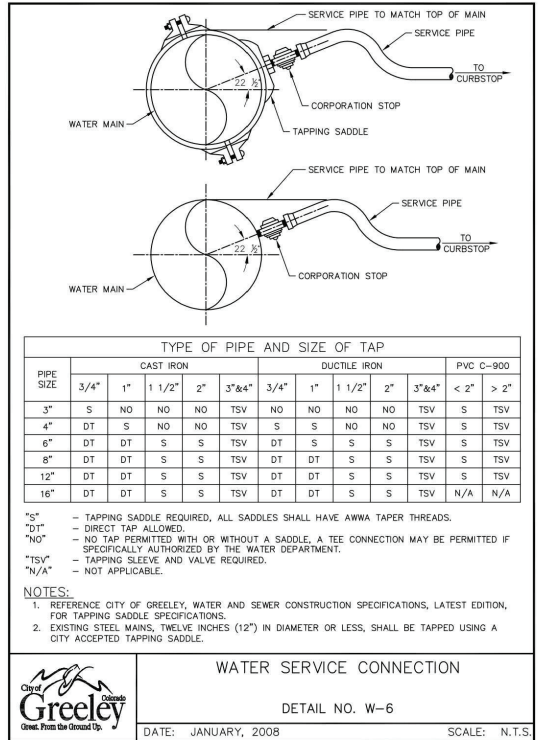
- NOTES:**
- PLACEMENT OF CURB STOP BOX MAY VARY FROM A MAXIMUM OF 1 FOOT OUTSIDE THE PROPERTY LINE TO A MAXIMUM OF 1 FOOT INSIDE THE PROPERTY LINE. PLACEMENT OF CURB STOP BOX OUTSIDE THE PROPERTY LINE IS PREFERRED.
 - WATER DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, CORPORATION STOP, SERVICE PIPING UP TO THE CURB STOP, AND THE TUBE NUT ON THE STREET SIDE OF THE CURB STOP. OWNERS RESPONSIBILITY SHALL BE UP TO AN INCLUDING THE CURB STOP AND BOX.
 - SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE PLACEMENT OF THE METER PIT OR STOP BOX, CALL (970) 350-9317 AND ASK FOR METER SERVICES DIVISION.
 - REFER TO WATER AND SEWER STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS FOR METER INSTALLATION REQUIREMENTS.

POTABLE WATER SERVICE LINE, STOP BOX AND OUTSIDE METER INSTALLATION
DETAIL NO. W-9
DATE: JANUARY, 2008 SCALE: N.T.S.

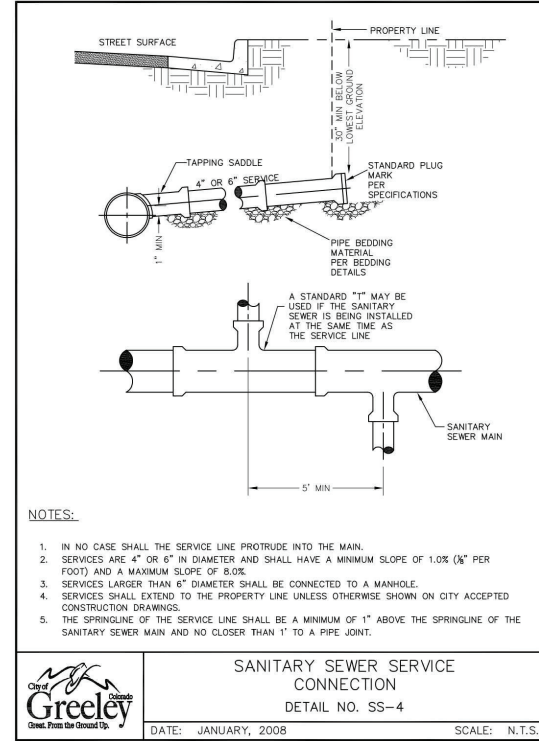


- NOTES:**
- MANHOLE BASE BEAMS ARE REQUIRED FOR ALL INSTALLATIONS.
 - IF SURFACE IS NOT TO FINAL GRADE AT TIME OF METER INSTALLATION OR GRADE CHANGES AFTER INSTALLATION, OWNER MUST ADJUST VAULT TO MEET SPECIFICATIONS.
 - METER SETTING MUST BE INSPECTED BEFORE BACKFILLING. FOR INSPECTION CALL (970) 350-9317.
 - ALUMINUM COVER SHALL NOT COME INTO DIRECT CONTACT WITH CONCRETE COLLAR.
 - NO CONCRETE FLOOR TO BE POURED IN METER VAULT.
 - NO SPRINKLER SYSTEM CONNECTIONS SHALL BE MADE IN THE METER VAULT. SPRINKLER PIT SHALL BE 5 FT MINIMUM DOWNSTREAM FROM THE METER, MEASURED EDGE TO EDGE.
 - NO MAJOR LANDSCAPING OR STRUCTURES SHALL BE LOCATED WITHIN 10 FT OF METER VAULT.
 - PRESSURE REDUCING AND BACKFLOW DEVICES SHALL BE INSTALLED INSIDE BUILDING CODE. INSTALL PER LATEST CITY OF GREELEY ADOPTED PLUMBING CODE.
 - REFER TO CITY OF GREELEY WATER AND SEWER CONSTRUCTION SPECIFICATIONS, CURRENT VERSION, FOR PRODUCT SPECIFICATIONS.

OUTSIDE SETTING FOR 1 1/2\"/>

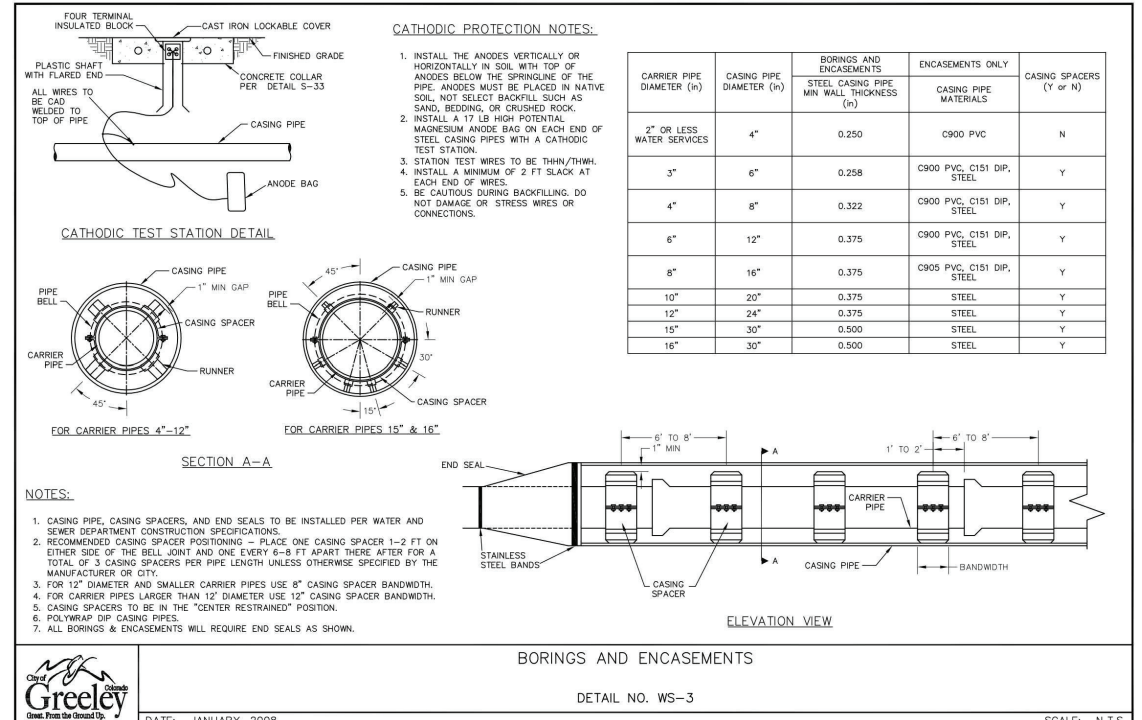


WATER SERVICE CONNECTION
DETAIL NO. W-6
DATE: JANUARY, 2008 SCALE: N.T.S.

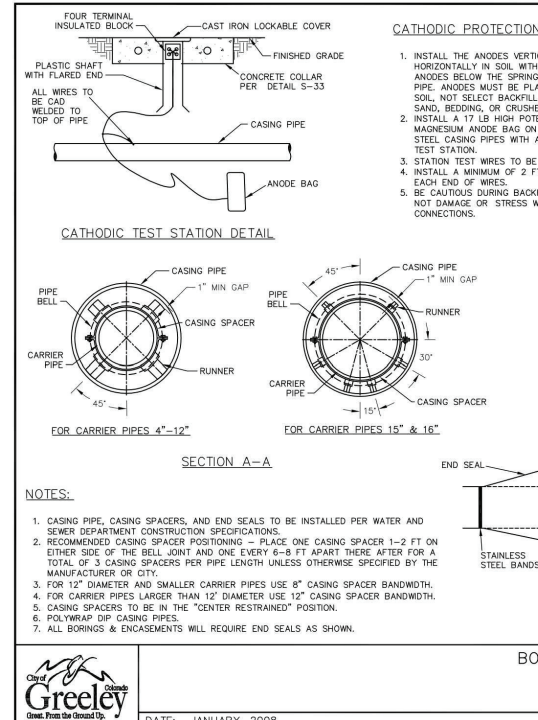


- NOTES:**
- IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.
 - SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (1/8" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
 - SERVICES LARGER THAN 6" DIAMETER SHALL BE CONNECTED TO A MANHOLE.
 - SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.
 - THE SPRINGLINE OF THE SERVICE LINE SHALL BE A MINIMUM OF 1" ABOVE THE SPRINGLINE OF THE SANITARY SEWER MAIN AND NO CLOSER THAN 1" TO A PIPE JOINT.

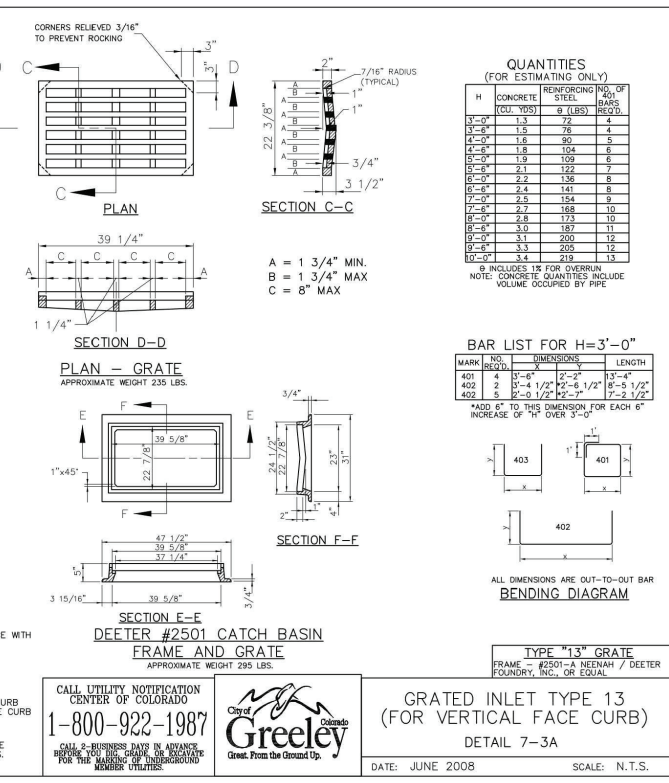
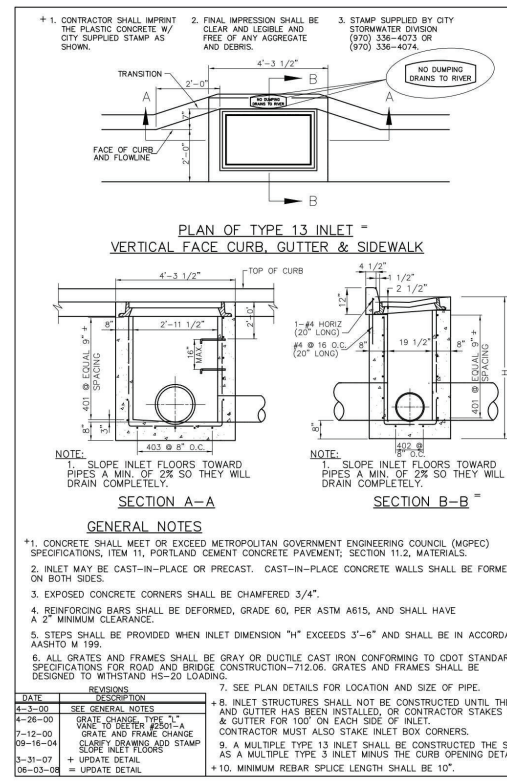
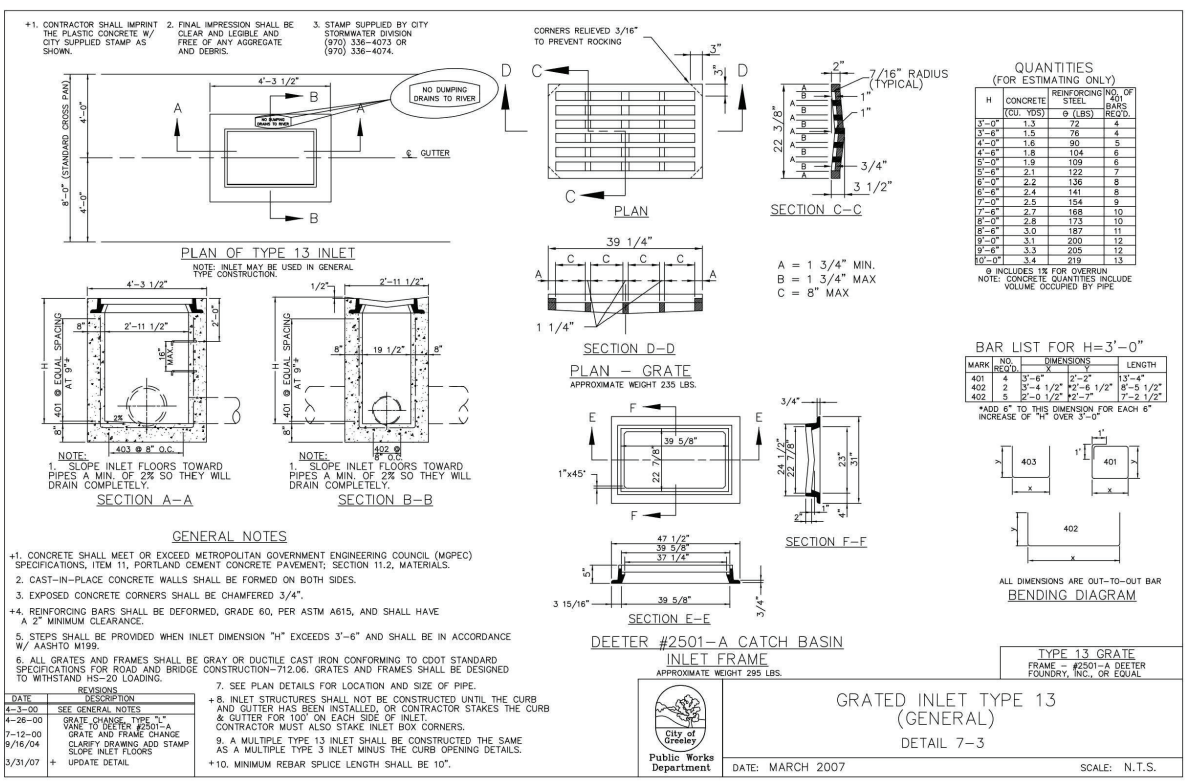
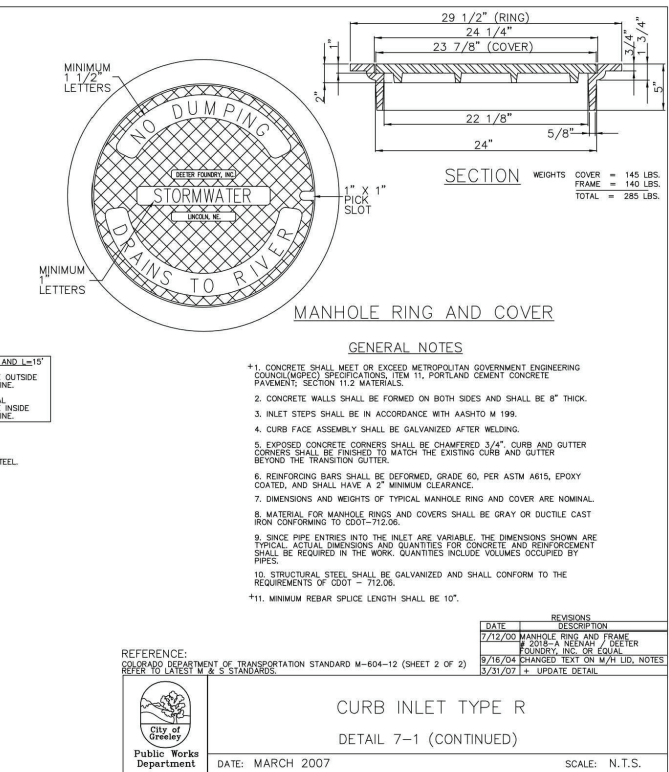
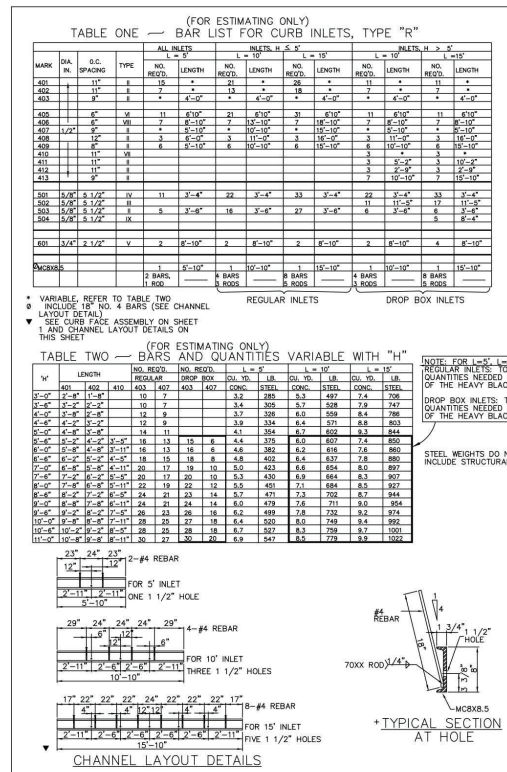
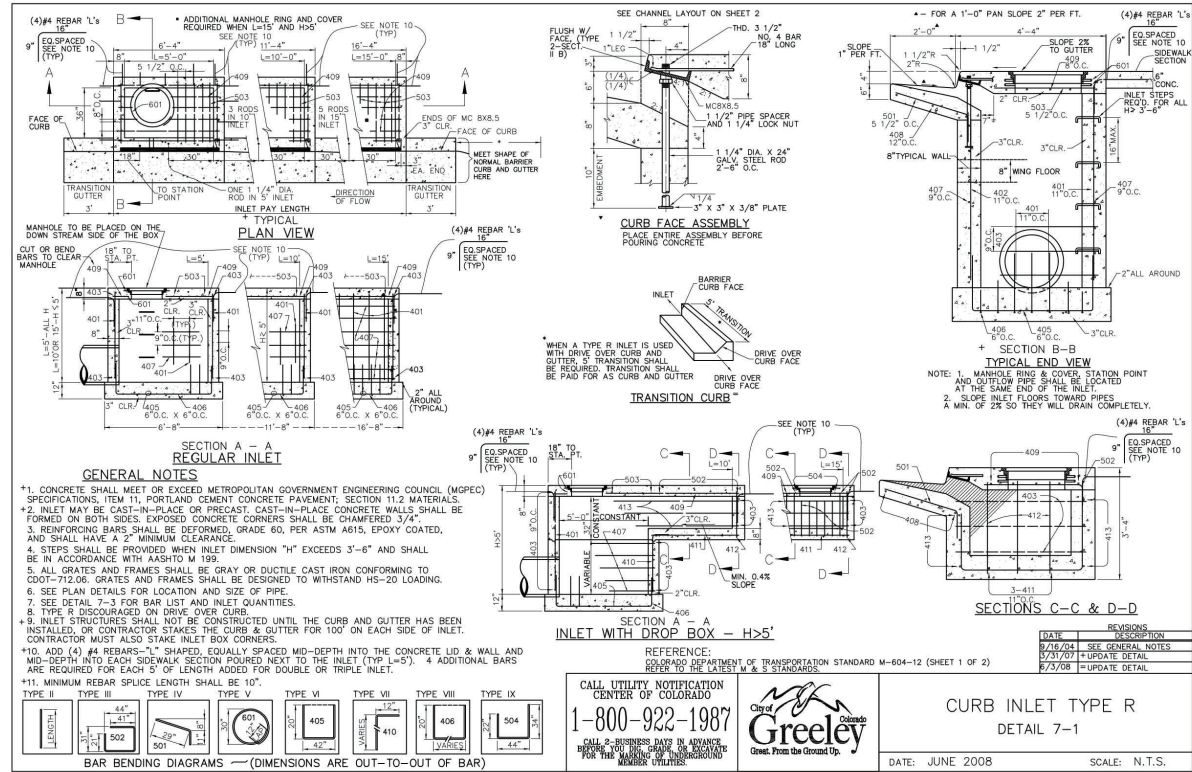
SANITARY SEWER SERVICE CONNECTION
DETAIL NO. SS-4
DATE: JANUARY, 2008 SCALE: N.T.S.



BORINGS AND ENCASEMENTS
DETAIL NO. WS-3
DATE: JANUARY, 2008 SCALE: N.T.S.



CATHODIC PROTECTION NOTES
DETAIL NO. WS-3
DATE: JANUARY, 2008 SCALE: N.T.S.



CAGE CIVIL ENGINEERING
 1225 17th STREET, SUITE 514
 DENVER, CO 80202
 WWW.CAGECIVIL.COM

GATEWAY PARK II PUD
 FINAL PLANNED UNIT DEVELOPMENT
 GREELEY, CO

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 CO CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DATE:
 6/1/18 PUD
 8/7/18 PUD
 11/1/18 PUD

SHEET TITLE:
 STORM SEWER
 DETAILS

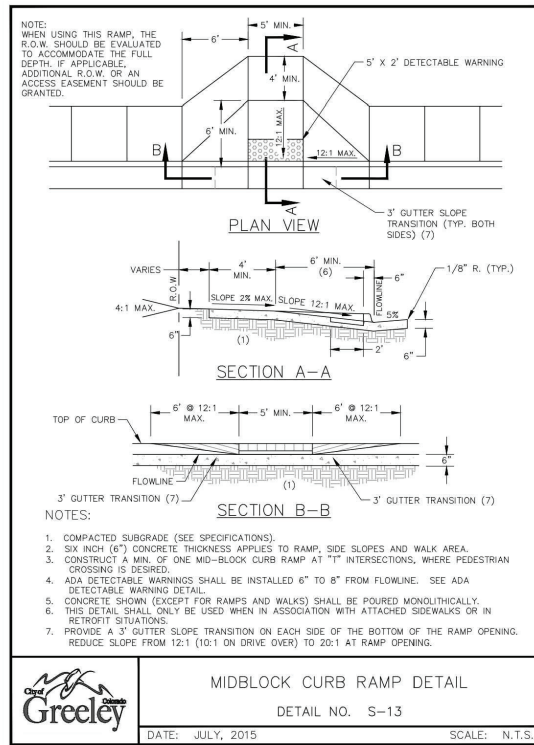
ACCEPTED BY: _____
 CITY ENGINEER DATE

ACCEPTED BY: _____
 WATER & SEWER CHIEF ENGINEER DATE

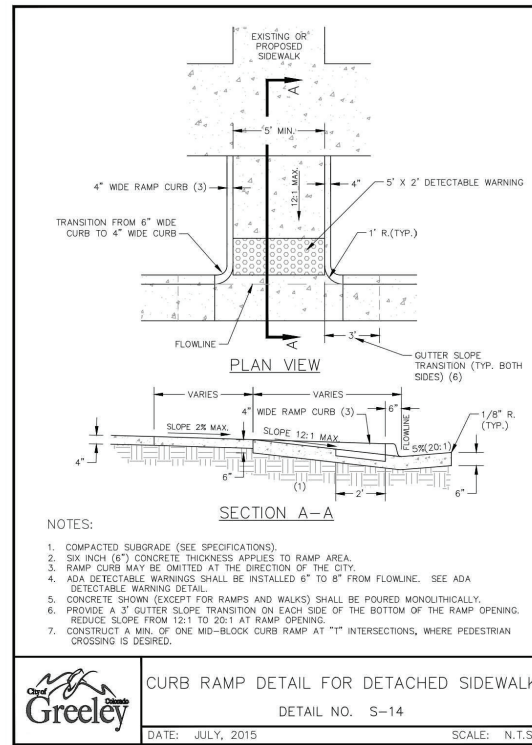
CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

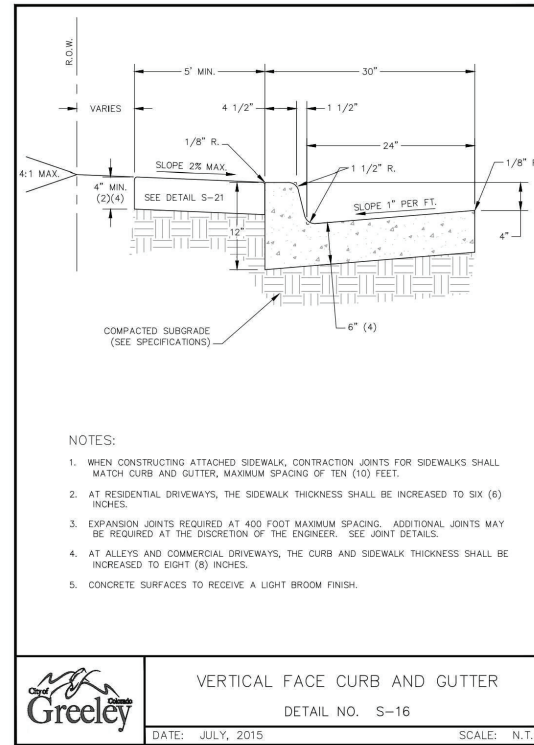
138



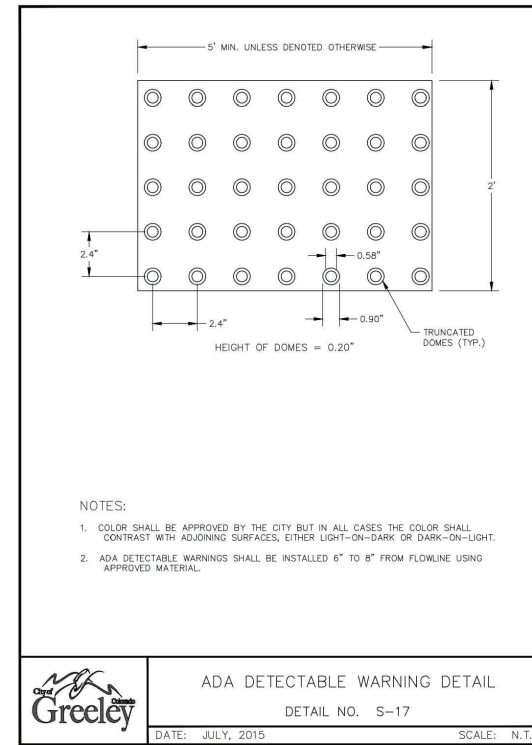
MIDBLOCK CURB RAMP DETAIL
 DETAIL NO. S-13
 DATE: JULY, 2015 SCALE: N.T.S.



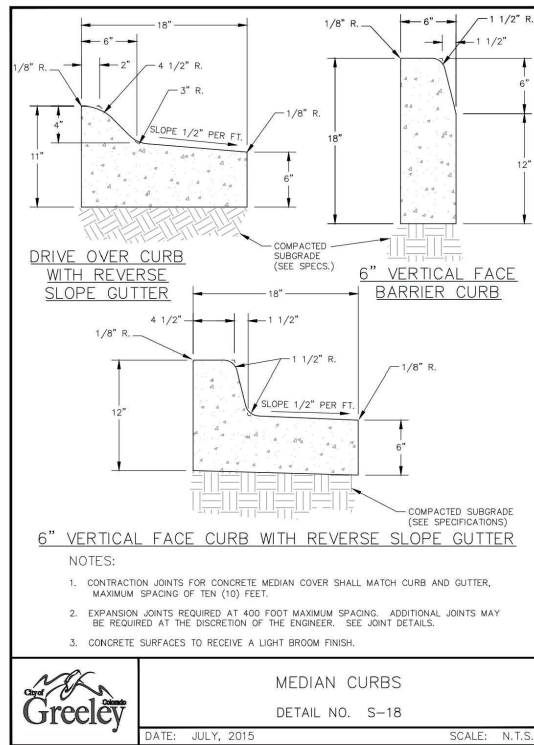
CURB RAMP DETAIL FOR DETACHED SIDEWALK
 DETAIL NO. S-14
 DATE: JULY, 2015 SCALE: N.T.S.



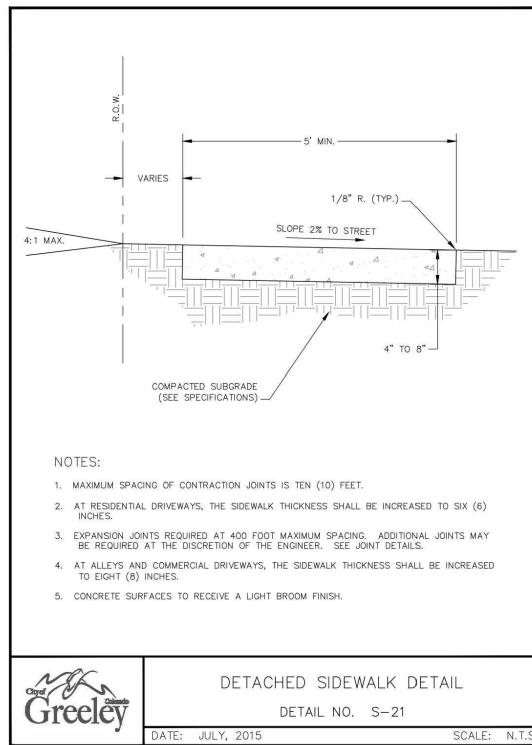
VERTICAL FACE CURB AND GUTTER
 DETAIL NO. S-16
 DATE: JULY, 2015 SCALE: N.T.S.



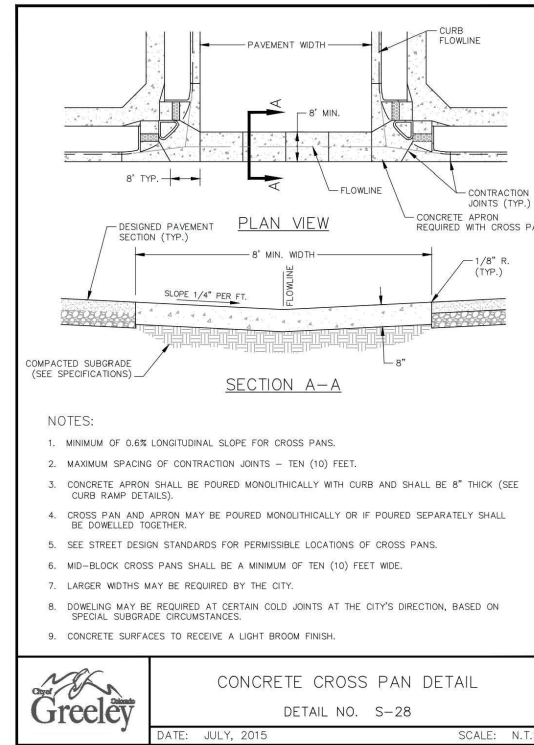
ADA DETECTABLE WARNING DETAIL
 DETAIL NO. S-17
 DATE: JULY, 2015 SCALE: N.T.S.



MEDIAN CURBS
 DETAIL NO. S-18
 DATE: JULY, 2015 SCALE: N.T.S.



DETACHED SIDEWALK DETAIL
 DETAIL NO. S-21
 DATE: JULY, 2015 SCALE: N.T.S.



CONCRETE CROSS PAN DETAIL
 DETAIL NO. S-28
 DATE: JULY, 2015 SCALE: N.T.S.

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18 PUD
 8/7/18 PUD
 11/1/18 PUD

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
 CITY ENGINEER

SHEET TITLE:
 GRADING DETAILS

GATEWAY PARK II PUD PLANNED UNIT DEVELOPMENT PLAN

Proposed Preliminary PUD code application.

Land Uses. The Gateway Park II PUD would allow multi-family, single-family, townhomes, and duplex uses, and accessory uses allowed per Development Code as amended; except deviations as requested.

Deviations. Reduced setbacks 25 to 15 at street, building height increase from 40 to 60, buffer yard decreased from 10 to 6 feet. The alternatives compliance would be that additional landscape buffer of 15%, an increase in amenity credits from 2 to 8 credits, and 1 bonus credit. These amenity credits are features that have been included to accommodate the setbacks proposed in this PUD. The amenities provided shall exceed both the 1984 PUD and current City of Greeley Development Code standards with the intent to offset any impacts created by setback distances that deviate from City of Greeley Development Code standards.

Building heights and locations. All residential height of buildings proposed in the Preliminary PUD shall be not be taller than 60 feet. Accessory structures shall comply with the Development Code as amended. The building height of 60 feet may only be allowed beyond the 15-foot setback along Centerplace Drive, and 10 feet internally (see *Attachment K - Setback Exhibit*). No structures may be allowed within the setbacks illustrated in this exhibit.

Density. The proposed conceptual density for the PUD shall be 24 density units per acre

Setback minimums. A 15-foot setback for all building from the northern edge of Centerplace Drive is required for all buildings on the south.

An internal 10-foot setback for all building from all other property lines.

A 5-foot minimum setback is required for parking to maximize available space necessary to meet City of Greeley Development Code and as amended for parking requirements.

Standards for PUD Establishment

Development code standards. The Gateway Park II PUD is compliant with Development Code standards, and as amended of the City of Greeley. The proposed area for the Gateway Park II PUD is substantial in size with a total of 7.11 acres which surpasses the minimum threshold of 2 acres required to establish a new PUD. The site design presented in the site plan of this application meets the overall intent of the City of Greeley Development Code and is consistent with the Housing section under the Goals and Objectives chapter of the City of Greeley's *Imagine Greeley Comprehensive Plan* (Adopted 2/6/2018) - see "Consistency with Imagine Greeley Comprehensive Plan" explained further in the Project Narrative accompanied within this application.

Site plan compatibility. The site plan for this application pays particular attention to compatibility within the Development Code and is designed to continue the functional relationship of the surrounding area including Gateway Place and Creekside Apartments. All designed standards shall be compatible with the Development Code standards as amended.

Parking. Off Street Parking shall meet Chapter 18.42 of the Development Code Standards, and as amended. All standards presented here are subject to all applicable Development Code Standards, and Code Standards as amended.

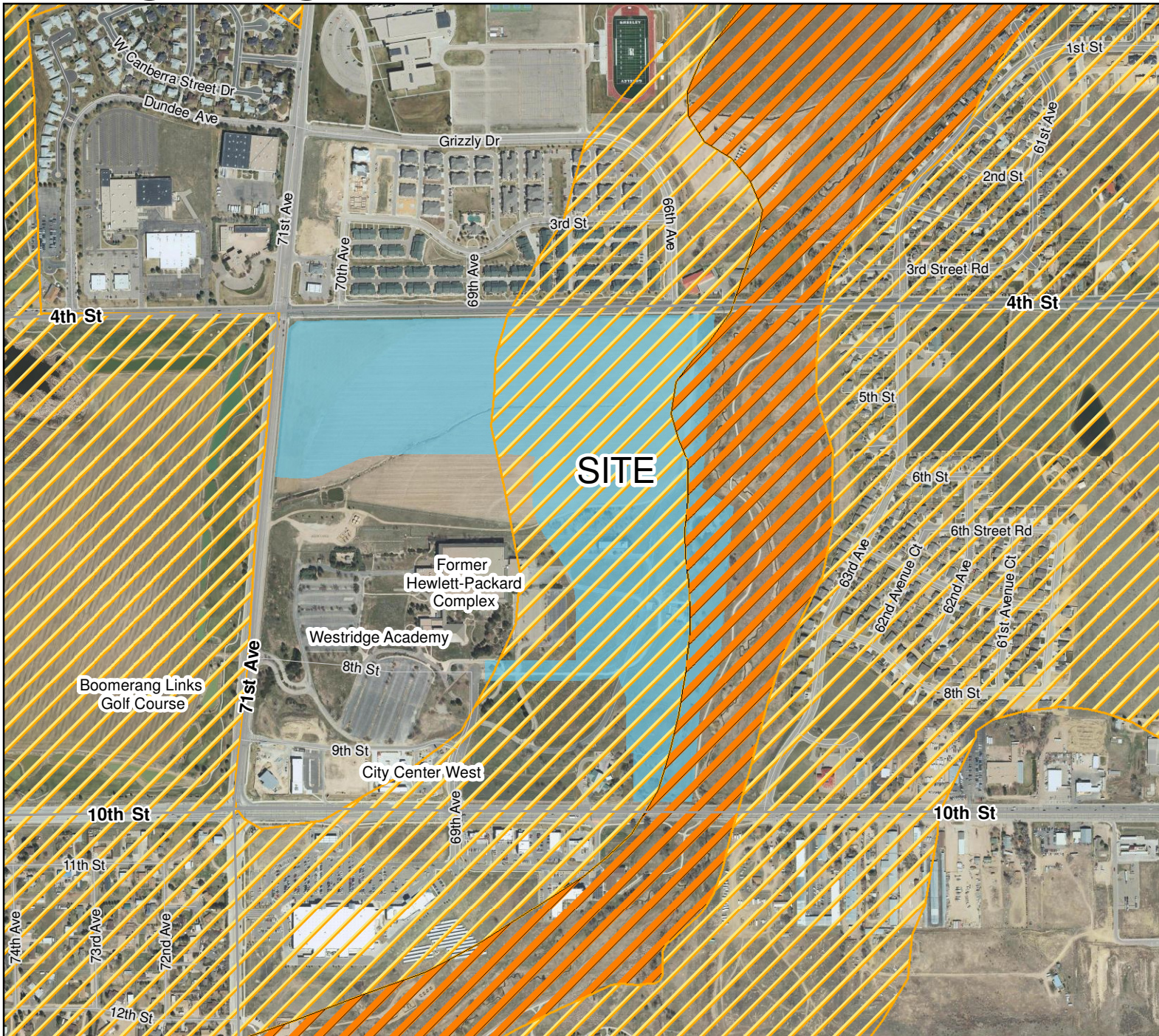
Conformance with the Subdivision Regulation

Site considerations. The site is relatively flat and does not have any steep slopes, unstable land with expansive soils, or inadequate drainage that would cause on-site flooding. There is no railroad right of way on or adjacent to the site, nor are there any existing features such as large trees, watercourses, historic sites, etc. that would be considered irreplaceable.



Streets, alleys, and easements. Two points of access shall be provided for the property. A full-motion intersection shall provide access to the site from 36th Avenue and Centerplace Drive. A second access point shall be provided on the northwest side of the site leveraging the existing parking drive aisle that connects to the adjacent Gateway Place Apartments north of the project site.

As described above, it is clear the project intent is to reach above and beyond development code standard to provide a high quality of life for its future residents through an enhanced and expanded program of amenities and services.






Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

City Center West Preliminary Residential Subdivision

Legend

-  High
-  Moderate
-  Subject Subdivision Area

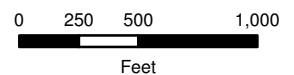
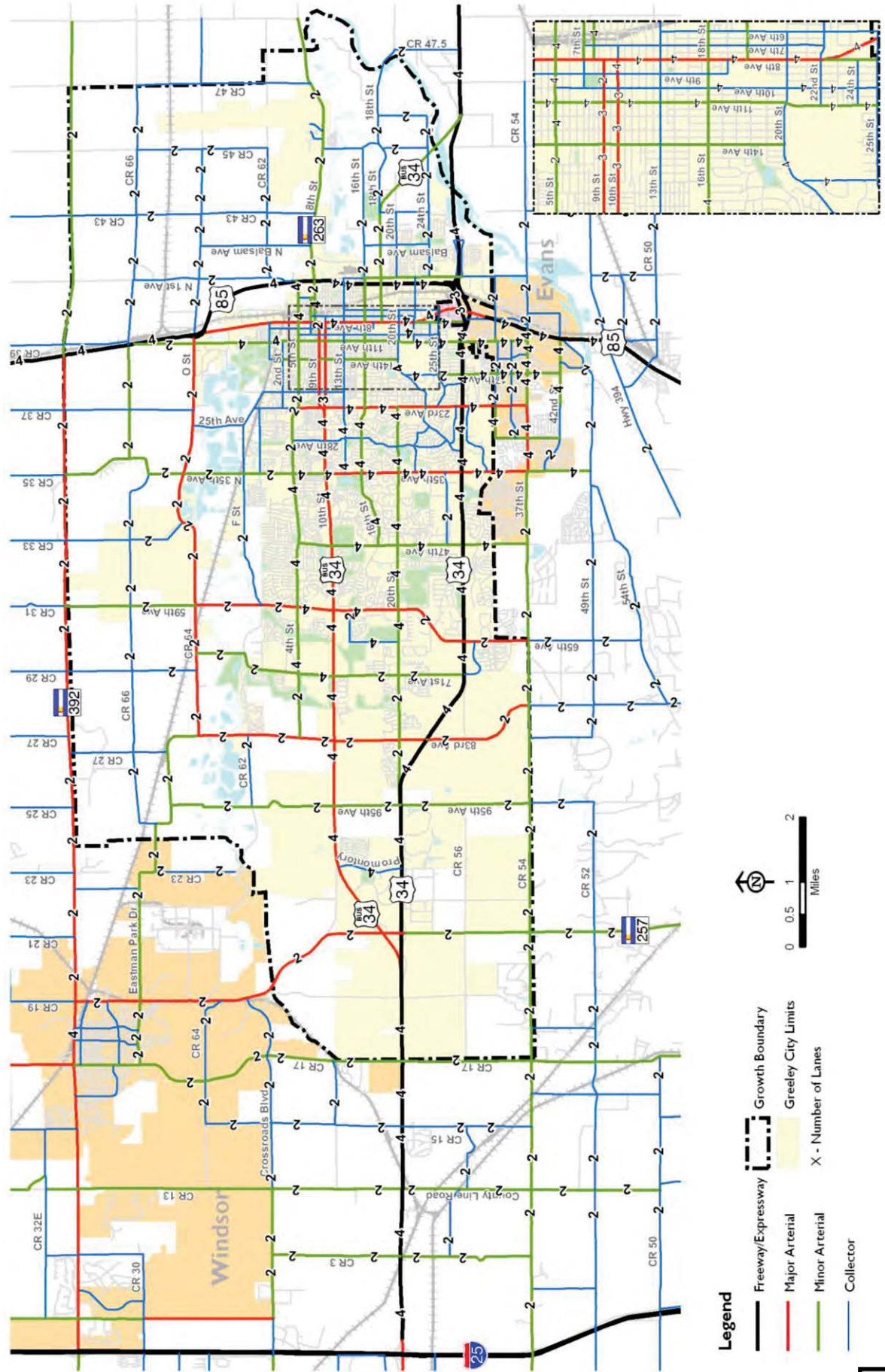
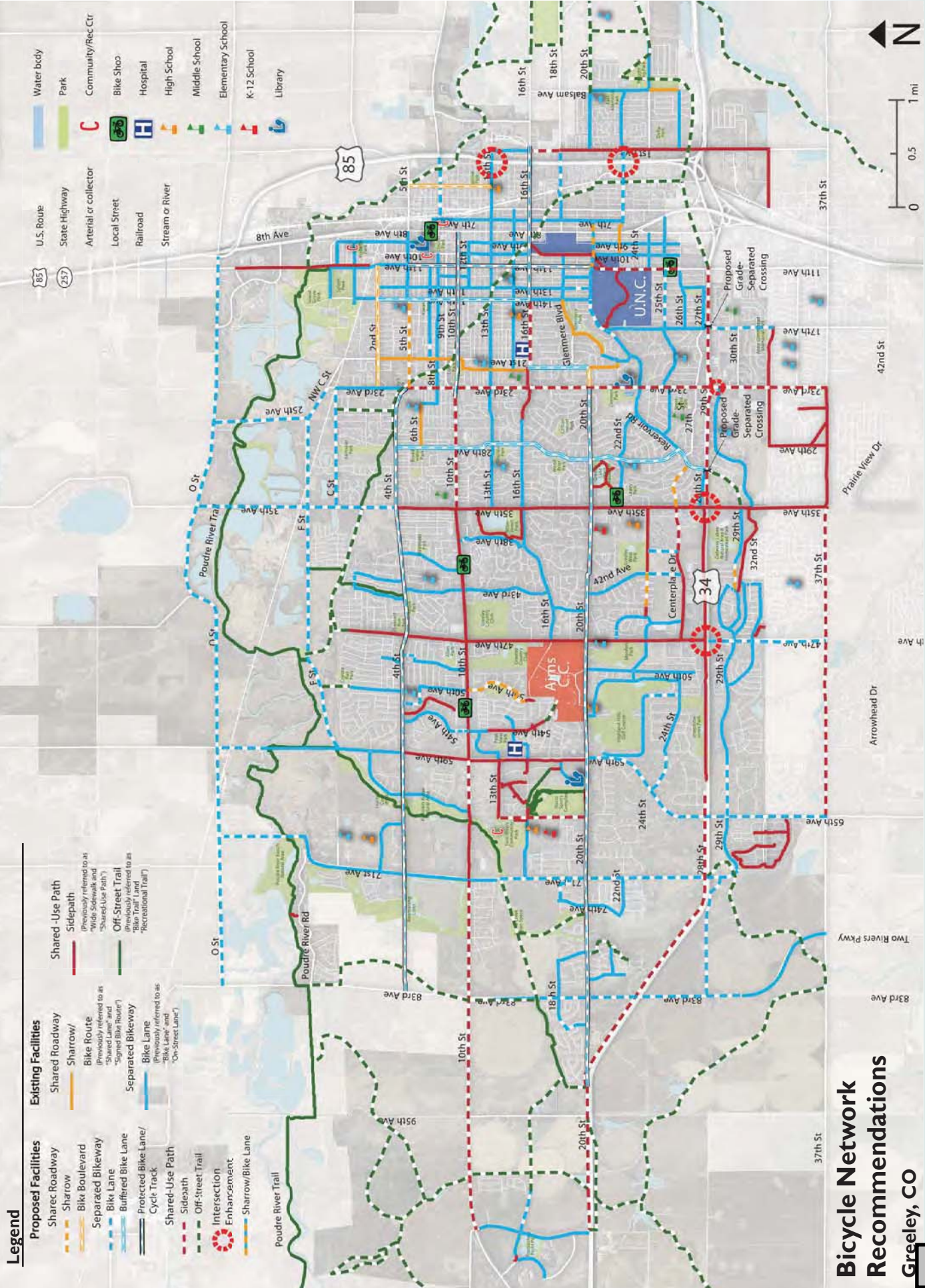


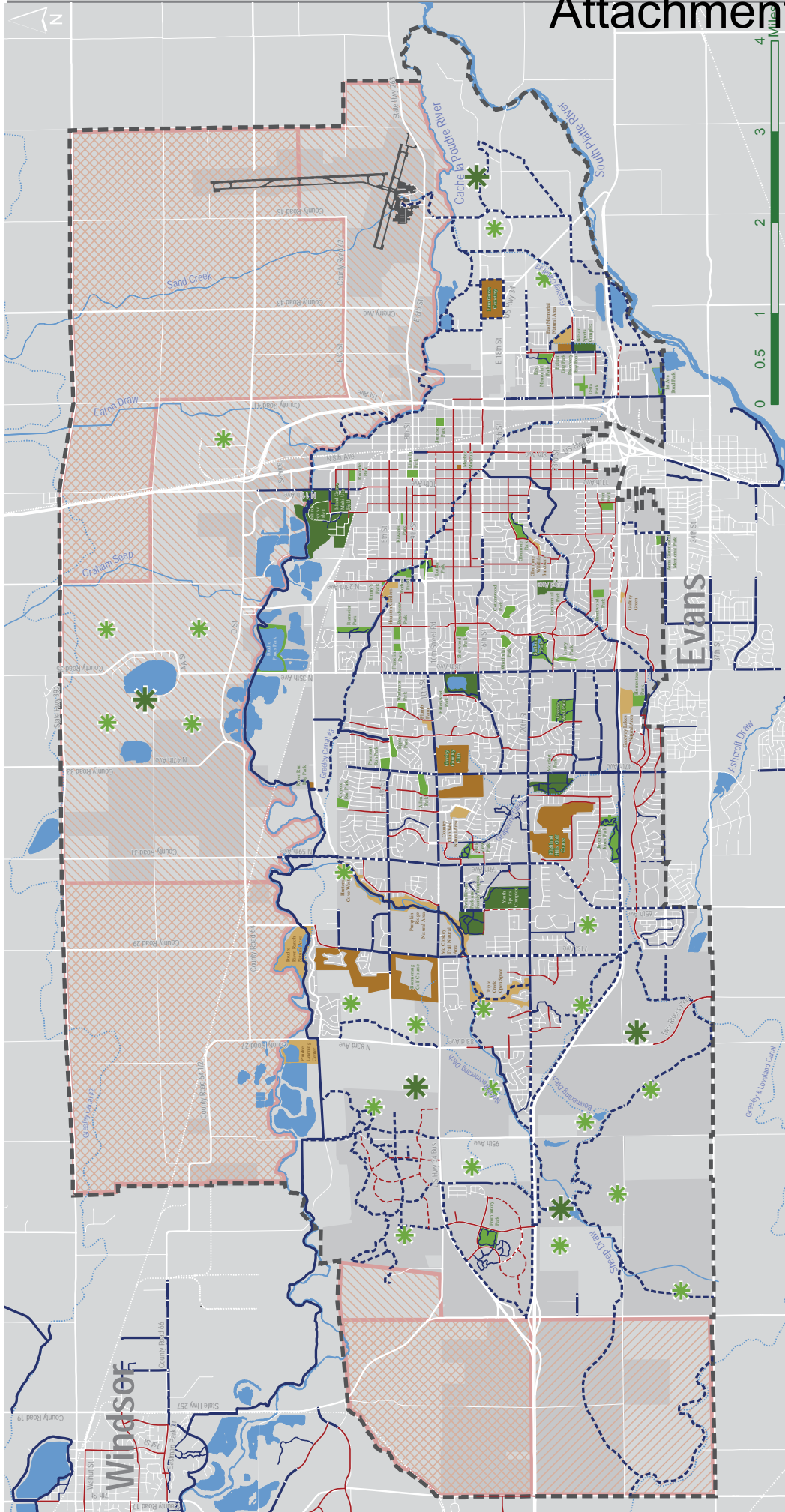
Figure 2-1: Existing Roadway Network





Bicycle Network Recommendations Greeley, CO

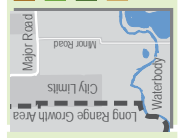
4-5: Network recommendations



Notes:
 Geographic data was digitized from aerial photographs dated 1997, 1992, 1995, 2000, 2006, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate in engineering or surveying applications. It does not meet National Map Accuracy Standards (NMAS). It is intended for informational purposes within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Created: 5/19/2013 by GresslerB
 Revised per adopted 20/2013
 by Bennett



- Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)
 - Neighborhood Parks
 - Regional & Community Parks, Sports Complexes
 - Natural Areas
- The 2002 Parks Master Plan and 2002 Conceptual Trails Plan did not cover the full extent of the current Long Range Growth Area.

- New Community Park
 - New Neighborhood Park
 - No Park Master Plan
 - No Trail Master Plan
 - Bike Trail - Existing
 - Shared Use Path - Existing
 - Subdivision Trail - Existing
 - On-Street Lanes
 - Bike Lane - Future
 - Shared Use Path - Future
 - Subdivision Trail - Future
- Future trail facilities do not include assumed cross-sections from the 2035 Transportation Master Plan which specifies shared use path and bike lane facilities on all future arterial roadways and bike lanes on all future collector roadways.

Attachment J

LEGAL AND ZONING PERIMETER DESCRIPTION:

"THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD, COUNTY, COLORADO, HAVING A RADIUS OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 1370.65 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14. COUNTY OF WELD, STATE OF COLORADO.

THE ABOVE DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

PREPARED BY:

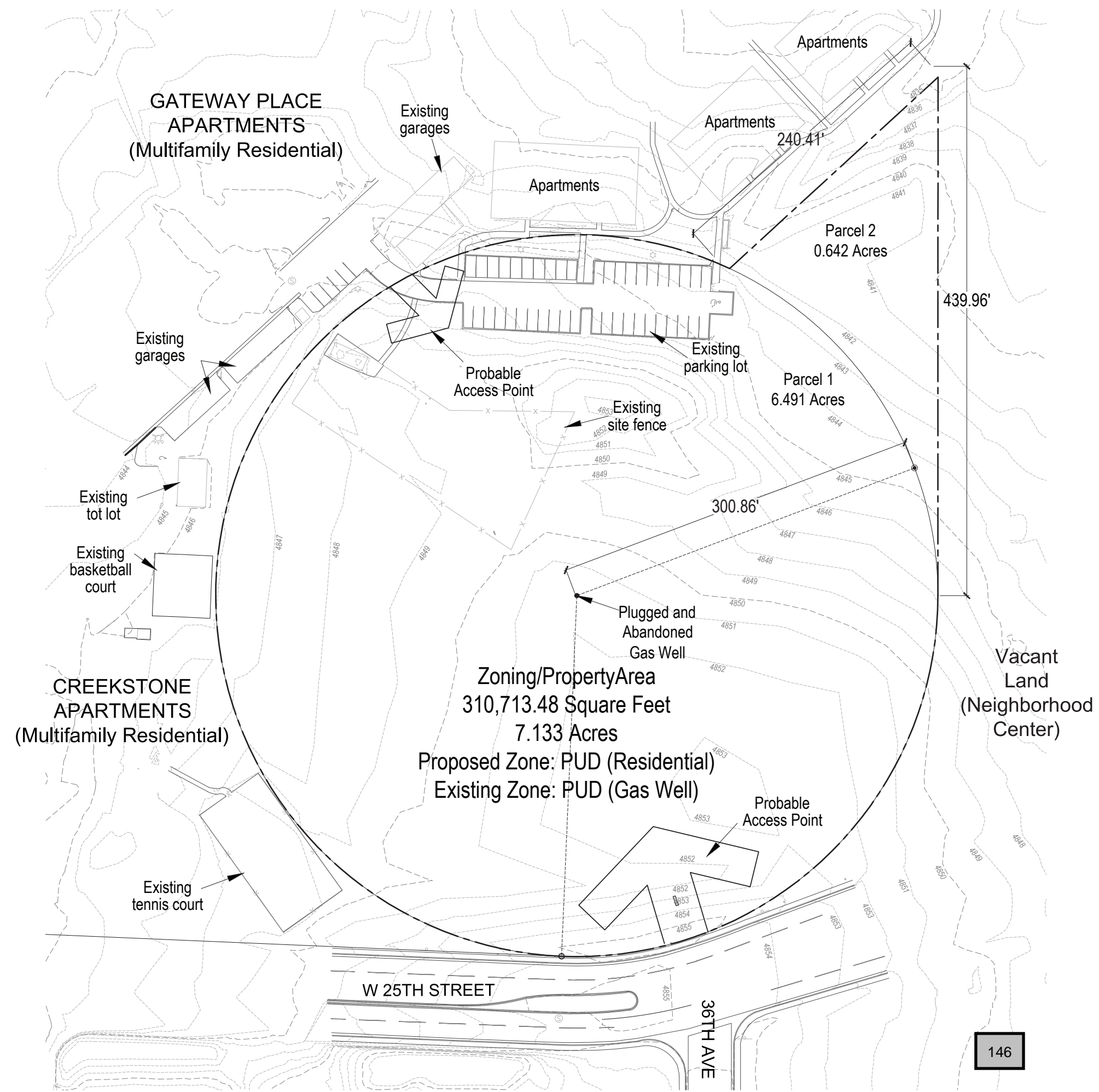
LAND SURVEYOR

EXISTING ZONING:
 PUD (GAS WELL)

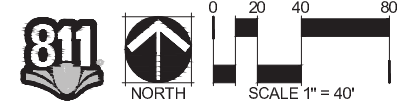
PROPOSED ZONING:
 PUD (RESIDENTIAL)

GENERAL NOTES:

1. THE CIRCULAR SHAPE OF THE PROPERTY AREA CLOSES IN ON ITSELF AND FALLS WITHIN THE EXISTING PUD ZONING OVERLAY. THEREFORE, THE PROPERTY BOUNDARY AND THE ZONING BOUNDARY ARE THE SAME.
2. TOPOGRAPHY IS PROVIDED AT 1-FOOT INTERVALS.
3. THE SITE IS VACANT LAND WITHOUT ANY EXISTING UTILITIES, EASEMENTS, IRRIGATION DITCHES, HEAD GATES, WASTE DITCHES, NATURAL DRAINAGE PATTERNS, BODIES OF WATER, WATER COURSES, FLOODPLAINS, OR FLOODWAYS.
4. THERE IS NO SIGNIFICANT VEGETATION OR TREES ON SITE, NOR ARE THERE ANY AREAS OF ECOLOGICAL SIGNIFICANCE, WETLANDS, STEEP SLOPES, ETC.
5. THE SITE HAS A PLUGGED AND ABANDONED GAS WELL ON SITE.



146



CHECKED BY: JN/RM
 DRAWN BY: GB/NP/HKS

GENERAL NOTES:

1. THERE ARE NO EXISTING OR PROPOSED COMMERCIAL USES FOR THIS PUD.
2. THERE ARE NO PROPOSED COLLECTOR OR ARTERIAL STREETS FOR THIS PUD.
3. DETENTION AREA AND ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO FINAL PUD APPROVAL.
4. THE GAS WELL ON SITE IS PLUGGED AND ABANDONED.
5. THE PLUGGED AND ABANDONED GAS WELL DOES NOT HAVE ANY SETBACKS.
6. THE ACCOMPANIED PUD SHALL ALLOW UNDER RESIDENTIAL USE: SINGLE-FAMILY, TOWNHOMES, DUPLEXES, AND POTENTIALLY MIXED-USE DEVELOPMENT.


PEDESTRIAN ACCESS:

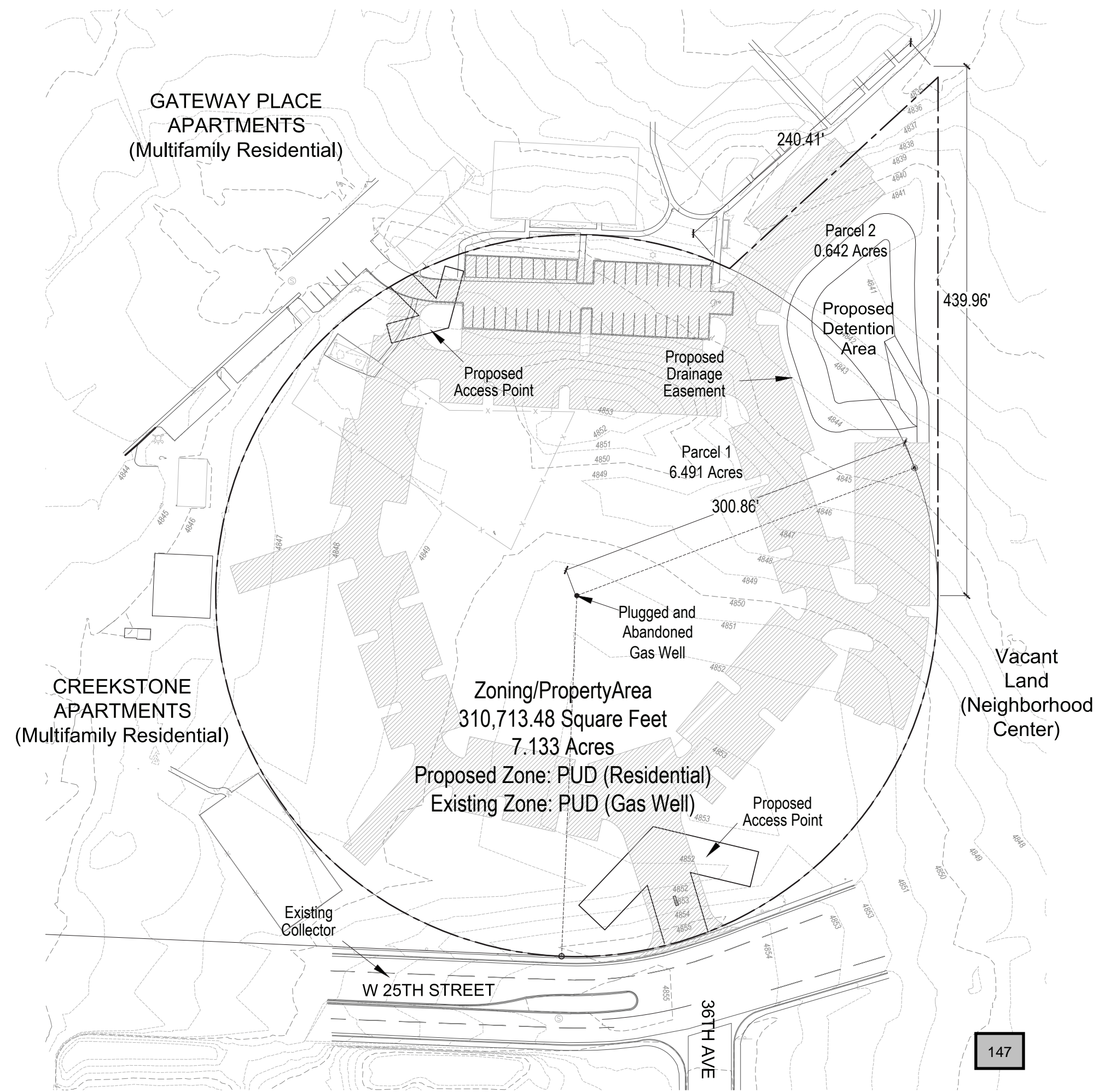
PEDESTRIAN ACCESS SHALL BE UTILIZED VIA INTERNAL 5' SIDEWALKS THAT TRANSPORT TO BOTH THE GATEWAY PLACE APARTMENTS, AND THE 25TH STREET ROW.

DRAINAGE CONCEPT:

DURING MINOR AND MAJOR EVENTS, THE DEVELOPED FLOWS FROM THE SITE WILL BE CONVEYED OVERLAND VIA PRIVATE DRIVES AND PARKING AREAS TO THE LOW POINTS GRADED INTO THE SITE. CONCENTRATED FLOWS WITHIN SWALES WILL TRANSPORT RUNOFF TO THE DETENTION AREA (POND/ OPEN SPACE) LOCATED IN THE NORTHEAST CORNER OF THE SITE.

LEGEND:

 SURFACE RUNOFF AREA



CHECKED BY: JN / RM
 DRAWN BY: GB / NP / HS

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
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 DBA CONVERGENCE MREG
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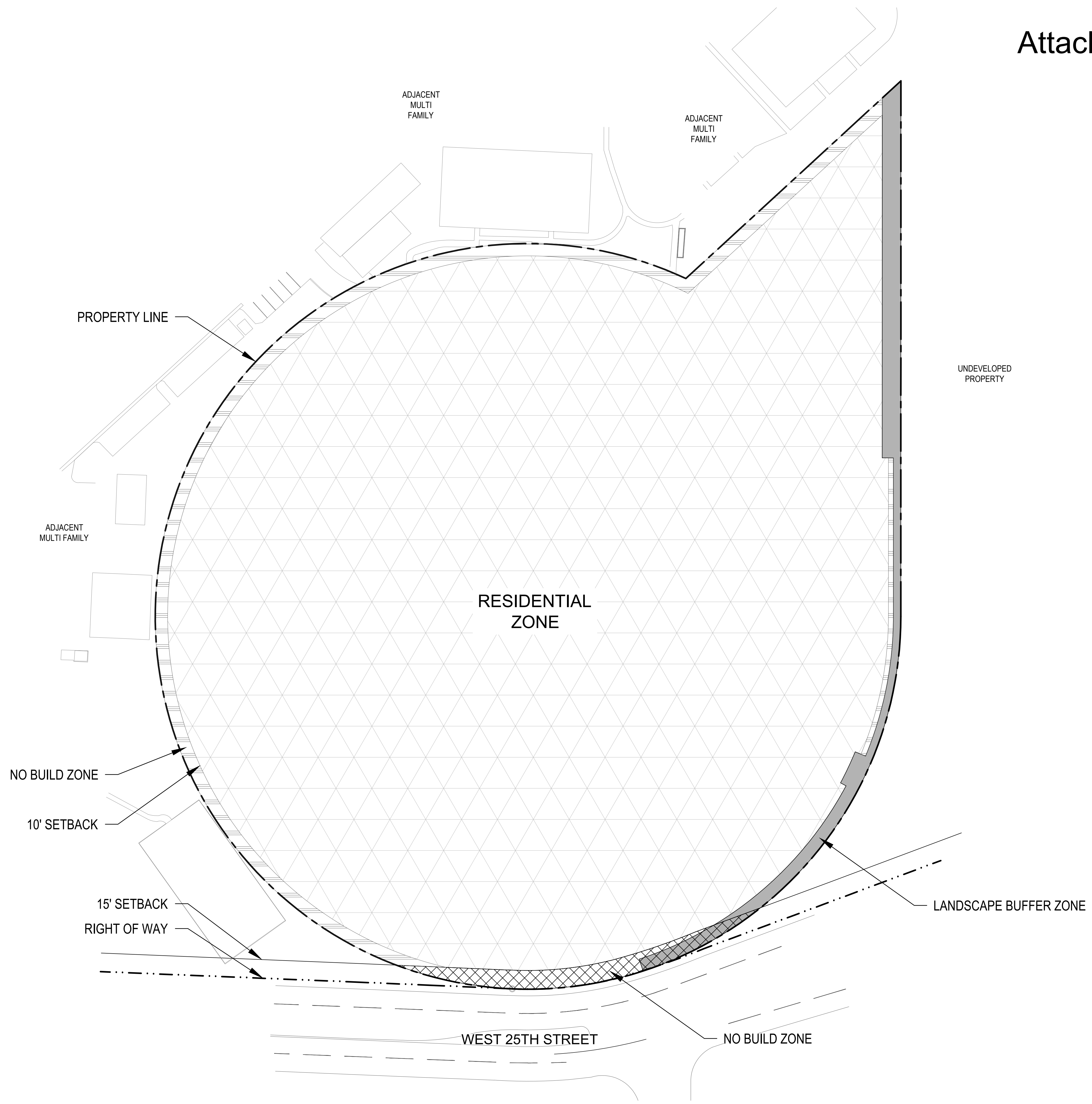
NOT FOR
 CONSTRUCTION

DATE:
 01/16/19 EXHIBIT

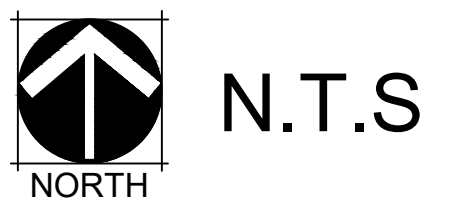
SHEET TITLE:
 SETBACK
 EXHIBIT

EX-01

Attachment K



CHECKED BY: JN/RM
 DRAWN BY: GB/NP/KS

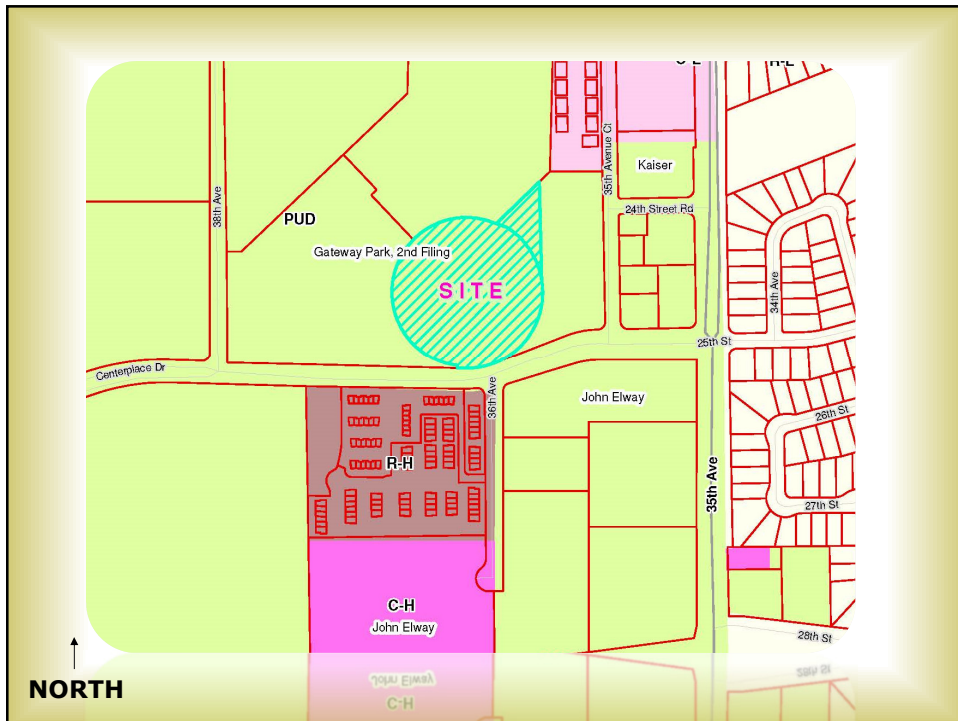




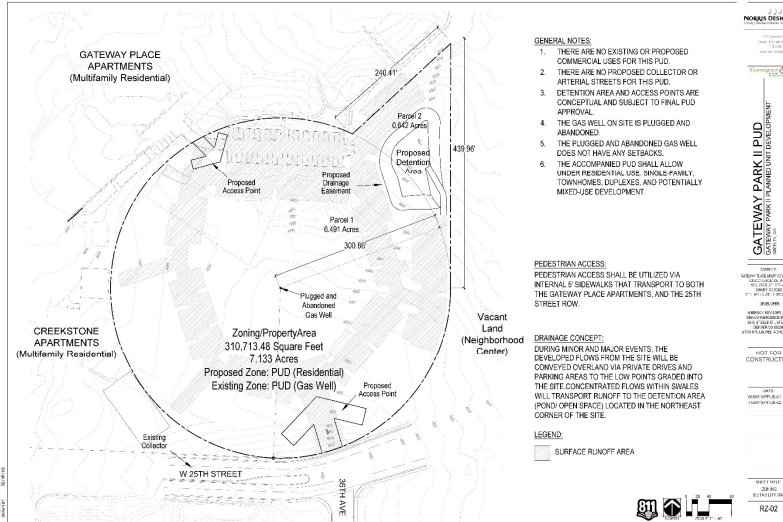
Gateway Park II PUD

Rezoning & Preliminary PUD

City Council
February 19, 2019

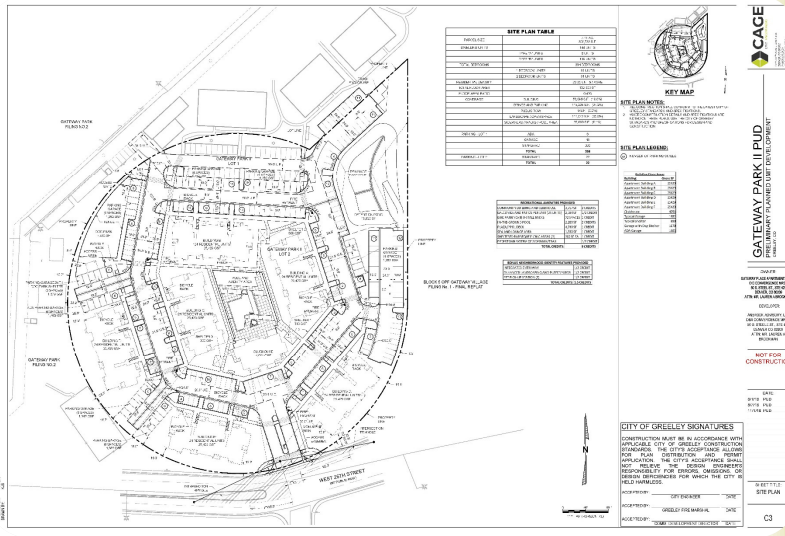


Zoning Suitability Map



NORTH

Site Plan



NORTH





Photos of Site



↑
NORTH

Rezoning Criteria 18.30.050 – Eight (8) used to evaluate Rezone request	
Yes	a. Has the area changed to such a degree that it is in the public interest to rezone the property to encourage development?
	➤ Infill development on large lots such as this one are more financially feasible for development than Greenfields, and this is now Plugged and Abandoned well site, now made available for development trends in Greeley.
Yes	b. Has the zoning been in place for at least 15 years and does the zoning appear to be obsolete?
	➤ The existing zoning has been in place for 37 years. Development trends in Greeley have shown a strong demand for more high-residential housing opportunities. ➤ Since the oil and gas facility has been plugged and abandoned, it rendered the existing zoning designation obsolete.
N/A	c. Are there clerical errors?
	➤ There are no clerical or technical errors to correct.
No	d. Are there detrimental environmental conditions?
	➤ The subject site has a plugged and abandoned well site, but plugged and abandoned well sites have been redeveloped having structures built over them in past years. ➤ Drainage patterns would be mitigated through a detention pond, and slopes are relatively flat and soils appear to be stable.

N/A	e. Is the rezoning necessary to provide land for a community related use?
	<ul style="list-style-type: none"> ➤ The proposed rezoning is not necessary in order to provide land for a community related use.
Yes	f. What is the potential impact of the rezoning upon the immediate neighborhood and the City as a whole?
	<ul style="list-style-type: none"> ➤ Impacts typically occur with any development; however future development will be regulated by the Municipal Code such as noise. ➤ Landscaping , buffering, and/or fencing requirements would be subject to the Development Code Standards. Plus, all site improvements would be approved and reviewed administratively through a site plan review, prior to occupancy of the building, if the rezone is approved. ➤ Surrounding area developed with municipal services (Streets, water and sewer). ➤ Fire and Police Services are currently serving the area.
Yes	g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?
	<ul style="list-style-type: none"> ➤ There are no applicable zoning overlay requirements or any proposed. The proposed request is consistent with many goals and policies in the Imagine Greeley Comprehensive Plan. Key policies are listed in Section F(3) below.
Yes	h. Impact on approved Zoning Suitability Plan?
	<ul style="list-style-type: none"> ➤ The City did not require zoning suitability plans in 1984, as it was developed prior to when Development Code required it in 1998.

Yes	g. Is the proposal consistent with the Comprehensive Plan?
	<p>Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley's residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.</p> <p>Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.</p> <p>Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).</p> <p>Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible –by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter mile of residential areas.</p> <p>Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map): - Multi-modal corridors - Existing activity centers</p> <p>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.</p>

PRELIMINARY PUD Establishment Criteria 18.32.040

Variety of requirements, including area requirements, consistency with the Comprehensive Plan, providing innovative design, includes land uses required in PUD, meets the overall intent of Code, and provides design trade-offs for any exceptions that are granted.

The proposed PUD would support the core values and guiding principles of the Imagine Greeley Comprehensive Plan.

The proposed trade-offs (deviations) would provide a comprehensive design by the Development Code which meets the intent of the Code.

Neighborhood Notification

- Properties up to 500 feet.
- Notified in the Greeley Tribune.
- No comments from the public were received before the hearing.

Planning Commission Recommendations

- ◆ **REZONING**
 - ◆ Approval (unanimous)
 - ◆ 2 motions required (rezoning & map revision)

- ◆ **PRELIMINARY PLAN**
 - ◆ Approval (unanimous)

Council Agenda Summary

February 19, 2019

Agenda Item Number 18

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing to consider approval of the Gateway Park II Preliminary PUD (Planned Unit Development) for approximately 7.11 acres located north of 25th Street (a.k.a., Centerplace Drive) and west of 35th Avenue Court

Summary:

The City of Greeley is considering a request by Gate Way Place Phase II LTD. to approved a Preliminary PUD Plan for property located north of Centerplace Drive. A rezoning request has been submitted concurrently, which would allow for multi-family residential uses, if approved.

The parcel is the site of a former oil/gas well that has since been abandoned. The surrounding area is well-suited to support residential uses. A Preliminary PUD Plan defines the allowed layout of the site and accompanying uses, and addresses aspects of platting such as adequate services.

The Planning Commission considered the request on January 22, 2019 and unanimously recommended approval to City Council.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

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 noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Approve the Preliminary Plan as presented; or
- 2) Amend the Preliminary Plan and adopt as amended; or
- 3) Deny the proposal; or
- 4) Continue consideration of the proposed Preliminary Plan to a date certain.

Council's Recommended Action:

A motion that, based on the application received and subsequent staff analysis, the proposed Gateway Park II PUD Preliminary Plan is consistent with Section 18.32.040, 18.32.050 and 18.32.060 of the Development Code and, therefore, approves the request with the following condition:

1. Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage.

Attachments:

Planning Commission Minutes-Draft (January 22, 2019)

Planning Commission Summary (Staff Report) (January 22, 2019)



PLANNING COMMISSION Proceedings

January 22, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Rarick called the meeting to order at 1:19 p.m. Commissioners, Andersen, Hice-Idler and Modlin were present. (Commissioners Schulte, Yeater and Briscoe were absent.)

II. Approval of minutes for meeting held on December 11, 2018

Commissioner Modlin moved to approve minutes of the meeting held on December 11, 2018. Commissioner Andersen seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

III. Approval of minutes for meeting held on January 8, 2019

Commissioner Andersen asked about specific code changes that were addressed for this matter. Chair Rarick stated that the minutes were only an overview and that the details will be addressed and carried to the work session held on January 29, 2019.

Commissioner Andersen moved to approve minutes of the meeting held on January 8, 2019. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

IV. Election of Chair

Chair Rarick stated this item would be postponed until next hearing.

V. Election of Vice Chair

Chair Rarick stated this item would be postponed until next hearing.

VI. A public hearing to consider a Preliminary Planned Unit Development for 144 multifamily units on a 7.11 acre parcel located north of 25th Street and Centerplace Drive and west of 35th Avenue Court, an amenitized residential apartment complex adjacent to the existing West Park Village, Creekstone Apartments and the Gateway Place Apartment complex

Name: Gateway Park II Preliminary PUD
Case No: PUD2018-0006
Applicant: Gateway Place Phase II, Ltd.
Location: North of 25th Street and Centerplace Drive and West of 35th Avenue Court
Presenter: Marian Duran, Planner II

VII. A public hearing to consider a Final Planned Unit Development for 144 multi-family units on a 7.11 acre parcel located north of 25th Street and Centerplace Drive and West of 35th Avenue Court, an amenitized residential apartment complex adjacent to the existing West Park Village, Creekstone Apartments and the Gateway Place Apartment complex

Project Name: Gateway Park II Final PUD
Case No.: PUD2018-0008
Applicant: Gateway Place Phase II, Ltd.
Location: North of 25th Street and Centerplace Drive and West of 35th Avenue Court
Presenter: Marian Duran, Planner II

Marian Duran addressed the Commission and requested permission to enter both cases into the record and combine the presentations. She added that separate motions would be required. Ms. Duran provided an updated aerial map, vicinity map and the existing zoning map. She added that the site is within an area of ecological significance.

Ms. Duran stated that the City of Greeley is considering a request by Gate Way Place Phase II LTD., to rezone approximately 7.11-acres in size from Planned Unit Development - Oil & Gas and Planned Unit Development - Neighborhood Center to Planned Unit Development – Residential Zoning District with accessory uses as defined in the Development Code and as the Code is amended, along with a Preliminary PUD Plan for the proposed Gateway Park II PUD. She described the complex and standards of each unit in the proposal.

Ms. Duran described the overall landscape plan and stated that all landscaping would require approval, in addition to all required amenities. Ms. Duran included photographs of the area and its surroundings. She suggested that the lot has been vacant for quite some time and accumulating trash and refuse and that development would be appropriate for the area. Ms. Duran summarized that the proposals comply with the criterion and guidelines and recommended approval.

Commissioner Modlin asked about access for bike trails. Ms. Duran clarified that the access would be with all the internal sidewalks and walkways that are provided in the site plan.

Applicant, Ryan McGreen, addressed the Commission on behalf of Norris Design. Mr. McGreen addressed Commissioner Modlin with his questions about bike trails and stated that there is a plan for connectivity and accessibility with the multi-family neighborhoods to access walking trails and paths. Mr. McGreen provided a brief description of the facility and its amenities and agreed that this project blends in with the surrounding areas. He stated that the environmental report was reviewed and no issues were found.

Chair Rarick asked about the north side tying into the other complex and asked about a private drive through the complex. Mr. McGreen stated that it is a private drive and the owner is part of this proposal.

Chair Rarick opened the public hearing for Gateway Park II PUD2018-0006 at 1:43 p.m. There being no public input, the hearing was closed at 1:43 p.m.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Oil and Gas) zone district to PUD (Residential) zone district meets criteria outlined in Development Code Sections 18.30.050(c)(3) and 18.32.040(b) and therefore, recommends approval of the rezone to the City Council. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

Commissioner Andersen moved that, based on based on the application received and the preceding analysis, the Planning Commission finds that the proposed Gateway Park II PUD Plan is consistent with Section 18.32.040, 18.32.050 and 18.32.060 of the Development Code and, therefore, recommends approval of the PUD plan as submitted to the City Council, with the following condition:

1. Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage.

Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

Noting that a public hearing had not been opened, Chair Rarick opened the public hearing for the Final PUD2018-0008 at 1:47 p.m. There being no public input, the public hearing was closed at 1:47 p.m.

Commissioner Andersen moved that, based on the project summary and preceding analysis, the Planning Commission finds that the proposed Gateway Park II Final PUD Plan meets Development Code, Chapter 18.32, and is consistent with the approved Preliminary PUD plan, with the following conditions and therefore approves the Final PUD plan as submitted:

- 1) Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage;
- 2) Prior to the Planning Commission approval of the Final PUD, the Preliminary PUD shall be approved by City Council;
- 3) Prior to Final Plat recordation the applicant must pay \$131,019.53 cash-in-lieu of park land dedication.

Commissioner Hice-Idler seconded motion. The motion carried 4-0 (Commissioners Schulte, Yeater and Briscoe were absent.)

VIII. A public hearing to consider a request for a Use by Special Review for 30 horizontal oil and gas wells, with associated equipment on two centralized pad sites, and one production facility on a 35.25 acre parcel zoned R-L (Residential Low Density), with 23.6 acres proposed for drilling and extraction operations

Project Name: Volt 19-S Use by Special Review
Case No.: USR2018-0012
Applicant: Corey Sheahen on behalf of SRC Energy Inc.
Location: North of Highway 34 Business, east of 83rd Avenue and West of Boomerang Golf Course
Presenter: Rachel Prelog, Planner II

Ms. Prelog addressed the Commission and noted the following corrections to the permanent acreage referenced in the request and recommended motion. The applicant has clarified that the actual permanent acreage once wells are in production is 7.27-acres. The 24 acres previously stated in the staff report is the area of land that will be occupied during operations. She provided a memo with the corrected information. Ms. Prelog presented a map showing the location of the property and provided a brief history of the site. She stated the applicant is requesting approval of a Use by Special Review to allow for oil tanks, two water tanks, six vapor recovery units and associated equipment on 7.27-acres of the 35.25-acre site.

Ms. Prelog concluded with a brief summary of the Comprehensive Plan encouraging the colocation of oil and gas facilities. She stated that the site is physically suitable for an oil and gas operation and that the proposed development meets or exceeds the setback requirements required by the City and the COGCC. Ms. Prelog informed the Commission of a neighborhood meeting that took place on October 27, 2018, held at Northridge High School, where there were three neighbors in attendance. Staff recommended approval with several conditions outlined in the recommended motion.



Planning Commission Memo

TO: Planning Commission

ITEM: Gateway Park II Preliminary PUD

CASE NUMBER: PUD2018-0006

LOCATION: North of 25th Street and Centerplace Drive and West of 35th Avenue Court

APPLICANT: Gate Way Place Phase II LTD

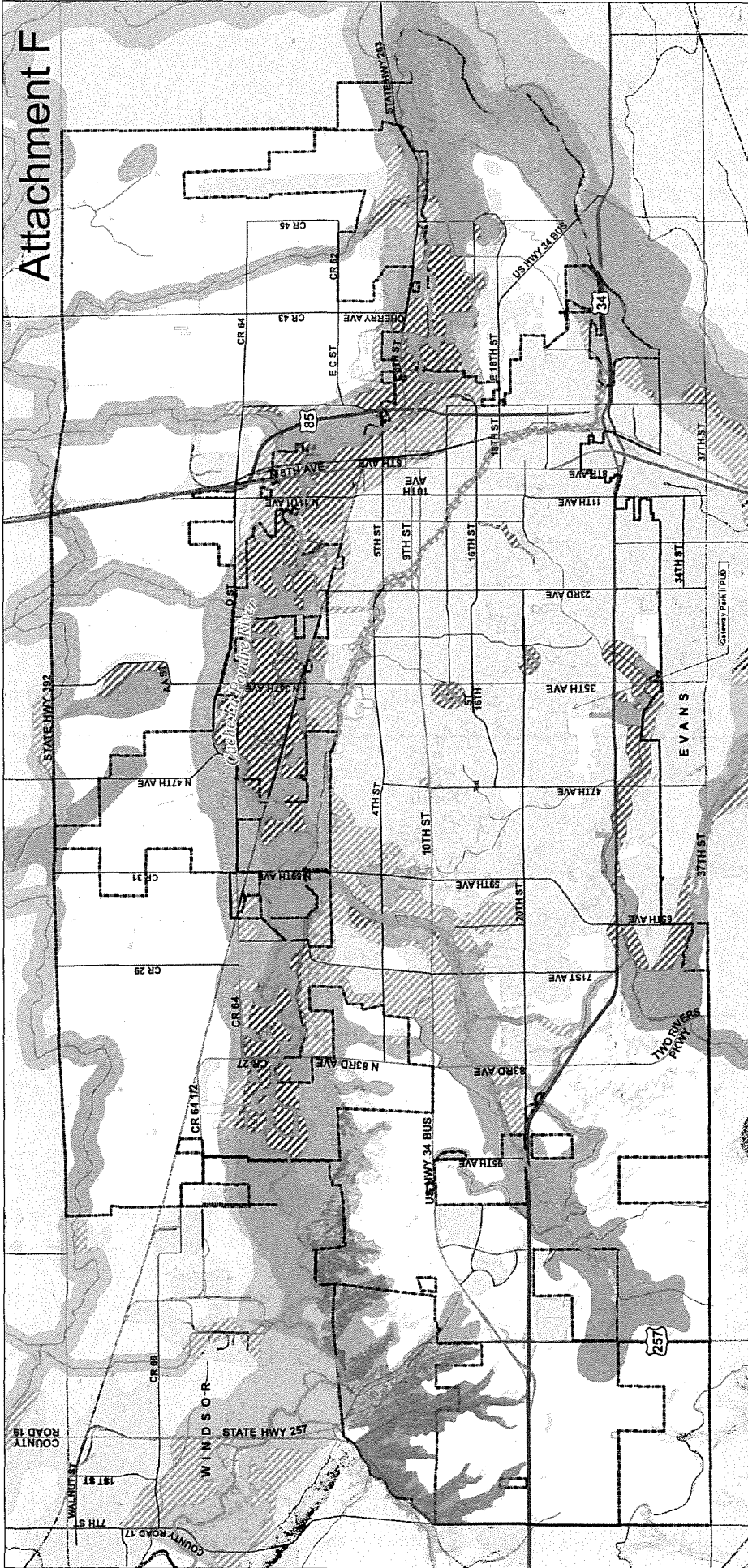
PLANNER: Marian Duran, Planner II

Replacement of the following maps to represent the proper location and property boundaries proposed for development:

- 1) Attachment A – Aerial/Vicinity Map
- 2) Attachment B – Existing Zoning Map
- 3) Attachment F – Ecological Significance Map

ECOLOGICALLY SENSITIVE AREAS

Attachment F



Map Prepared by John Barrett 07/19/10

<p>Proposed additional areas of ecological significance not included in the 1998 mapping.</p>	<p>Areas that contained significant natural features shown on the 1998 map which would be severely affected by Development & Mining</p>	<p>Areas which have not been significantly affected by Development or Mining</p>	<p>Areas which have been significantly affected by Development or Mining that retain significant natural values</p>	<p>Areas which have been significantly affected by Development or Mining</p>

LEGEND

Aerial & Vicinity Map

Gateway Park II PUD





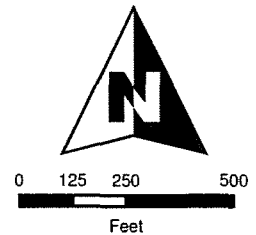
Notes:
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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**Gateway Place II PUD
 36th Avenue and
 Centerplace Drive
 Parcel ID: 09591440005**

Legend

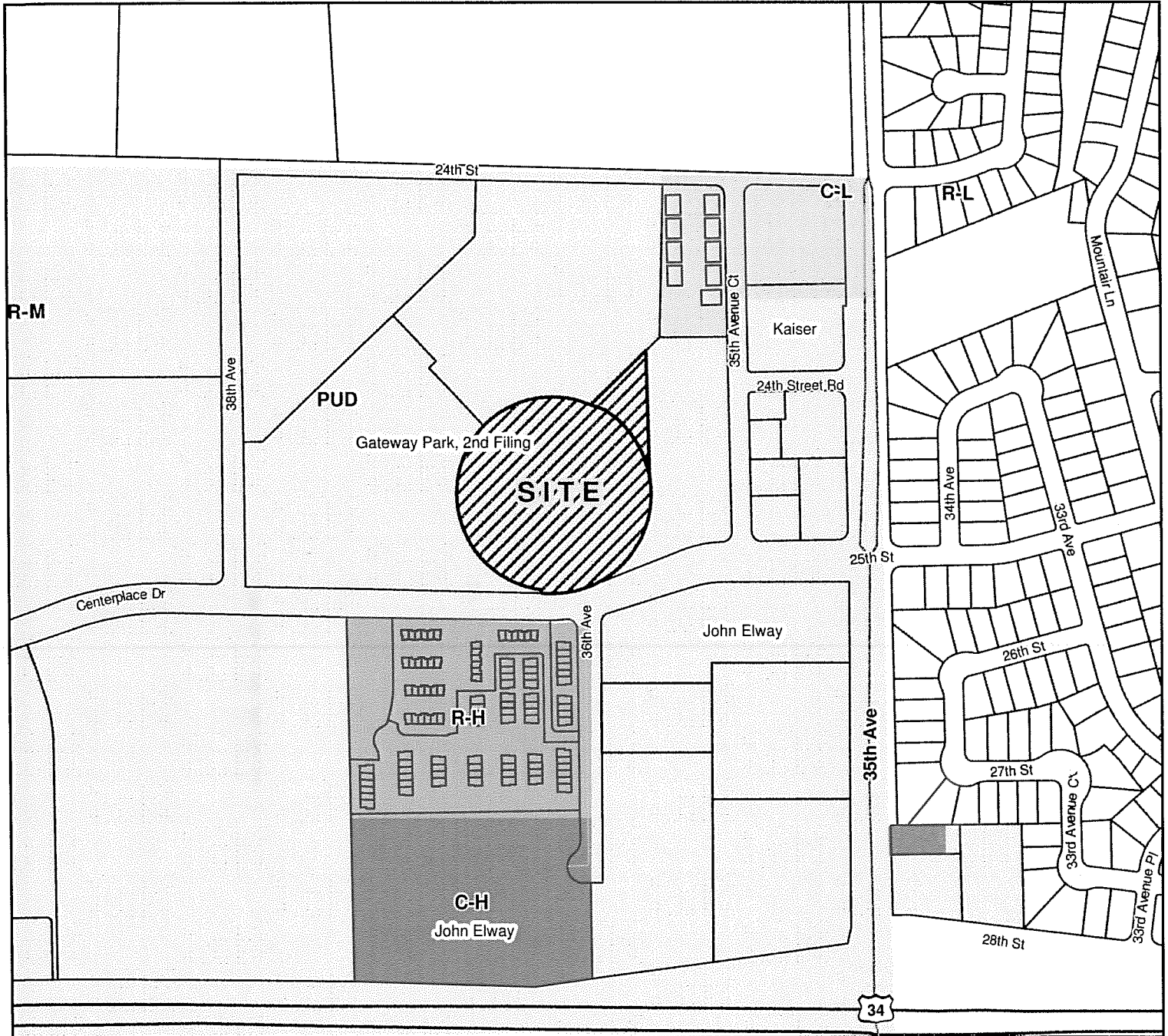
-  Subject Site
-  Property Lines



Created: January 21, 20
 By: durann, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



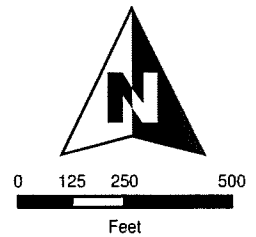
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 09591440005

Legend

- | | | |
|----------------|-----|-----|
| Subject Site | H-A | R-E |
| Property Lines | I-H | R-H |
| C-D | I-L | R-L |
| C-H | I-M | R-M |
| C-L | PUD | |



Created: January 21, 20
 By: durann, CD
 Gateway Park II PUD.mxd



Planning Commission Memo

TO: Planning Commission

ITEM: Gateway Park II Final PUD

CASE NUMBER: PUD2018-0008

LOCATION: North of 25th Street and Centerplace Drive and West of 35th Avenue Court

APPLICANT: Gate Way Place Phase II LTD

PLANNER: Marian Duran, Planner II

Replacement of the following maps to represent the proper boundaries proposed for development:

- 1) Attachment A – Aerial/Vicinity Map
- 2) Attachment B – Existing Zoning Map

Aerial & Vicinity Map

Gateway Park II PUD



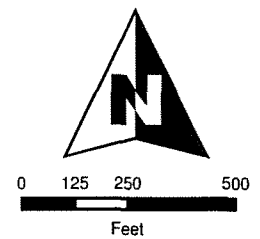
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**Gateway Place II PUD
 36th Avenue and
 Centerplace Drive
 Parcel ID: 095914400005**

Legend

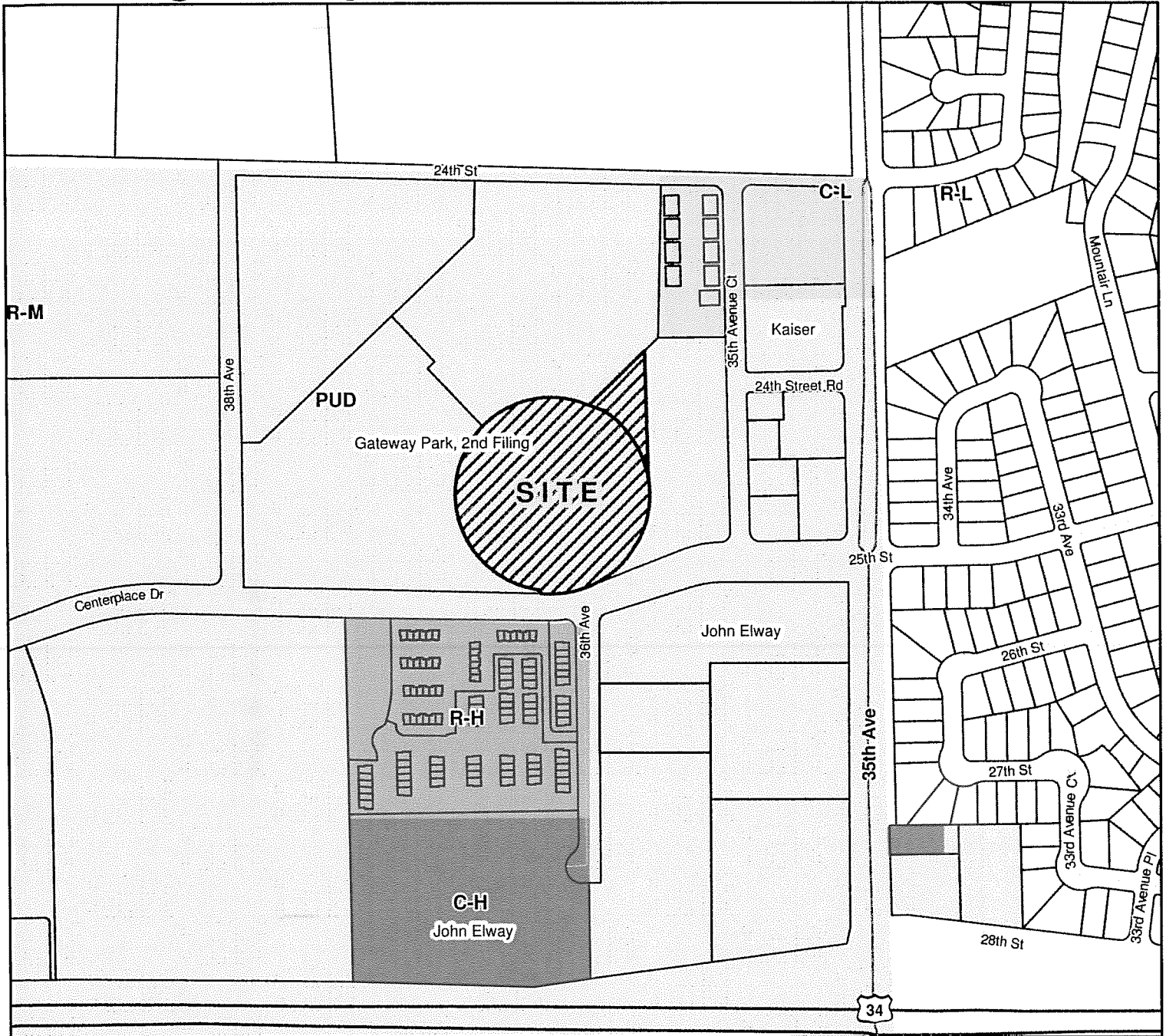
- Subject Site
- Property Lines



Created: January 21, 20
 By: duranm, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



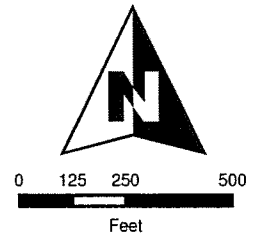
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 095914400005

Legend

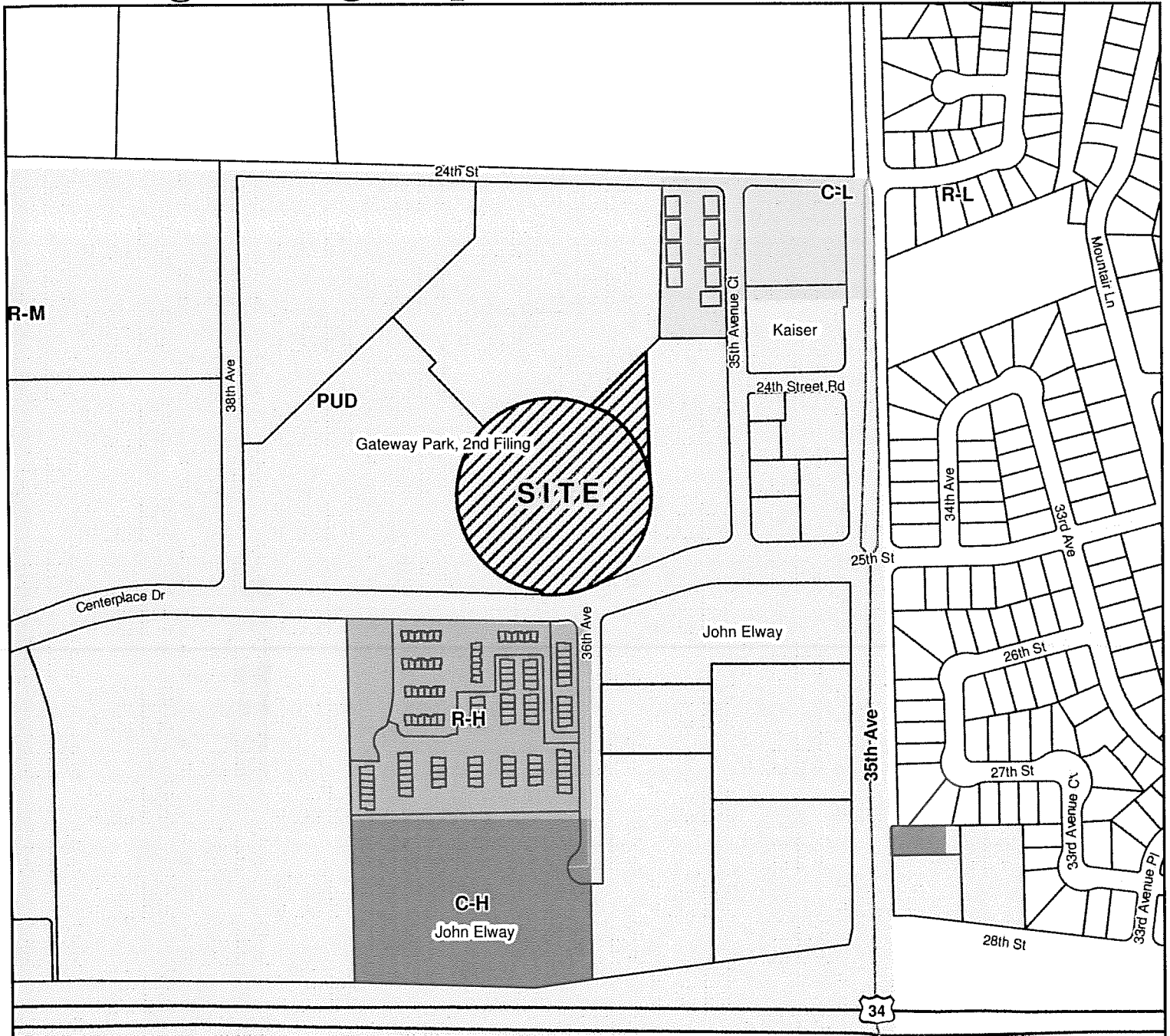
	Subject Site	H-A		R-E
	Property Lines	I-H		R-H
	C-D	I-L		R-L
	C-H	I-M		R-M
	C-L	PUD		



Created: January 21, 20
 By: duranm, CD
 Gateway Park II PUD.mxd

Existing Zoning Map

Gateway Park II PUD



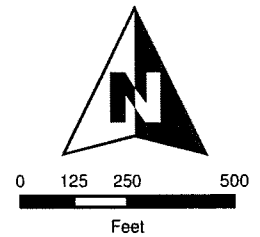
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 09591440005

Legend

- | | | | | |
|--|----------------|-----|--|-----|
| | Subject Site | H-A | | R-E |
| | Property Lines | I-H | | R-H |
| | C-D | I-L | | R-L |
| | C-H | I-M | | R-M |
| | C-L | PUD | | |



PLANNING COMMISSION SUMMARY

ITEMS: 1) Rezone PUD (Planned Unit Development - Oil & Gas) and a PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development – Residential of varying densities and associated accessory structures) Zone District

2) Approval of a Preliminary PUD Plan

CASE NO: PUD2018-0006

PROJECT: Gateway Park II Preliminary PUD

LOCATION: North of Centerplace Drive and West of 35th Avenue Court - Parcel ID: 095914400005

APPLICANT: Gate Way Place Phase II LTD

CASE PLANNER: Marian Duran | Planner II

PLANNING COMMISSION HEARING DATE: January 22, 2019

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 applications in the form of a finding based on the review criteria found in Sections 18.30.050(c)(3)(a-h) and 18.32.040(b)(1-3) of the Development Code. The Planning Commission shall then make a motion as to the recommendation.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Gate Way Place Phase II LTD., to rezone approximately 7.11-acres in size from PUD (Planned Unit Development - Oil & Gas) and PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development – Residential) Zoning District with accessory uses as defined in the Development Code and as the Code is amended, along with a Preliminary PUD Plan for the proposed Gateway Park II PUD (*see Attachment A – Aerial/Vicinity Map, Attachment B – Existing Zoning Map, Attachment J – Rezoning Documents, Attachment C – Applicant Narrative*).

A. REQUEST

Approval of rezoning application from PUD (Planned Unit Development Oil & Gas) and PUD (Planned Unit Development - Neighborhood Center) to PUD (Planned Unit Development for Residential uses of varying densities) (*see Attachment B – Existing Zoning Map*). Including single-

family, multi-family, townhomes, duplexes, and associated accessory structures) Zoning District on approximately 7.11-acres, with an associated Preliminary PUD Plan (*see Attachment J – Rezoning Document*).

B. STAFF RECOMMENDATION

Approval, with conditions

C. SITE DATA:

- Proposed Zoning:** PUD (Planned Unit Development)
- Proposed Land Uses:** Residential (single-family, multi-family, townhomes, duplexes, development)
- Abutting Zoning:** North: PUD (Planned Unit Development)
South: PUD (Planned Unit Development)
East: PUD (Planned Unit Development)
West: PUD (Planned Unit Development)
- Site Conditions:** The site is largely vacant on the surface, but contains a plugged and abandoned oil and gas well site [*SRC Gilbert – Wattenberg*].
- Parcel Size:** 7.11-acres
- Abutting Land Uses:** North: Multi-Family
South: ROW/ Multi-Family
East: Vacant
West: Multi-Family

D. BACKGROUND

The site was annexed into the City of Greeley under the Southwest Greeley Annexation No. 1 in 1978 [Recordation No. 0001761540; Case No. Z 2:78]. The original concept PUD, which covered 285 plus-acres of property was approved in 1981. This concept PUD allowed commercial, office, and a tech center [Case No. Z 9:81]. In 1982, a Final PUD Plan was approved for only oil and gas development on the subject property [Case No. PUD 8:82]. The concept PUD was required and amended in addition to the final PUD to allow not only oil and gas (reducing the drilling sites), but office, commercial, high-tech industrial, and residential uses as well as originally planned in 1981. This concept and final plan was approved in 1984 [Ordinance No. 72, 1984; Z 22:84] . The subject site became known as the Gilbert No. 1 oil and gas, which contained only one well. The Final PUD for the Gateway Park Filing No. 1, which included the Gilbert oil and gas was approved in August 1984.

The subject site proposal encompasses a portion of one lot from Gateway Park PUD and the Gilbert Oil & Gas PUD, also subdivided with this proposal. The Gilbert Oil & Gas PUD site is comprised of 6.491-acres in size and contains a plugged and abandoned oil and gas well site

[Gilbert-Wattenberg], it is located just north of the intersection of 36th Avenue and Centerplace Drive. The northeast portion of the adjacent property proposes to include additional parking for the development. Both areas proposed with this development comprise of approximately 7.11-acres in size (see Attachment D – Preliminary PUD Plan).

E. LAND USE PLAN

The Gateway Park II PUD is planned to be constructed in one phase, covering over 7-acres of land designed out of two parcels. It is proposed to consist of varying residential uses (*see Attachment E – Preliminary PUD Document*).

Preliminary PUD Plan

The proposed Gateway Park II Planned Unit Development (PUD) articulates throughout the applicant’s narrative and the preliminary PUD plan document, that the proposal would uphold higher design standards, including more amenity features than the typical development offers. In fact, due to the interesting atypical lot design or circular lot that was drafted for the oil and gas setbacks, it now provides an interesting challenge to developers, as it is difficult to place rectangular buildings within a circle. The proposal, however, would be difficult to accomplish with a straight zoning district. A PUD allows for greater flexibility such that applicant has proposed a 10-foot setback on the south end adjacent to Centerplace Drive, and up to 60-foot tall building structures (*see Attachment C – Applicant Narrative, Attachment D – Preliminary PUD Plan, Attachment E – Preliminary PUD Document, and Attachment K – Setback Exhibit*).

Oil and Gas

There are no active oil and gas facilities on site, but there is however, a plugged and abandoned oil and gas well (SRC Gilbert-Wattenberg). As a result, it has now opened surface development opportunities for the site. Per the City of Greeley, Development Code standards and the Colorado Oil and Gas Conservation Commission (COGCC), there are no setback requirements for plugged and abandoned oil and gas well sites. In most cases, the vacant site would need to be rezoned to allow other uses to be developed, such as what this subject site applicant is requesting to do. The Gateway Park II PUD applicant propose to rezone the property from PUD oil and gas to PUD residential.

The standard cap depth for plugged and abandoned gas wells in Colorado are typically 8-feet deep. The Gateway Park II PUD applicant anticipates grading the site by removing 3 feet from the above surface of the plugged gas well cap, leaving roughly 5 feet of cover over the existing cap. The bottom of the proposed 4-foot deep swimming pool located in the epicenter of the development, is proposed to sit 5 feet above the plugged and abandoned well cap. The surrounding pool deck and amenity area including the clubhouse, and surrounding residential buildings are proposed to be built up in grade to ensure the 5-foot cover remains intact.

Urban Growth and Adequate Public Facility Area (APFA)

The site is located largely within a suburban developed and can be adequately served by water, sewer, streets, fire, parks and trails if approved, yet a parkland dedication fee is required of the applicant. The site is vacant on the surface, but water and sewer mains would be required to be extended to the proposed site from adjacent services.

The park is within walking distance. Both fire, and police response systems are less than a mile away (*see Section H.3 for additional details*). A review of the Traffic Impact Study indicated that access onto Centerplace Drive is required, and that full movement access is requested onto the fourth leg of Centerplace Drive and 36th Avenue and a second access proposed through the existing apartment complex on the northwest side of the development. These additional access points would allow public safety services, such as fire and police, to access the site and the northern Gateway Park PUD more quickly from Centerplace Drive through the Gateway Park II PUD development. All subsequent site improvements shall comply with the City's Development Code, as amended.

F. APPROVAL CRITERIA

1. Development Code Section 18.30.050 - Rezoning Procedures

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment (rezoning) application, as follows:

- a. **Has 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: This subject property includes a plugged and abandoned well site, which allows for redevelopment opportunities and over 6-acres of surface land are now made available (*6.49-acres*). As an alternative to Greenfield development, this infill development focuses on establishing a character at a scale that is consistent with that of the established neighborhood and would make the existing northern parking lot legal, as it is being incorporated with the Gateway Park II PUD. Infill development on large lots such as this one, has been largely recognized as being more financially feasible for development than Greenfields, because it is closer to existing and adequate public facilities. Developing vacant land reduces the negative influences associated with blight, potential criminal activity, and reduced real estate values. In staff's opinion, it is in the public best interest to allow infill development to occur on a site that is now available for development, it is a key ingredient to accommodating growth and redesigning our communities to be environmentally and socially sustainable.

The proposal complies with this criterion.

- b. **Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: As stated above, the property had been zoned for PUD (oil and gas uses only) for approximately 37 years. Since the oil and gas wellhead was plugged and abandoned, it rendered the existing zoning designation obsolete. Although, the property is now available for redevelopment opportunities, the existing PUD zoning prohibits any other land uses on the property. Hence, the request to rezone the property from PUD oil and gas to PUD residential. The Gateway Park II PUD is in line with development trends in the surrounding area, which is also market-driven, and considers the larger potential needs of the surrounding community by supplying high-density residential in the City of Greeley.

The proposal complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

Staff Comment: The presence of detrimental conditions on site are currently unknown. An existing plugged and abandoned well at the site poses no current concerns, as there has not been substantial evidence or reports within the City of Greeley that indicate that plugged and abandoned sites pose a hazard. When an oil and gas well has reached its end of life, it is then plugged and abandoned, capped typically at 8-feet in depth. In some cases, these singular, older wells are plugged and abandoned due to new technological advances in oil production, redirecting them through horizontal drilling to help the well produce oil within larger facilities elsewhere.

Currently there are no City of Greeley and/or Colorado Oil and Gas Conservation Commission (COGCC) setback requirements from plugged and abandoned wellheads, but it may be considered in the future due to potentially unknown risks. Nonetheless, across the City of Greeley, many plugged and abandoned well sites have been redeveloped, having structures built over them. There have been no known detrimental environmental concerns reported, as stated above, that would set precedence or would prohibit future development on plugged and abandoned sites, including this subject property.

With the proposed Gateway Park II PUD, drainage patterns would be mitigated with the proposed detention pond. Slopes are relatively flat and soils appear to be stable.

The proposal complies with this criterion

- e. Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: The proposal is not for community-related uses.

This criterion is not applicable to this request.

- f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?**

Staff Comment: There should not be any significant environmental, noise or visual impacts resulting from the proposed rezoning of the property, although at the time of construction, the typical noise and visual impacts would be present until the proposed project is complete. Service impacts to the police, fire, water, sewer, pedestrian systems, parks and recreation facilities would not substantially increase with the proposed rezone request. Any potential noise created by this development will be regulated by the Municipal Code.

Adequate safeguards are in place within the Development Code and PUD documents that should mitigate any negative impacts of future residential development.

The request complies with this criterion

- g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?**

Staff Comment: There are no applicable zoning overlay requirements or any proposed. The proposed request is consistent with many goals and policies in the Imagine Greeley Comprehensive Plan. Key policies are listed in Section F(3) below.

The request complies with this criterion.

h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: The City did not require zoning suitability plans in 1984, as it was developed prior to when Development Code required it in 1998.

This criterion is not applicable to this request.

2. Development Code Section 18.32.040(b) - Standards for PUD Establishment

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 (as outlined above):

- (1) Area requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres, except as provided for in Subsection (c) below.

Staff Comment: At approximately 7.11-acres, this proposal satisfies the minimum area requirements, and as presented is a cohesive proposal that would provide diversity within the community. The proposal is consistent with all applicable goals and policies outlined in the Imagine Greeley Comprehensive Plan goals and policies as listed below under section 2.

The request complies with this criterion.

- (2) Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.

Staff Comment: According to the applicant, and staff's analysis of the Gateway Park II PUD proposal, the rezone request is consistent with the Imagine Greeley Comprehensive Plan (Adopted 2/6/2018) which states within the overall vision for community, "*Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and*

rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods.” Key objectives that the proposal supports the Imagine Greeley Comprehensive Plan are listed below.

The request complies with this criterion.

- Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.
- Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.
- Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).
- Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter mile of residential areas.
- Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map): - Multi-modal corridors - Existing activity centers
- 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.
- Objective GC-6.9 Suburban Subdivisions Promote the careful integration of “complete neighborhood” characteristics (*see Objective GC-6.1*) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

Objective 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.

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.

- (3) Upon the specific request of the landowner or upon the recommendation of the Planning Commission or City Council, the two-acre requirement in Subsection (1) above may be waived if, after considering the proposed development requested, the City Council finds that such waiver would be beneficial to the City and foster the objectives of this Code and the Land Use Chapter of the City's Comprehensive Plan.

Staff Comment: This criterion is not applicable to this request.

3. Development Code Section 18.32.040(c) – Standards for PUD Establishment

The City Council may authorize, by its approval of a Preliminary Planned Unit Development Plan, a mix of land uses, as well as variations in density, setback, height, lot size, lot coverage, open space, street width, parking and landscaping. Any such variations granted by the City Council shall be based upon the findings by the Council that the PUD plan:

- (1) Provides an innovative design which would be equal to or better than development which would occur under base standard zoning district requirements;
- (2) Accomplishes specific goals and objectives of the Land Use Chapter of the City's Comprehensive Plan;
- (3) Includes land uses which are required to be in a PUD;
- (4) Meets the overall intent of this Code; or
- (5) Provides equivalent site design trade-offs for the exceptions granted (i.e., more open space for higher density, etc.).

Staff Comment: The applicants request to rezone a now vacant parcel, from the Gateway Park PUD zoning category “gas well” to residential with varying uses in the new Gateway Park II PUD. The proposed PUD would support the core values and guiding principles of the Imagine Greeley Comprehensive Plan as well (*see Attachment G - 2035 Comprehensive Transportation Plan*).

Due the fact that PUDs can be designed and suited for the proposed development is comprehensive in design and exceeds the base standards of the current R-H (Residential High Density) zoning district. Therefore, the PUD has listed equivalent site design trade-offs of higher density and reduced front setbacks for more amenities and open space. These are called out in the PUD document and narrative as “deviations” from Development Code Standards. These site design trade-offs were also mentioned earlier in Section E, where additional amenities and open space for the higher density and reduced setbacks have been provided for the proposal (*see Attachment K – Setback Exhibit*).

Staff has reviewed the proposed deviations and concludes that the variations would provide a comprehensive design than the minimum standards set by the Development Code. Additionally, the proposed variations meet the overall intent of the Code.

Staff finds that the proposal complies with Section 18.32.040(c) (1-5).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Staff is unaware of any current hazards on the property. There is an existing plugged and abandoned oil and gas facility on site.

2. Wildlife

Since the property was previously developed with an oil and gas facility, along with all associated production equipment, and it is surrounded by residential and commercial development, wildlife impacts should be minimal. The presence of prairie dogs was not found or present on the site. The area is not located within Areas of Ecological Significance Map (*see Attachment F – Ecological Significance Map*).

3. Floodplain

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

4. Drainage and Erosion

The property is subject to City of Greeley development standards, of which the applicant must comply with. Preliminary drainage plans have been reviewed by Engineering Development Review staff, questions and concerns have been adequately addressed at this point in the process. This project requires a Final PUD prior to lot development. Erosion controls devices must be designed by the developer and reviewed by the City to ensure that best management practices are utilized as the project progresses.

Because most of this property was previously used for oil and gas production, drainage was not addressed at the time, nor was it a major concern. Furthermore, the northern part of the site is developed, as a parking lot, releases storm water into a swale at the northeast corner of the site. The City of Greeley has been determined that the proposed development would need to provide water quality and detention to treat the developed flows before releasing at or below historic rates. Historically the site is split up into two basins:

1. Basin H1 is located on the west half of the subject property and is composed of native grass and turf being tributary to the existing apartment complex northwest of the subject property. The flows are conveyed overland by way of sheet flow onto 46th Avenue and being transported by gutter and storm sewer to the northwest, which eventually discharges into the Greeley West Detention Basin.
2. Basin H2 is located on the east half of the site composed of native grass and an existing parking lot being tributary to the existing apartment complex to the northeast. The flows are conveyed overland by way of sheet flow and gutter into a drainage swale carrying flows to the northeast, which eventually discharges into the Greeley West Detention Basin.

The proposed development is designed to have one water quality and detention pond to treat the proposed development. It is proposed to be located at the northeast corner of the subject property and would release at or below the rate of Basin H2, nearly eliminating the runoff from Basin H1.

5. Transportation

The traffic impact study reported that the estimated traffic impacts associated with the proposed development of the Gateway Park II PUD, were estimated using trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip Generation manual.

The City's standards do not have minimum volume thresholds to identify the need for left and right turn lanes. The need was identified by the City Engineer and the traffic study. For the proposed Gateway Park II PUD development, a left turn lane would be required for the eastbound left turn movement at 36th Avenue. The corridor was constructed to provide room for left turn lanes and therefore, a left turn lane is recommended. The need for a westbound right turn lane was determined based on the operational benefits that would be gained by adding the lane. Analysis of the Year 2040 total traffic volume scenarios shows that the level of service would be unchanged by adding the lane and the side street delay would only be improved by a second or two per vehicle with the addition of the lane.

Current pedestrian and bicycle destinations within 1,320-foot radius of the development are Greeley West High School and Greeley West Park. There are several sidewalk connections between the site access on Centerplace Drive and the two destinations. The current Greeley Bicycle Master Plan lists bike paths on 35th Avenue and on 24th Street from 35th Avenue to 42nd Avenue, a bike paths to be proposed on Centerplace Drive between 35th Avenue and 38th Avenue, and a bike lane proposed on 38th Avenue (*see Attachment H – Greeley Bicycle Plan*).

The operational analysis based on the proposed development, concluded that Centerplace Drive and 36th Avenue intersection would be expected to operate acceptably based on City standards in the Year 2040 total traffic volume scenarios. A traffic signal is not expected to be warranted at the intersection based on the Year 2021 total traffic volume scenarios. Finally, an eastbound left turn lane should be constructed at the intersection. However, the addition of a westbound right turn lane is not expected to significantly improve the operation of the intersection.

6. SERVICES

1. Water

The City of Greeley would provide water services to the site. The applicant would be responsible for the cost of extending services to this location.

2. Sanitation

The City of Greeley would provide sewer services to the site. The applicant would be responsible for the cost of extending services to this location.

3. Emergency Services

The property is served by the City of Greeley's Police and Fire Departments. Access to the proposed development would be accomplished from Centerplace Drive.

4. Parks and Open Spaces

Dedication of parks for this proposal would be required, but due to the configuration of the site cash-in-lieu is due prior to Final Plat recordation. It is anticipated that no plans for future parks are anticipated west of 38th Avenue and/or west of the subject parcel (*see Attachment I – PTOL Master Plan*).

The Gateway Park II PUD proposes a 7,843 open space area, and a 6,600 square foot dog park, which qualifies as the usable open space for the proposed development.

5. Schools

The nearest schools within 1.5 miles of the proposed development include Meeker Elementary School, Brentwood Middle School, and Greeley West High School is walking distance from the site.

H. VISUAL IMPACTS

Visual impacts would be mitigated by the use of perimeter landscape treatments on the south and around the circular parcel, and buffer yards on the east.

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed Preliminary PUD were mailed to all property owners within 500 feet of the site, a notice regarding the project was sent to the Greeley Tribune on December 13, 2018.

Two signs were posted on-site on December 3, 2018. One along Centerplace Drive and the other on the northern proposed access point to the proposed development. No comments have been received to date [*see Attachment M – Notice Boundary Map*].

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice was required with this development. The applicant has submitted their notice to all mineral rights owners' 30-days prior to hearing date.

K. PLANNING COMMISSION RECOMMENDED MOTIONS (*Two*)

1. Rezone from PUD (Oil and Gas) to PUD (Residential)

Based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from PUD (Oil and Gas) zone district to PUD (Residential) zone district meets criteria outlined in Development Code Sections 18.30.050(c)(3) and 18.32.040(b) and therefore, recommends approval of the rezone to the City Council.

2. Gateway Park II PUD - Preliminary PUD Plan

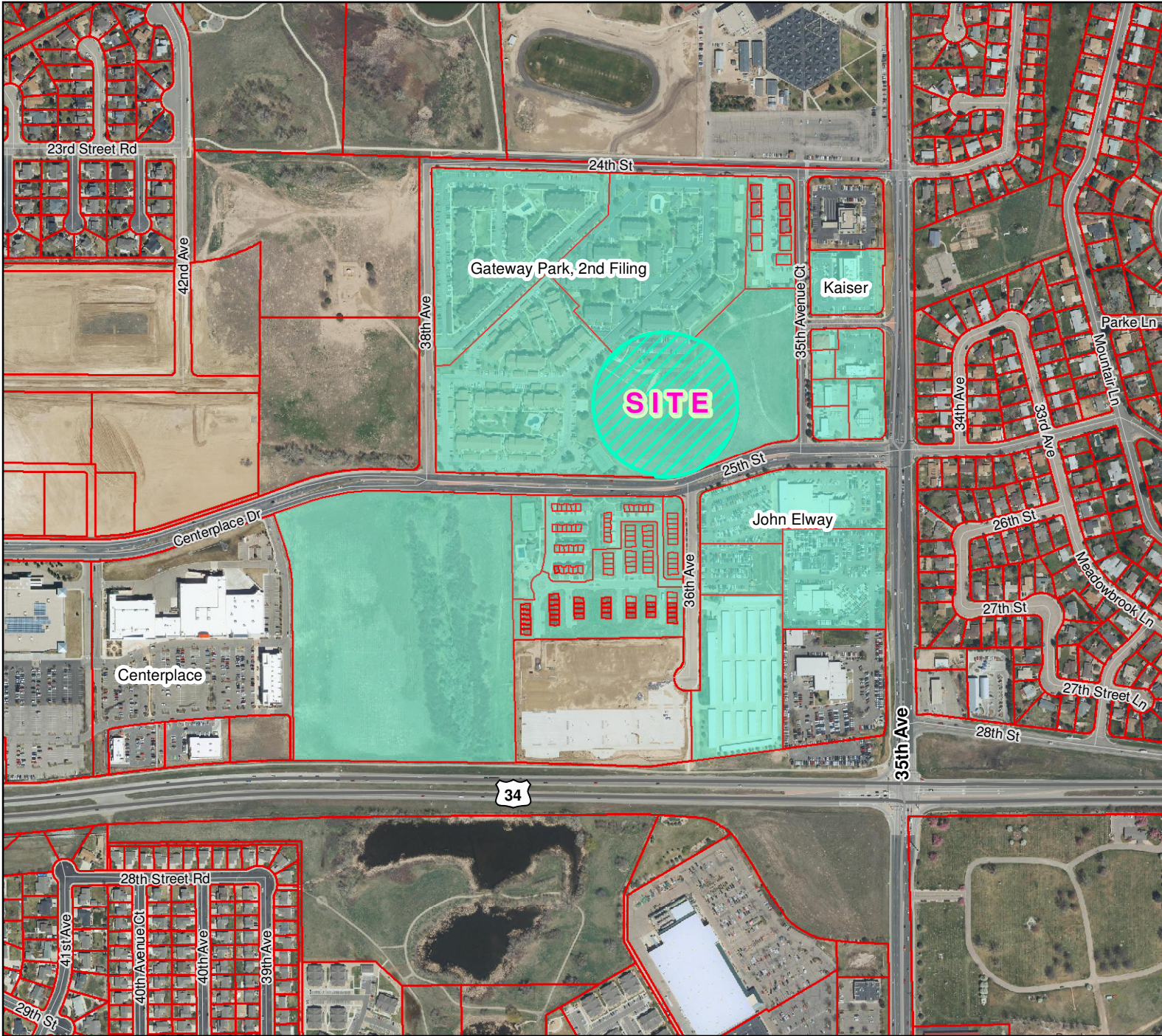
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Gateway Park II PUD Plan is consistent with Section 18.32.040, 18.32.050 and 18.32.060 of the Development Code and, therefore, recommends approval of the PUD plan as submitted to the City Council, with the following condition:

1. Prior to Final PUD recordation, any remaining engineering construction and design issues must be addressed, to the satisfaction of the City, including those related to traffic impacts, roadway maintenance, and drainage.

L. ATTACHMENTS

- Attachment A – Aerial/Vicinity Map
- Attachment B – Existing Zoning Map
- Attachment C – Applicant Narrative
- Attachment D – Preliminary PUD Plan
- Attachment E – Preliminary PUD Document
- Attachment F – Ecological Significance Map
- Attachment G – 2035 Comprehensive Transportation Plan
- Attachment H – Greeley Bicycle Plan
- Attachment I – PTOL Master Plan
- Attachment J – Rezoning Documents
- Attachment K – Setback Exhibit
- Attachment M – Notice Boundary Map

Aerial/Vicinity Map






**Gateway Place II PUD
36th Avenue and
Centerplace Drive
Parcel ID: 09591440005**

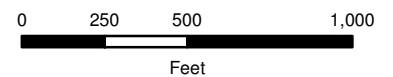
Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

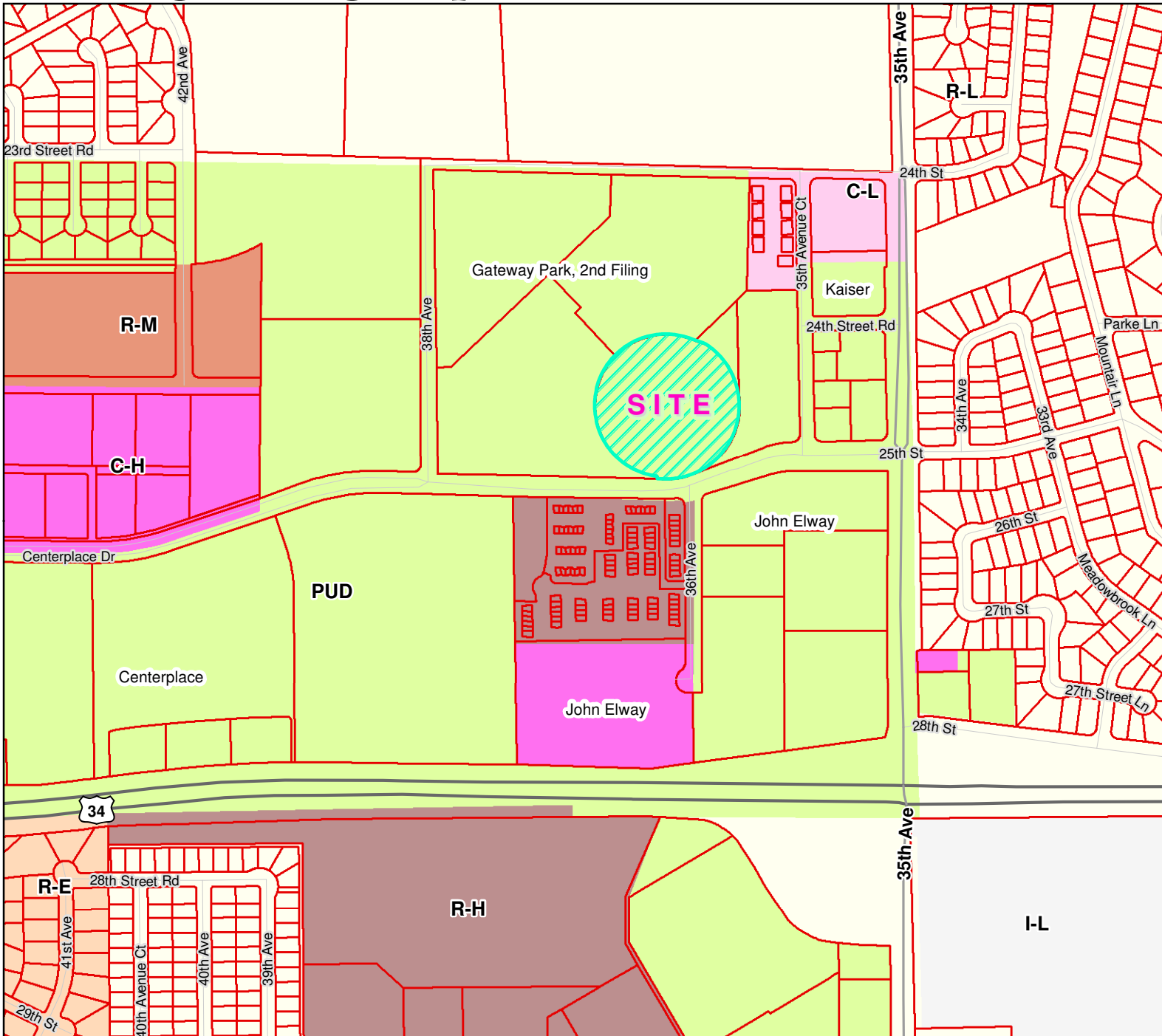
Legend

-  Subject Site
-  Noticing Area 500ft
-  Property Lines

Infill project proposal offering 144 unit residential amenitized multi-family complex.



Existing Zoning Map



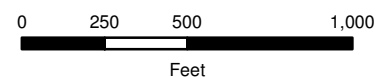
Notes:
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Gateway Place II PUD 36th Avenue and Centerplace Drive Parcel ID: 095914400005

Legend

- | | | | | | |
|--|---------------------|--|-----|--|-----|
| | Subject Site | | C-L | | PUD |
| | Noticing Area 500ft | | H-A | | R-E |
| | Property Lines | | I-H | | R-H |
| | C-D | | I-L | | R-L |
| | C-H | | I-M | | R-M |





PROJECT NARRATIVE

Rezoning criteria/justification.

Introduction

The Gateway Park II residential development is an envisioned opportunistic infill project offering a new 144 unit residential amenitized community that will complement the existing West Park Village, Creekstone Apartment, and Gateway Place Apartment communities along the Highway 34 corridor of southwest Greeley, CO.

The selected site for this development includes a 6.491 acre abandoned gas well - Parcel ID: 095914400005 located just north of the intersection of 36th Avenue and W 25th Street - and a .062 acre portion of Parcel ID: 095914404002 - the adjacent east parcel. Together, the 7.111-acre site sits within both the Gateway Park Planned Unit Development (PUD) and the Gilbert PUD where the gas well is identified as Gilbert Site #1. Both PUD's were approved sequentially in 1984. The predominate parcel is zoned gas well because at the time of the 1984 PUD approval there was an active well on site. Since the time of that zoning the well has been plugged and abandoned, per required regulations, rendering the zoning designation obsolete, and the parcel now developable.

This application is for a new Planned Unit Development (PUD) seeking the rezoning of Gilbert Site #1 from the Gateway Park PUD zoning category "gas well" to "residential" in the new Gateway Park II PUD to allow for the development of a high-quality residential housing project that strives to offer compact community design, is close in proximity to a mix of supporting uses, and leverages the forward-thinking transportation goals of the multimodal Highway 34 corridor. In doing so, this new PUD supports core values and guiding principles of the Imagine Greeley Comprehensive Plan.

Benefits of the new Gateway Park II PUD

Part of this entitlement process and application is to update the current platted and unplatted land within the Gateway Park PUD. Gilbert Site #1 (Parcel ID: 095914400005) currently has an existing parking bay of 43 cars located within the northern-most portion of the parcel that serves the adjacent Gateway Place Apartments. That parking bay, however, is currently not recognized in City records and will be incorporated into the replatting of the Gilbert Site #1 parcel, which will occur simulatenously with this Gateway Park II PUD application.

Also of importance, the existing Gateway Place Apartments would like to expand their parking beyond the additional parking bay within the Gilbert Site #1 to provide more convenient parking opportunities for existing residences. The parcel to the east of Gilbert Site #1, Parcel ID: 095914404002 – mentioned above – is platted land within the Gateway Village Filing #1 and is under the same ownership as the parcel for Gateway Place Apartments. To achieve additional parking and to address the needs for on-site drainage for the proposed residential development in the Gateway Park II PUD, the ~27,000 square-foot portion (.62 acres) of the Gateway Village Filing #1 parcel adjacent to the Gilbert Site #1 would be subdivided and combined with the Gilbert Site #1 parcel to create a new plat for the new residential development.

The Gateway Park II PUD intends to replat the Gilbert Site #1 parcel, and subdivide the adjacent portion of the Gateway Village Filing #1 parcel to create a 7.111 acre plat that through the Final Plat process for the new PUD will correct City records for the unrecorded parking lot, create more parking to support the Gateway Place Apartments, and incorporate vacant land to address site drainage needs for the new residential development to be built on site.

Potential Impacts

There are no detrimental environmental conditions, such as floodplains, existing irrigation ditches, inadequate drainage, slopes, or unstable soils on site that would affect future development of the site for a residential use. The original zoning of the site “gas well” is obsolete with the abandonment and plugging (per required standards) of the gas well and therefore in the best interest of the community, rezoning the site to a residential use will offer additional housing choice and provide a better more valuable use for the community.

Rezoning the proposed 7.111 acres from “gas well” to “residential” will not create significant noise, environmental, or visual impacts for the surrounding residential community. On the contrary, the proposed rezoning to residential only complements and expands the surrounding residential uses in the area. Any change in noise due to a larger residential population will be marginal, and the visual impacts will actually help to further improve the surrounding area.

The City of Greeley employs a 200-plus professional staff within the Greeley Police Department who serve over 100,000 citizens throughout the Greeley community. The residential development associated with the Gateway Park II PUD will potentially add as many as 300 additional residents to the City of Greeley – a possible 0.3% increase to the service area by population - that will require service from the Greeley Police Department. In an over-the-phone conversation with the captain of the operations division, they did not express any concern regarding impact to service with a population growth of an estimated 300 people and 144 housing units that the residential development proposed could potentially add to the Police Departments service area.

The City of Greeley also employs its own fire department comprised of 7 stations that serve the 64 square-mile area of the greater Greeley metropolitan area. The residential development proposed with the Gateway Park II PUD is located within the service area for Station 5, located at 4701 24th Street in Monfort Park. Station 5 includes both a truck company and an engine company that include a 6- to 8-person crew combined. Station 2, located at 2301 Reservoir Road also serves the area and provides 24-hour, 7-days-a-week paramedic services through the ambulance company Banner Paramedic Services. In an over-the-phone conversation with the Division Chief Roger Waters, he did not express any concern regarding impact to service with a population growth of an estimated 300 people and 144 housing units that the residential development could potentially add to both Station 5 and Station 2's service area.

Water and Sewer services surround the project site and the City has confirmed that they can provide water and sewer for the project, if approved.

Centerplace Drive (W. 25th Street) is a four-lane divided roadway running along the south edge of the project site which sits just north of the full-turn “T”-intersection at 36th Avenue (a local roadway) and W. 25th Street. Rezoning the property to residential will require access to W. 25th St, when development occurs on site. A review of this impact on Traffic is included within the Traffic Impact Study attached to this submittal.

West Greeley Park, Leavy Park, the Greeley Lake West Reservoir, and the Gateway Lakes Natural Area are all within a mile walk from the Gateway Park II PUD development. Adverse impacts to these parks and recreation facilities are not anticipated to be substantial with an anticipated population increase of 300 people that could occur with the addition of the residential development proposed for the Gateway Park II PUD. Any potential impact will also be minimized with the addition of on-site outdoor amenities such as a resort-style pool, clubhouse, sheltered bbq areas, and a dog park, all of which, will be operated and maintained by on-site management.

The project site is surrounded by multifamily and townhome development (see the Zoning Suitability Plan included in this application submittal). The proposed development that would be built with the approval of a rezoning from a gas well to residential is directly compatible and will bring positive impacts to the surrounding neighborhood and businesses.

Consistency with the Imagine Greeley Comprehensive Plan.

This proposed rezoning is consistent with the *Imagine Greeley Comprehensive Plan* (Adopted 2/6/2018) which states within the overall vision for community,

“Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods”.

The Gateway Park II PUD which includes rezoning the Gilbert Site #1 from “gas well” to “residential” use supports the following core values, goals, objectives and actions expressed within the Imagine Greeley Comprehensive Plan.

CORE VALUES

- Safe, healthy, and inclusive community
- Sustainable patterns of growth and development
- Distinctive character and outstanding recreational and cultural amenities
- Thriving, connected, and inclusive neighborhoods in all the city

GOALS AND OBJECTIVES

Growth and City Form (GC)

Goal GC-1: Manage growth effectively.

Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.

Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quartermile of residential areas.

Goal GC-4: Prioritize infill and redevelopment.

Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map):

- Multi-modal corridors
- Existing activity centers

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.

Goal GC-6: Maintain and enhance the character and interconnectivity of Greeley's neighborhoods.

Objective GC-6.9 Suburban Subdivisions Promote the careful integration of "complete neighborhood" characteristics (see Objective GC-6.1) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

Housing (HO)

Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.

Objective 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.

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

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.

PRELIMINARY PUD SITE PLANS FOR GATEWAY PARK II PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
7.11 ACRES

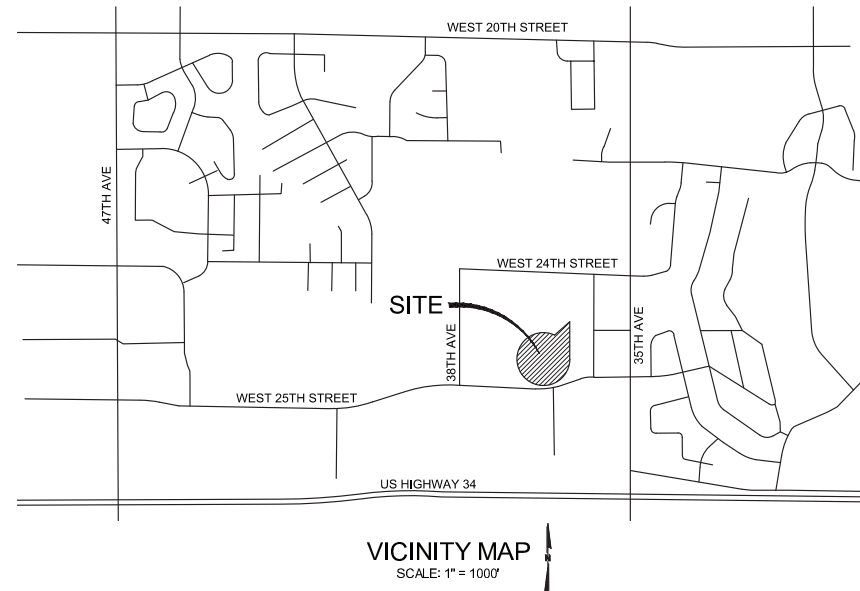
Attachment D



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

BENCHMARK AND CONTROL POINT DESCRIPTIONS:

- PROJECT VERTICAL DATUM: CITY OF GREELEY CONTROL NETWORK
GIS REFERENCE NO.: 321
THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO. TOP OF 3-14" DIAMETER ALUMINUM CAP - ELEVATION: 4838.31 (NAVD 88)
- BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS ASSUMED TO BEAR NORTH 87°34'31" WEST AS MONUMENTED HEREON.



OWNER:

GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEELE ST., SUITE 420
DENVER, CO 80209
CONTACT: LAUREN BROCKMAN
303.394.1577

ARCHITECT:

STUDIO PBA
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DENVER, CO 80218
CONTACT: JOHN PAYNE
303.592.2904

MUNICIPALITY:

CITY OF GREELEY
1100 10TH STREET
GREELEY, CO 80631

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING
1225 17TH STREET, SUITE 513
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CONTACT: ERIC PEARSON, PE
720.206.6625

LANDSCAPE ARCHITECT:

NORRIS DESIGN GROUP
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CONTACT: GREG BANKS
303.892.1166

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CITY OF GREELEY
1100 10TH STREET
GREELEY, CO 80631

SANITARY UTILITY
CITY OF GREELEY
1100 10TH STREET
GREELEY, CO 80631

STORMWATER UTILITY
CITY OF GREELEY
1100 10TH STREET
GREELEY, CO 80631

COMCAST
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720.490.3891

ATMOS
CONTACT: CHRISTINE McDERMOTT
970.304.2080

CENTURYLINK
CONTACT: CARSON ORTEGA
972.392.4837

XCEL
CONTACT: PAT KRAEGER
970.395.1270

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S) IN FEE OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD, COUNTY, COLORADO, HAVING A RADIUS OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 1370.65 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14.

COUNTY OF WELD
STATE OF COLORADO

TOGETHER WITH:

A PORTION OF BLOCK 5, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AS ASSUMED TO BEAR NORTH 87°34'31" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 87°34'31" WEST 627.48 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF BLOCK 1, GATEWAY VILLAGE FILING NO. 1 - FIRST REPLAT AND ALONG SAID WEST LINE SOUTH 02°25'29" WEST 505.36 FEET; THENCE SOUTH 47°25'29" WEST 56.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47°25'29" WEST 235.04 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 64°5'58" AND A RADIUS OF 300.00 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 32°28'26" EAST 322.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 340.16 FEET; THENCE NON-TANGENT FROM SAID CURVE NORTH 00°03'34" EAST 430.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.11 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED MAP, AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAVE SUBDIVIDED THE SAME INTO LOTS AND BUILDING ENVELOPES AS SHOWN ON THE ATTACHED MAP AND DO HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME GATEWAY PARK 2ND FILING BEING WITHIN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND DO DEDICATE TO THE PUBLIC, ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP AND DO FURTHER CERTIFY THAT THE WIDTH AND THE DIMENSIONS OF THE LOTS AND BUILDING ENVELOPES, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SHEET INDEX	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	NOTES
C3	SITE PLAN
C4	GRADING PLAN
C5	GRADING PLAN
C6	OVERALL UTILITY PLAN
C7	STORM PLAN AND PROFILE - A
C8	STORM PLAN AND PROFILE - B
C9	STORM PLAN AND PROFILE - C
C10	STORM PLAN AND PROFILE - D
C11	WATER PLAN
C12	SANITARY PLAN AND PROFILE - A
C13	SANITARY PLAN AND PROFILE - B
C14	EROSION CONTROL PLAN - INITIAL
C15	EROSION CONTROL PLAN - INTERIM
C16	EROSION CONTROL PLAN - FINAL
C17	SIGNAGE & STRIPING PLAN
C18	SIGNAGE & STRIPING DETAILS
C19	WATER & SEWER DETAILS
C20	STORM SEWER DETAILS
C21	GRADING DETAILS

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

ACCEPTED BY: _____ DATE _____
COMM. DEVELOPMENT DIRECTOR

DRY UTILITY COMPANY SIGNATURES

COMCAST
ACCEPTED BY: _____ DATE _____
BILL BLAIR

ATMOS
ACCEPTED BY: _____ DATE _____
CHRISTINE McDERMOTT

CENTURY LINK
ACCEPTED BY: _____ DATE _____
CARSON ORTEGA

XCEL
ACCEPTED BY: _____ DATE _____
PAT KRAEGER

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
COVER SHEET

City of Greeley Street Design General Notes

- All work within the public right-of-way, or easement shall conform to the City of Greeley Construction Specifications and Design Standards.
- The Contractor is responsible for obtaining all required permits prior to commencement of any work on the project. A permit from Public Works Department (970-350-9881) is required for all construction in public right-of-way or easements. A pre-construction conference shall be held with City representatives before a permit will be issued. Call Utility Notification Center of Colorado at 1-800-922-1987 for utility locates at least 48 hours prior to any excavation work.
- The Contractor shall notify Construction Services (970-350-9358) at least 24 hour prior to required inspection.
- It is the Contractor's responsibility to notify the Owner/ Developer, and the City, of any problems in conforming to the accepted plans for any element of the proposed improvements prior to its construction.
- It is the responsibility of the Developer during construction activities to resolve construction problems due to changed conditions, or design errors encountered by the Contractor during the progress of any portion of the project. If, in the opinion of the City, the modifications proposed by the Developer, to the accepted plans, involve significant changes to the character of the work, or to the future contiguous public or private improvements, the Developer shall be responsible for re-submitting the revised plans to the City of Greeley for acceptance prior to any further construction related to that portion of the project. Any improvements not constructed in accordance with the accepted plans, or the accepted revised plans, shall be removed and reconstructed according to the approved plan.
- The Contractor shall be solely and completely responsible for the conditions at and adjacent to the job site, including safety of all persons and property, during the performance of the work. This requirement shall apply continuously and shall not be limited to normal working hours. The duty of the City to conduct construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.
- The Contractor shall provide all lights, signs, barricades, flag persons, or other devices necessary to provide for public safety in accordance with the current Manual on Uniform Traffic Control Devices, and the Greeley Supplement to the Manual on Uniform Traffic Control Devices.
- The Contractor is responsible for the protection of all survey monuments. Any monument that must be destroyed for construction shall be replaced. The Contractor shall engage the services of a Professional Licensed Surveyor (PLS) prior to disturbing any monuments.
- Prior to final placement of surface pavement, all underground utility mains shall be installed and service connections stubbed out beyond curb line, when allowed by the utility. Service from public utilities and from sanitary sewers shall be made available for each lot in such a manner that will not be necessary to disturb the street pavement, curb, gutter, and sidewalk when connections are made.
- A Geotechnical Report has been prepared by _____ (include report date and project #) for right-of-way grading and paving. Refer to Geotechnical Report for any requirements exceeding City Standards. A Final Pavement Design Report is also required. The soil investigation for this report shall occur after utility construction and grading for streets is completed to within 6" of anticipated subgrade. The final Pavement Design Report shall be accepted by the City of Greeley prior to any non-structural concrete, pavement or subgrade installation

MASTER LEGEND

	PARKING COUNT LABEL		EXISTING SIGN
	FENCE		EXISTING STREET LIGHT
	SIGN WITH POST		EXISTING FENCE
	SIDEWALK WITH ADA RAMP		EXISTING FIRE HYDRANT
	CURB AND GUTTER		EXISTING SANITARY MANHOLE AND PIPE
	ACCESSIBLE PARKING SPACE STRIPING		EXISTING MAJOR CONTOUR
	TYPE-R CURB INLET		EXISTING MAJOR CONTOUR
	TYPE-13 GRATE INLET		
	AREA INLET		
	DETENTION OUTLET STRUCTURE		
	STORM PIPE		
	FIRE HYDRANT		
	WATER LINE		
	WATER METER		
	SANITARY MANHOLE		
	SANITARY PIPE		
	SANITARY CLEANOUT		
	PROPOSED MAJOR CONTOUR		
	PROPOSED MINOR CONTOUR		
	SURFACE ELEVATION SPOT SHOT		
	LOW POINT SPOT SHOT		
	HIGH POINT SPOT SHOT		
	SURFACE SLOPE & DIRECTION		

City of Greeley Water & Sewer General Notes

- All construction work to be accepted by the City shall conform to the City of Greeley Construction Specifications and Design Standards.
- All over lot grading in the right-of-way or easement shall be completed prior to installing potable water, sanitary sewer, or non-potable irrigation lines.
- Contractor shall verify all utility locations prior to construction. Call Utility Notification Center of Colorado at 1-800-922-1987 or dial 811 for utility locates 48 hours prior to any excavation work.
- Maintain a minimum of ten (10) feet horizontal clear distance separation between potable water mains/services and sanitary sewer or non-potable irrigation mains/services. Potable water mains/services are to be located 18-inches minimum above the sanitary sewer or non-potable irrigation mains/services. If field conditions vary from those shown on these plans and the sanitary sewer or non-potable mains/services cannot be located below the water main or service, a clear vertical distance of eighteen (18) inches below cannot be maintained, or a minimum ten (10) foot horizontal separation cannot be achieved, the City shall be contacted immediately to review the situation.
- In all instances where a water line lowering, potable or non-potable, is required due to unforeseen field conditions, a detailed drawing shall be provided to the City for acceptance prior to performing the work.
- Where potable water, sanitary sewer, and non-potable irrigation lines are located in common utility easement areas, there shall be no other utilities located horizontally within ten (10) feet of either line except at approved crossings.
- Contractor shall notify the City one (1) week prior to commencing work after City accepted Construction Drawings have been distributed and a preconstruction meeting has been held with the City.
- Contractor shall pothole all existing utilities to be crossed by potable water, sanitary sewer, or non-potable irrigation lines at least 24 hours prior to crossing to ensure 18" minimum clearance for open cut crossings and 36" minimum clearance for bored crossings. Horizontal and vertical location of crossed existing utilities shall be recorded on the As-Constructed Record Drawings.
- Should any variations before or during construction to the potable water distribution, sanitary sewer collection, or non-potable irrigation system designs be considered, notice must first be given to the City to determine if it needs acceptance by the City. If so, a new plan shall be drawn and submitted to the City for acceptance by the Design Engineer 72 hours prior to construction.
- Final construction plans are valid for construction one (1) year from the date of City signature Acceptance.
- All potable water mains, services, and hydrant lines shall have a minimum cover of five (5) feet and a maximum cover of six (6) feet unless otherwise indicated on the accepted Construction Drawings.
- All non-potable water mains and services shall have a minimum cover of three and a half (3.5) feet and a maximum cover of six (6) feet unless otherwise indicated on the accepted Construction Drawings.
- All new water mains shall be bulkheaded and tested and approved prior to connection to the existing water Valves which pass testing for pressure and leakage at the time of installation and the testing was performed in the presence of the City may be considered as a bulkhead.
- Verification Survey - Top of pipe elevations at all potable and non-potable water line valves, and sanitary sewer manhole inverts shall be surveyed and provided to the City by the Design Engineer for acceptance prior to paving construction. The verification survey shall also provide sewer pipe slopes and length and proposed finished ground elevations at all valve boxes and manhole rim elevations.
- All utility conduit crossings of potable water, sanitary sewer and non-potable irrigation lines shall be encased in High Density Polyethylene (HDPE) pipe, with a minimum Standard Dimension Ratio (SDR) 11 across the entire easement or right-of-way width. The encasement joint shall be butt fused. Flexible joints are not allowed.
- Wet taps shall be drilled by the City for a fee. Call 970-350-9810 at least 48 hours in advance to pay fees and schedule tap.

ENGINEER'S NOTES:

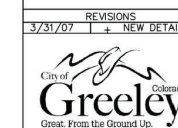
- LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
- IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER, ALL IMPROVEMENTS ARE NOT DEPICTED DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTIONS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
- THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE D-LOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.

Working Hours Note:

The contractor shall restrict working hours to between 7:00 am and 6:00 pm on normal City of Greeley business days unless prior approval has been obtained from the City.

STORMWATER GENERAL NOTES

- BEDDING FOR ALL STORM DRAIN SHALL BE PER THE STANDARD STORM DRAIN BEDDING DETAILS - DETAILS 6-6 AND 6-7 FOR REINFORCED CONCRETE PIPE AND POLYWRAPPED DUCTILE IRON PIPE.
- ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE CITY OR FOUND ON THE CITY'S WEB PAGE - GREELEYGOV.COM.
- RCP SHALL HAVE FLEXIBLE GASKET MATERIAL (WATER TIGHT RUBBER GASKETS) MEETING ASTM C443 AND TYPE 4-G BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.
- BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION, AGGREGATE BASE COURSE, OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.
- ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.



STORMWATER GENERAL NOTES
DETAIL 1-1

DATE: MARCH 2007

SCALE: N.T.S.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
UTILITY UTILITIES.



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A
BROCKMAN

NOT FOR
CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
NOTES

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

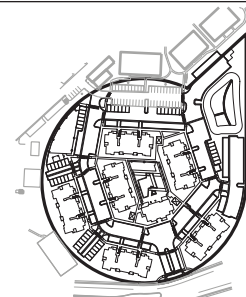
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18_PUD
8/7/18_PUD
11/1/18_PUD

SHEET TITLE:
SITE PLAN

C3



KEY MAP

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE CITY OF GREELEY STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

SITE PLAN LEGEND:

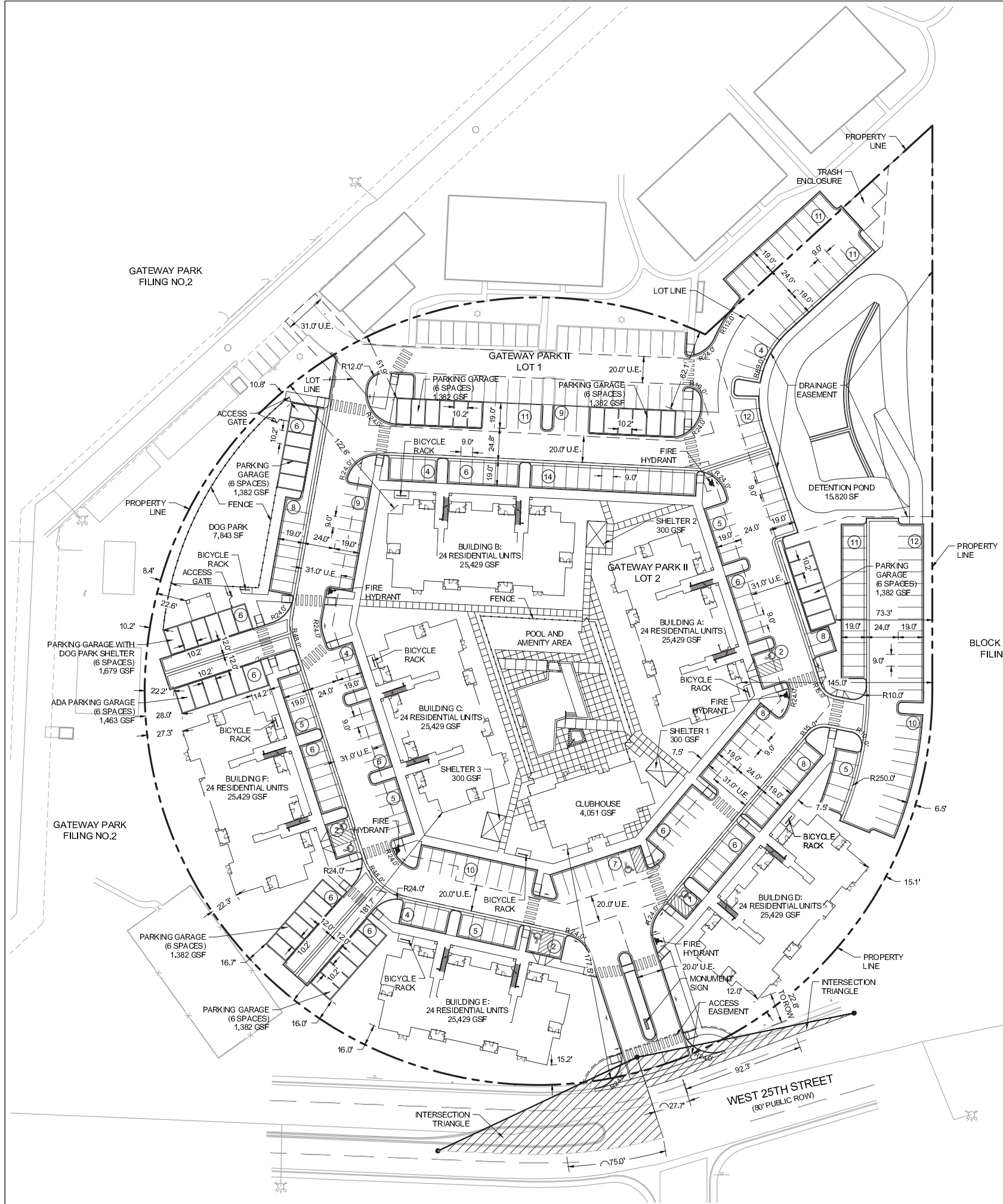
(xx) NUMBER OF PARKING STALLS

Building Floor Areas	
Building	Gross SF
Apartment Building A	25429
Apartment Building B	25429
Apartment Building C	25429
Apartment Building D	25429
Apartment Building E	25429
Apartment Building F	25429
Clubhouse	4051
Typical Garage	1382
Typical Shelter	300
Garage with Dog Shelter	1679
ADA Garage	1463

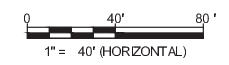
SITE PLAN TABLE		
PARCEL SIZE		7.11 AC. 309,733 S.F.
DWELLING UNITS		144 UNITS
	TYPE "A" UNITS	8 UNITS
	TYPE "B" UNITS	136 UNITS
TOTAL BEDROOMS		204 BEDROOMS
	1 BEDROOM UNITS	60 UNITS
	2 BEDROOM UNITS	84 UNITS
RESIDENTIAL DENSITY		20.25 UNITS / ACRE
TOTAL FLOOR AREA		132,000 SF
FLOOR AREA RATIO		0.426
COVERAGE	BUILDING	58,396 S.F. (18.8%)
	DRIVES AND PARKING	115,235 S.F. (37.2%)
	PUBLIC ROW	0 S.F. (0.0%)
	LANDSCAPE / OPEN SPACE	111,072 S.F. (35.9%)
	SIDEWALKS / WALKS / POOL AREA	25,030 S.F. (8.1%)
PARKING - LOT 1	ADA	6
	GARAGE	48
	STANDARD	202
	TOTAL	256
PARKING - LOT 2	STANDARD	22
	TOTAL	22

RECREATIONAL AMENITIES PROVIDED		
COMMUNITY BUILDING AND CLUBHOUSE	3,717 SF	2 CREDITS
BALCONIES AND PATIOS PER UNIT (24 UNITS)	2,184 SF	1/2 CREDIT
BIKE PARKING (8) 9-STALL RACKS	72 SPACES	1 CREDIT
IN-THE-GROUND POOL	2,280 SF	2 CREDITS
PLAZA/POOL DECK	4,740 SF	1 CREDIT
SPA AND LOUNGE AREA	1,330 SF	1 CREDIT
SHELTERED BARBEQUE PICNIC AREAS (3)	300 SF EA	1 CREDIT
PEDESTRIAN SYSTEM OF SIDEWALK/TRAIL		1/2 CREDIT
TOTAL CREDITS:		9 CREDITS

BONUS NEIGHBORHOOD IDENTITY FEATURES PROVIDED		
INTEGRATED ENTRYWAY		1/2 CREDIT
ENHANCED LANDSCAPING AND BUFFER YARDS		1/2 CREDIT
PET PICK-UP STATION (2)		1/2 CREDIT
TOTAL CREDITS:		1.5 CREDITS



BLOCK 5 OPF GATEWAY VILLAGE
FILING No. 1 - FINAL REPLAT



192

CHECKED BY: KJSEAP
DRAWN BY: KJS

CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

ACCEPTED BY: _____ DATE _____
COMM. DEVELOPMENT DIRECTOR

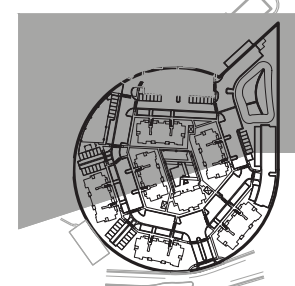
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 C/O CONVERGENCE MREG
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 ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18_PUD
 8/7/18_PUD
 11/1/18_PUD

SHEET TITLE:
 GRADING PLAN



KEY MAP

NOTES:

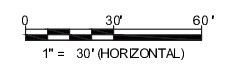
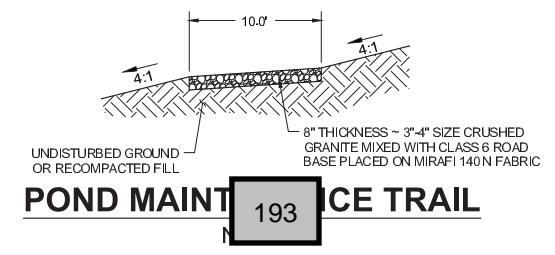
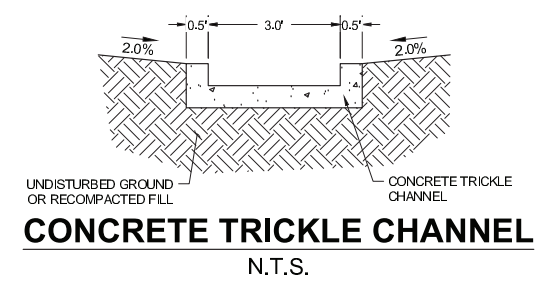
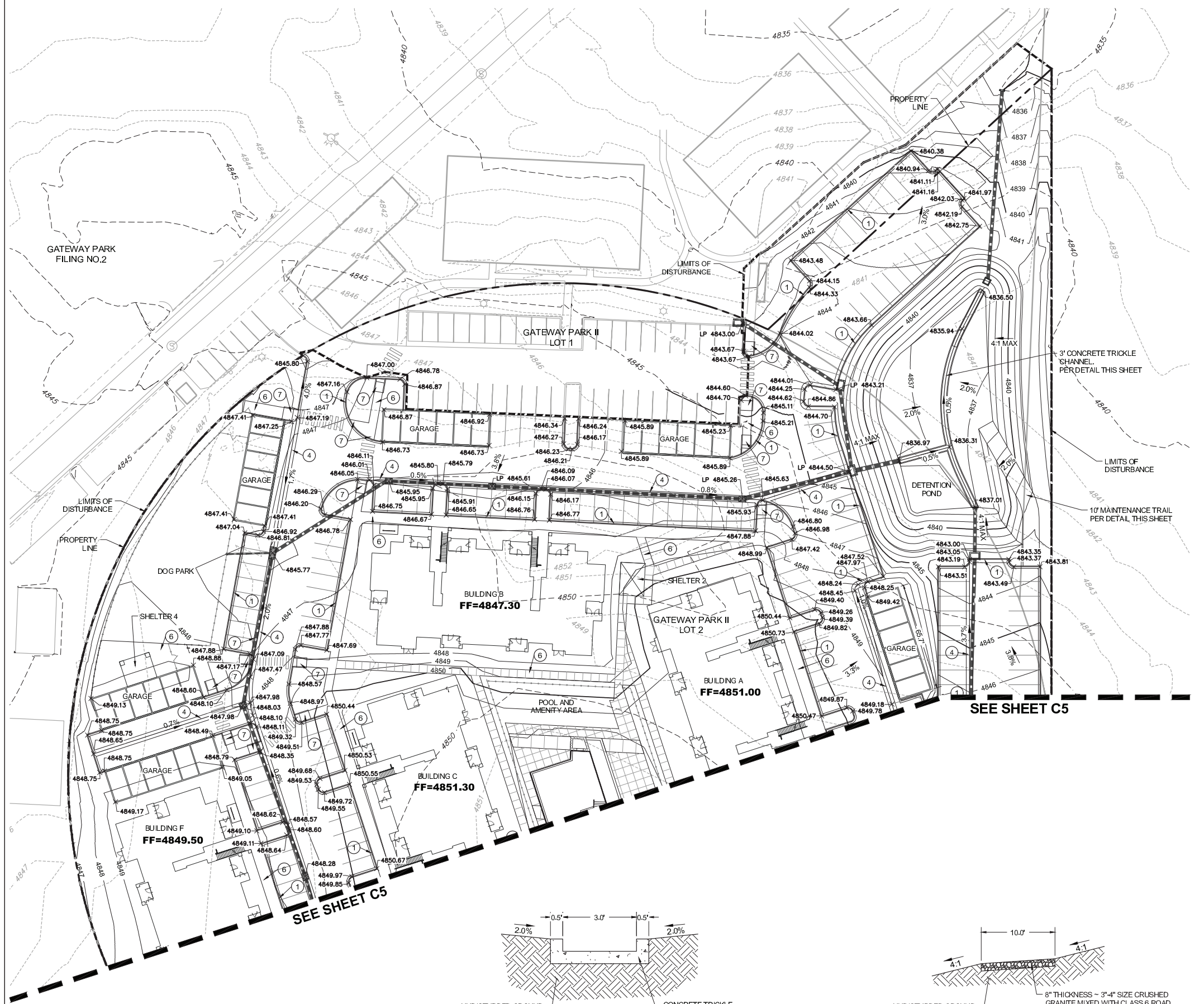
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2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. NO WATERCOURSES, WATER BODIES, OR IRRIGATION DITCHES OBSERVED ON SITE.
4. APPROXIMATE AREA OF DISTURBANCE: 6.86 AC.
5. ALL SURFACE ELEVATION SHOTS ARE FROM THE FLOW LINE OF THE GUTTER UNLESS OTHERWISE INDICATED.

GRADING LEGEND:

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MAJOR CONTOUR	— — — — —
PROPOSED MINOR CONTOUR	— — — — —
LIMITS OF DISTURBANCE	— — — — —

GRADING CONSTRUCTION NOTES:

1. 2' CATCH CURB PER DETAIL S-16 ON SHEET C21
2. 1' CATCH CURB PER DETAIL S-18 ON SHEET C21
3. 1' SPILL CURB PER DETAIL S-18 ON SHEET C21
4. 4" CROSSSPAN PER DETAIL S-28 ON SHEET C21
5. 8" CROSSSPAN PER DETAIL S-28 ON SHEET C21
6. 4" THICK SIDEWALK PER S-21 DETAIL ON SHEET C21
7. CURB RAMP PER DETAIL S-14 ON SHEET C21
8. CURB RAMP PER DETAIL S-13 ON SHEET C21



CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER
 DATE _____

CHECKED BY: KJSEAP
 DRAWN BY: KJS

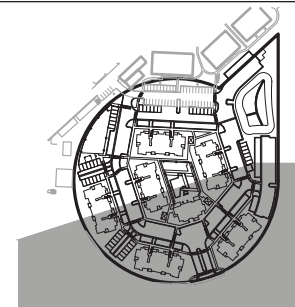
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SHEET TITLE:
 GRADING PLAN



KEY MAP

NOTES:

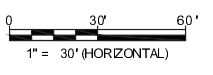
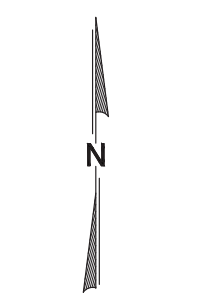
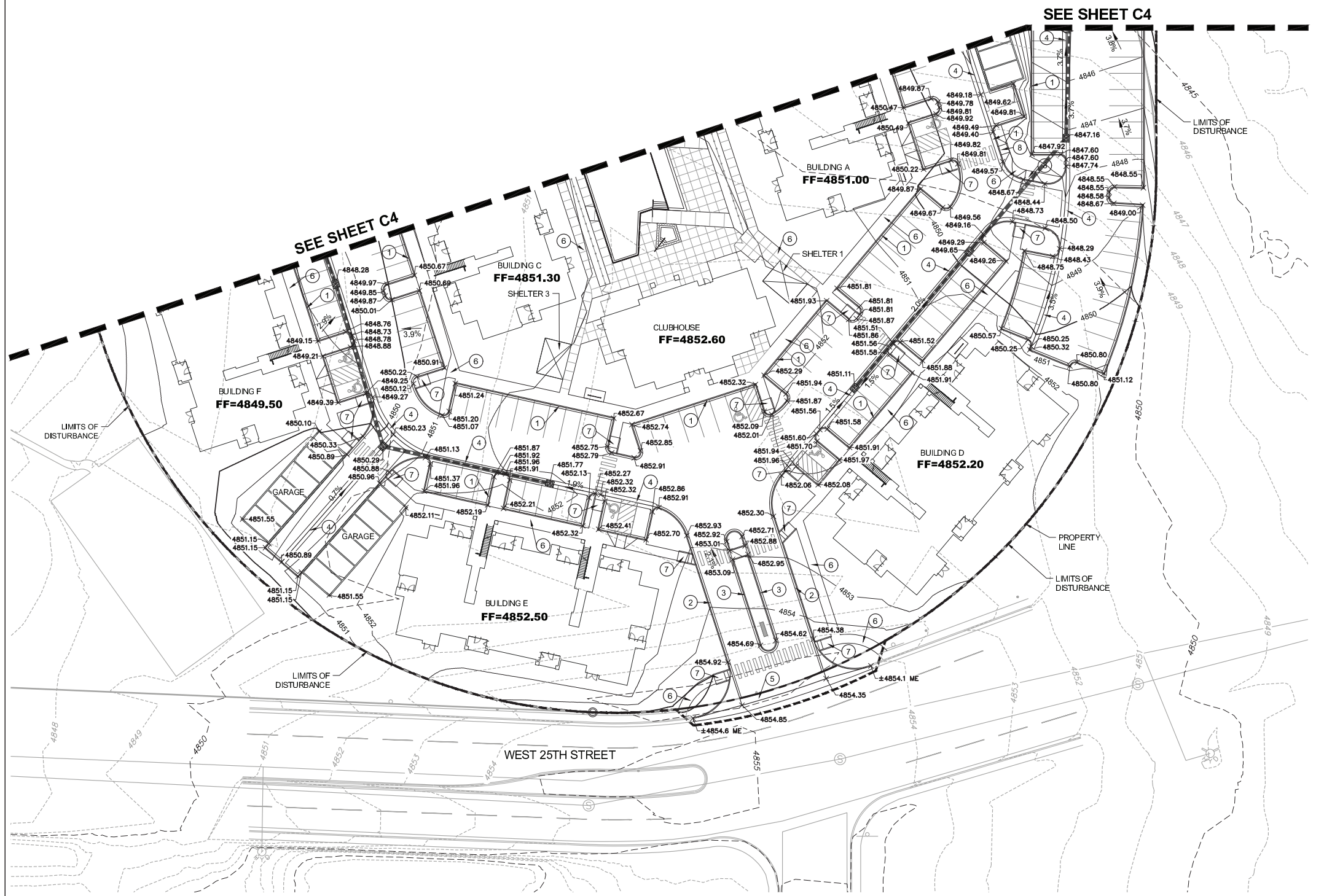
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3. NO WATERCOURSES, WATER BODIES, OR IRRIGATION DITCHES OBSERVED ON SITE.
4. APPROXIMATE AREA OF DISTURBANCE: 6.86 AC.
5. ALL SURFACE ELEVATION SHOTS ARE FROM THE FLOW LINE OF THE GUTTER UNLESS OTHERWISE INDICATED.

GRADING LEGEND:

- EXISTING MAJOR CONTOUR -----
- EXISTING MINOR CONTOUR - - - - -
- PROPOSED MAJOR CONTOUR =====
- PROPOSED MINOR CONTOUR - - - - -
- LIMITS OF DISTURBANCE - - - - -

GRADING CONSTRUCTION NOTES:

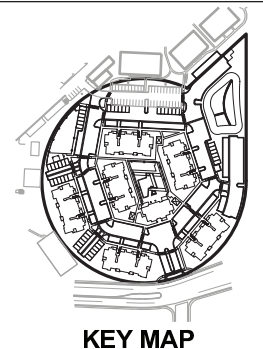
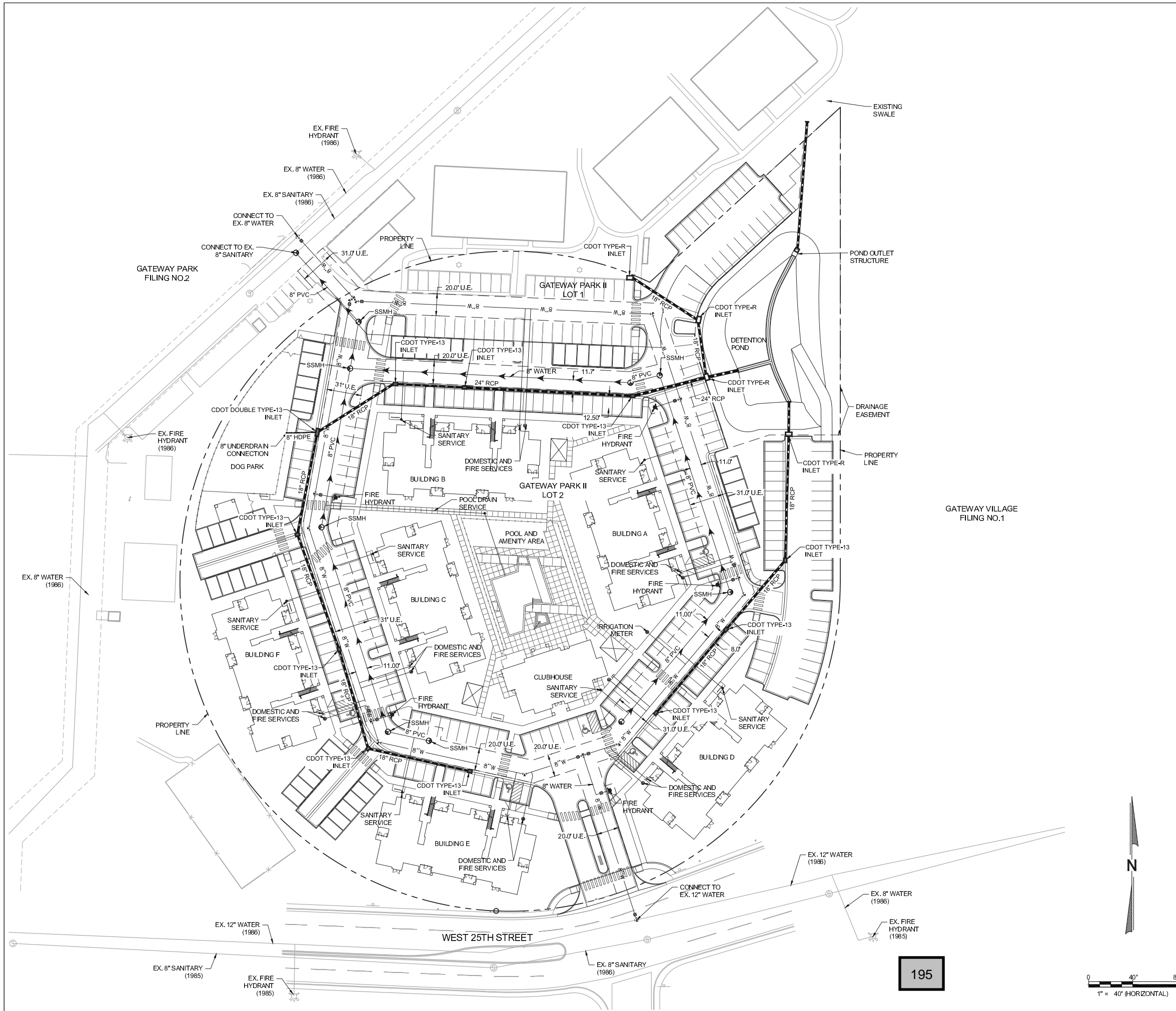
- 1 2" CATCH CURB PER DETAIL S-16 ON SHEET C21
- 2 1" CATCH CURB PER DETAIL S-18 ON SHEET C21
- 3 1" SPILL CURB PER DETAIL S-18 ON SHEET C21
- 4 4" CROSSSPAN PER DETAIL S-28 ON SHEET C21
- 5 8" CROSSSPAN PER DETAIL S-28 ON SHEET C21
- 6 4" THICK SIDEWALK PER S-21 DETAIL ON SHEET C21
- 7 CURB RAMP PER DETAIL S-14 ON SHEET C21
- 8 CURB RAMP PER DETAIL S-13 ON SHEET C21



CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER
 DATE _____



- NOTES:**
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 - POTABLE WATER AND SANITARY SEWER SERVICES AND DISTRIBUTION/COLLECTION MAINS SHALL HAVE A MINIMUM TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION FROM ALL UTILITIES MEASURED FROM OUTSIDE DIAMETER.
 - WHERE SANITARY SEWER LINES CROSS BENEATH POTABLE WATER LINES WITH LESS THAN EIGHTEEN (18) INCHES CLEARANCE, SANITARY SEWER LINES CROSS ABOVE POTABLE WATER LINES, OR THE TEN (10) FEET HORIZONTAL CLEARANCE BETWEEN POTABLE WATER LINES AND SANITARY SEWER LINES CANNOT BE MAINTAINED, PIPE ENCASUREMENT SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PROTECT THE POTABLE WATER MAIN.
 - THE MINIMUM CLEARANCE BETWEEN STORM DRAIN AND WATER, IN OPEN CUTS, EITHER ABOVE OR BELOW, SHALL BE EIGHTEEN (18) INCHES. IN ADDITION, WHEN A WATER LINE LIES BELOW A STORM LINE, OR WITHIN TWENTY-FOUR (24) INCHES ABOVE, WATER TIGHT GASKETS OR EXTERNAL SEALING BANDS SHALL BE USED ON THE STORM LINE JOINTS FOR A MINIMUM OF TEN (10) FEET ON EACH SIDE OF THE CROSSING. STORM LINE SHALL BE INSTALLED SO THAT A JOINT IS NOT DIRECTLY ABOVE OR BELOW THE WATER MAIN.
 - ALL DRY UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASUREMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
 - PRIOR TO EXCAVATION AND CONSTRUCTION OVER AND NEAR THE EXISTING WATER AND SEWER MAINS, PLEASE CONTACT THE WATER AND SEWER DEPARTMENT RIGHT-OF-WAY STAFF AT (970) 350-9701, TO COMPLETE THE APPLICABLE DOCUMENTATION TO WORK WITHIN THE RIGHT OF WAY AND EASEMENTS.
 - PROVIDE A MINIMUM OF 5' AND A MAXIMUM OF 6' DEPTH OF COVER FOR WATER MAINS AND SERVICES.

GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

OWNER:
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DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

DRY UTILITY COMPANY SIGNATURES

COMCAST	ACCEPTED BY: _____	BILL BLAIR	DATE _____
ATMOS	ACCEPTED BY: _____	CHRISTINE MCDERMOTT	DATE _____
CENTURY LINK	ACCEPTED BY: _____	CARSON ORTEGA	DATE _____
XCEL	ACCEPTED BY: _____	PAT KREAGER	DATE _____

NOT FOR CONSTRUCTION

CITY OF GREELEY SIGNATURES

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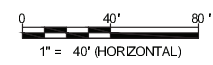
ACCEPTED BY: _____	CITY ENGINEER	DATE _____
ACCEPTED BY: _____	GREELEY FIRE MARSHAL	DATE _____
ACCEPTED BY: _____	COMM. DEVELOPMENT DIRECTOR	DATE _____

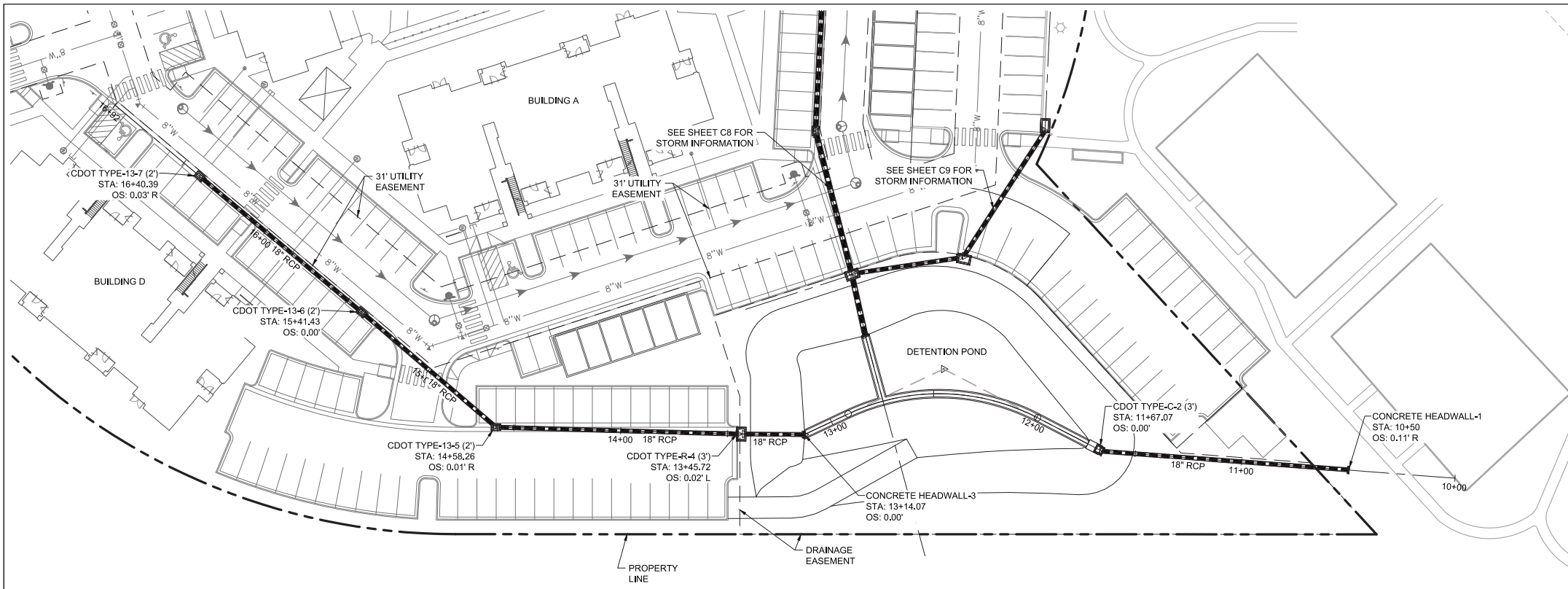
DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
OVERALL
UTILITY PLAN

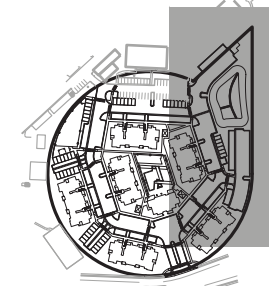
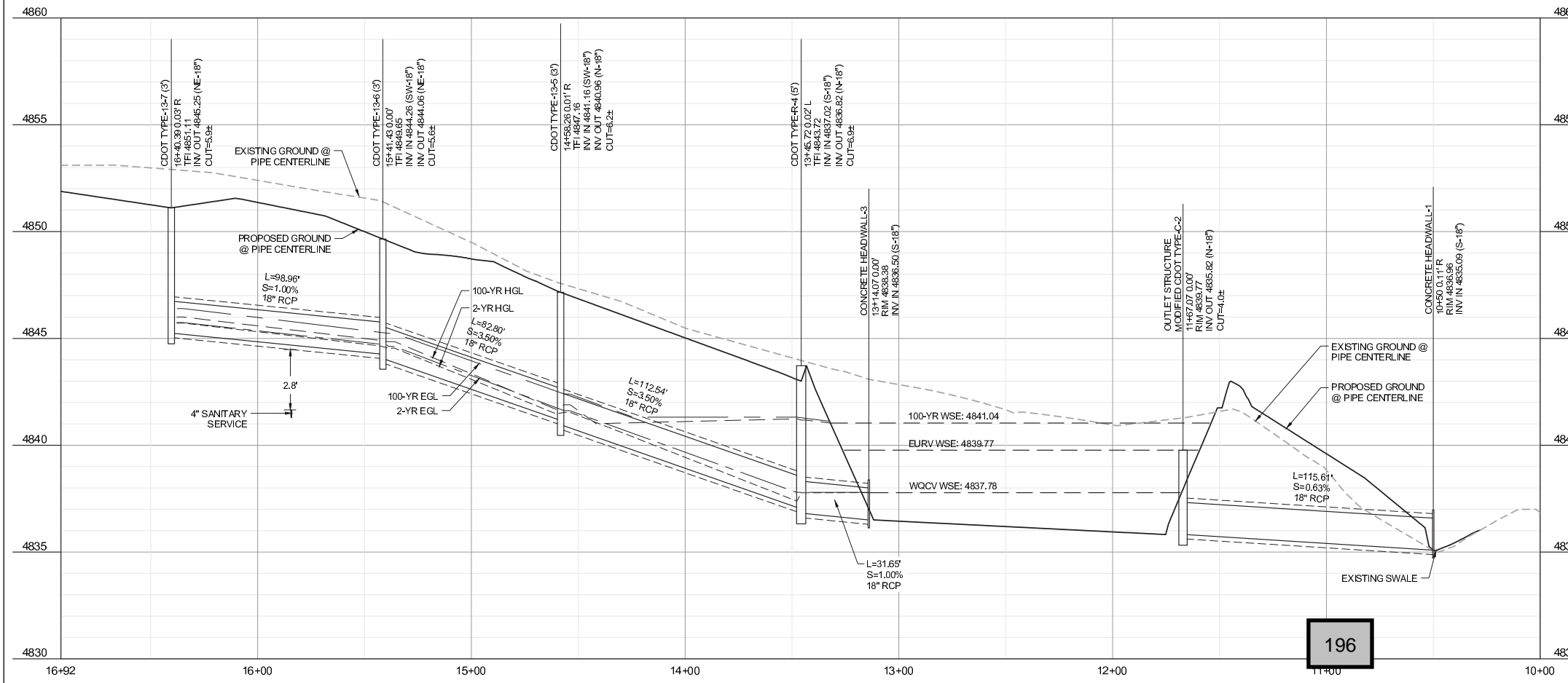
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CHECKED BY: KJSEAP
DRAWN BY: KJ





Storm-A



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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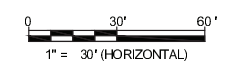


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DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

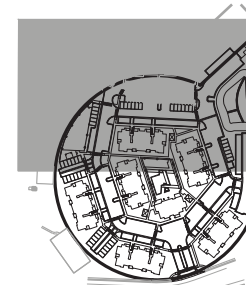
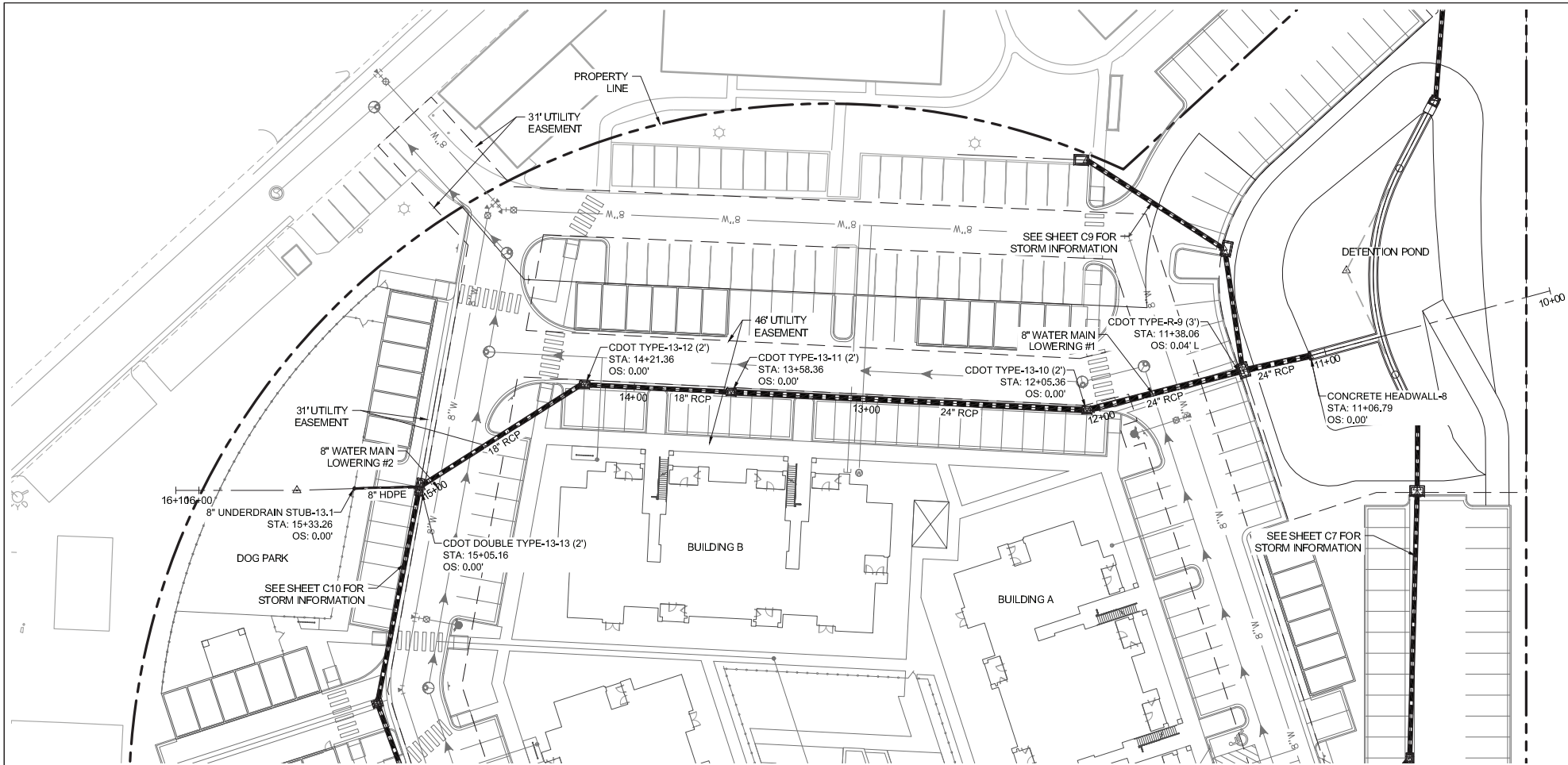
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ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____

SHEET TITLE:
STORM PLAN
AND PROFILE - A

CHECKED BY: KJSEAP
DRAWN BY: KJ



KEY MAP

NOTES:

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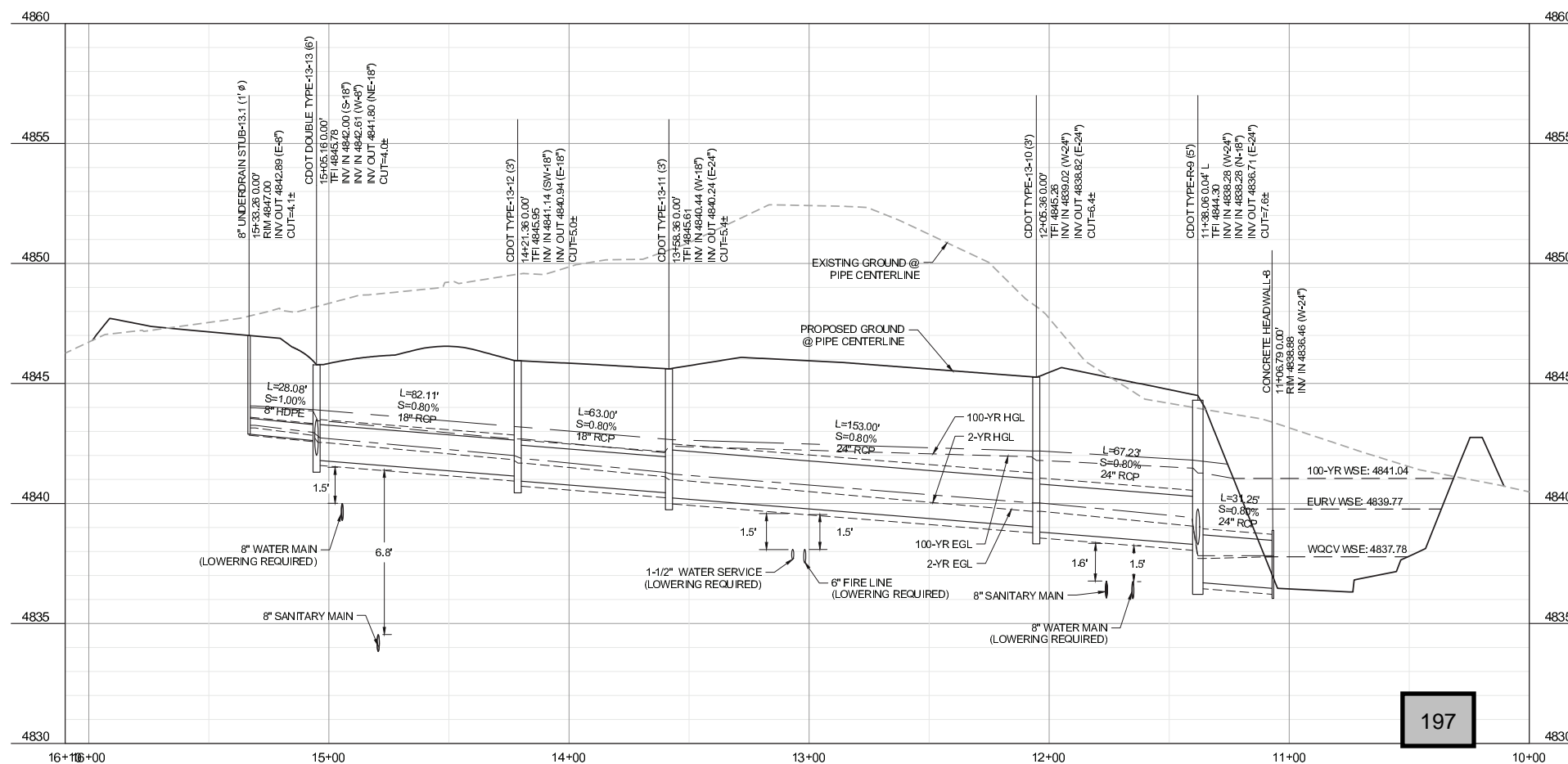
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8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

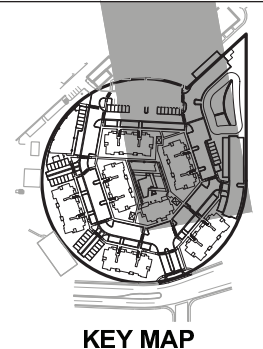
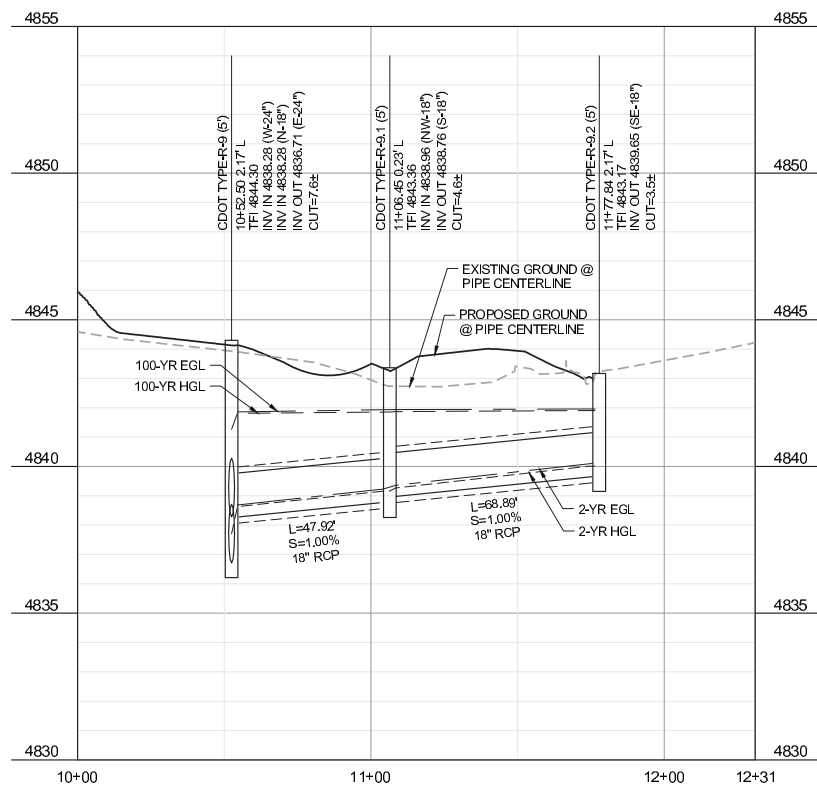
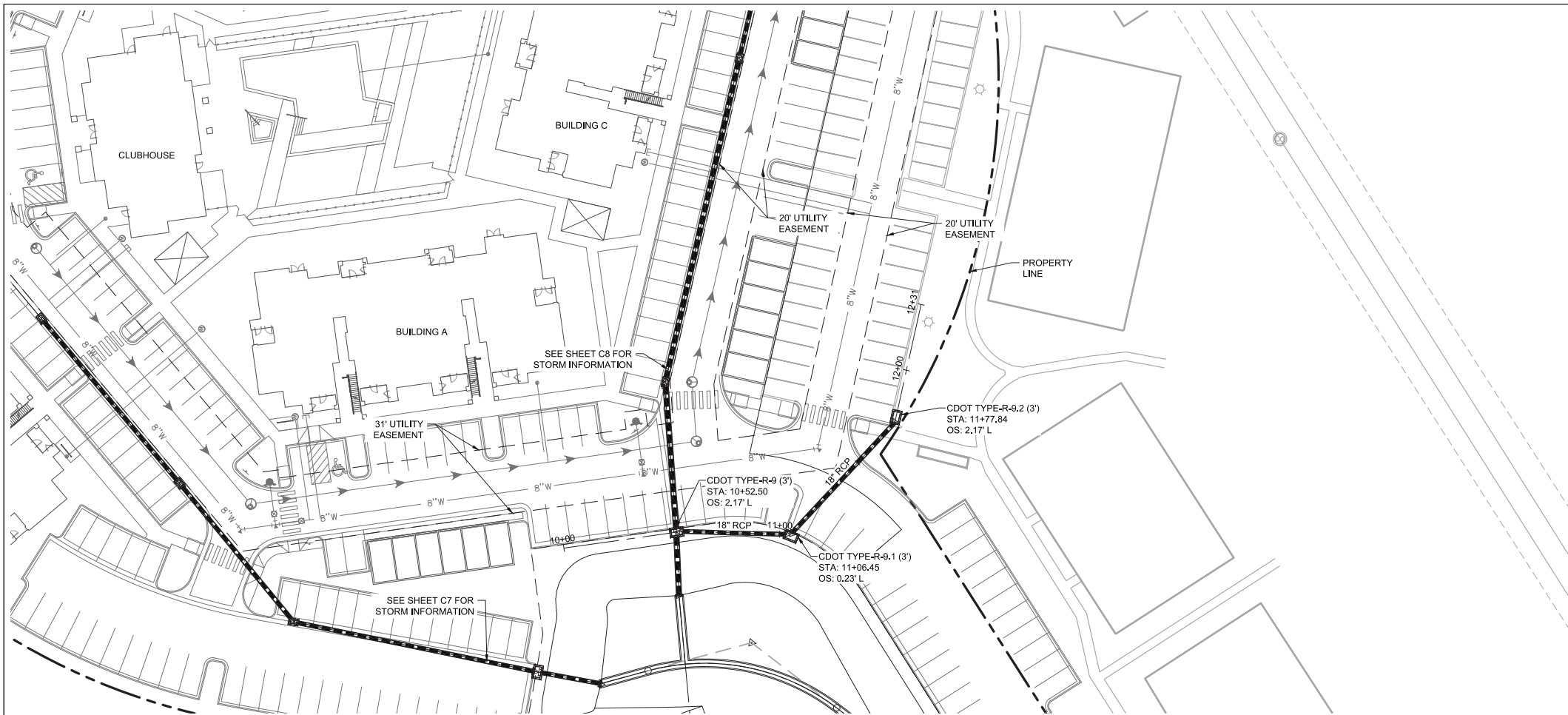
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SHEET TITLE:
STORM PLAN
AND PROFILE - B



CHECKED BY: KJSEAP
DRAWN BY: KJ



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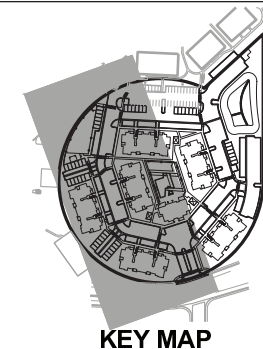
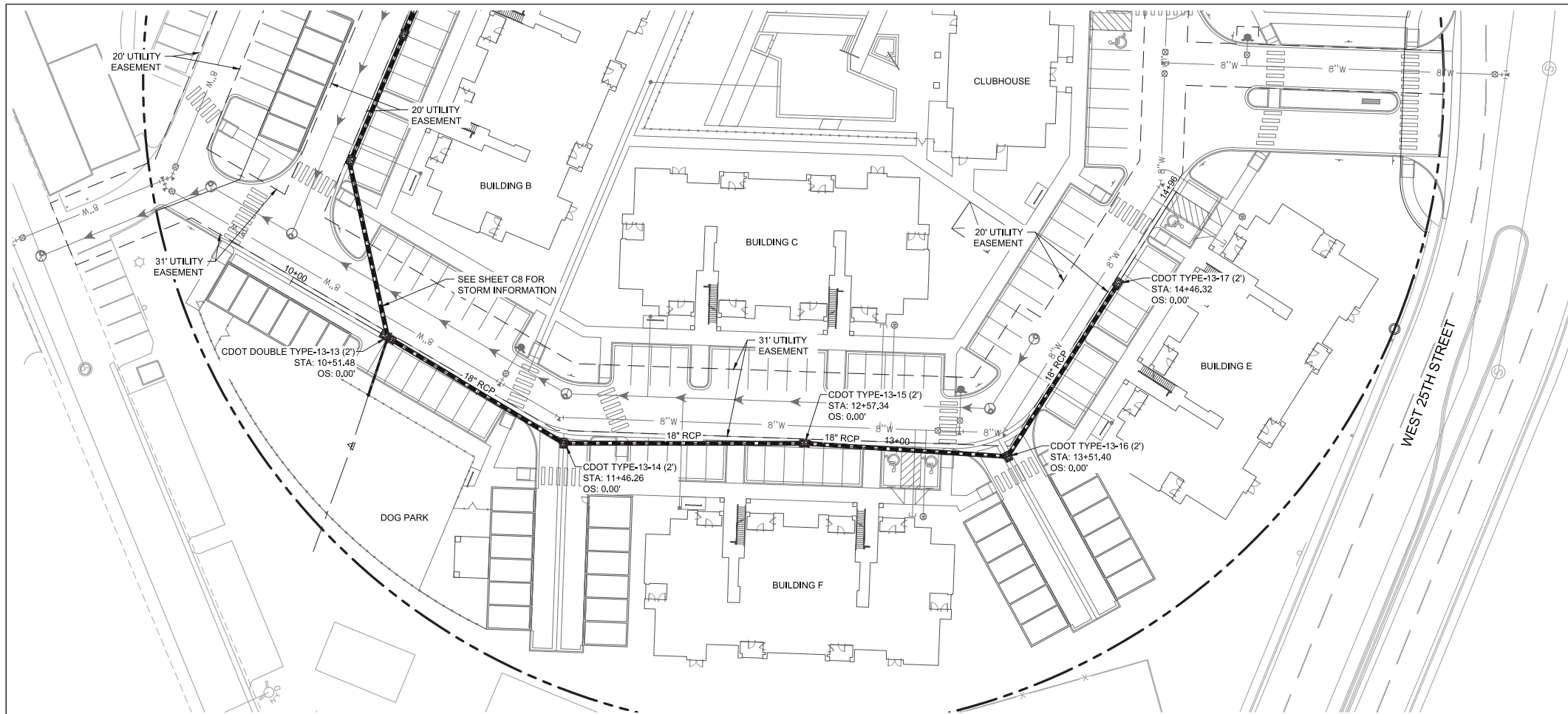
CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

SHEET TITLE:
STORM PLAN
AND PROFILE - C



- NOTES:**
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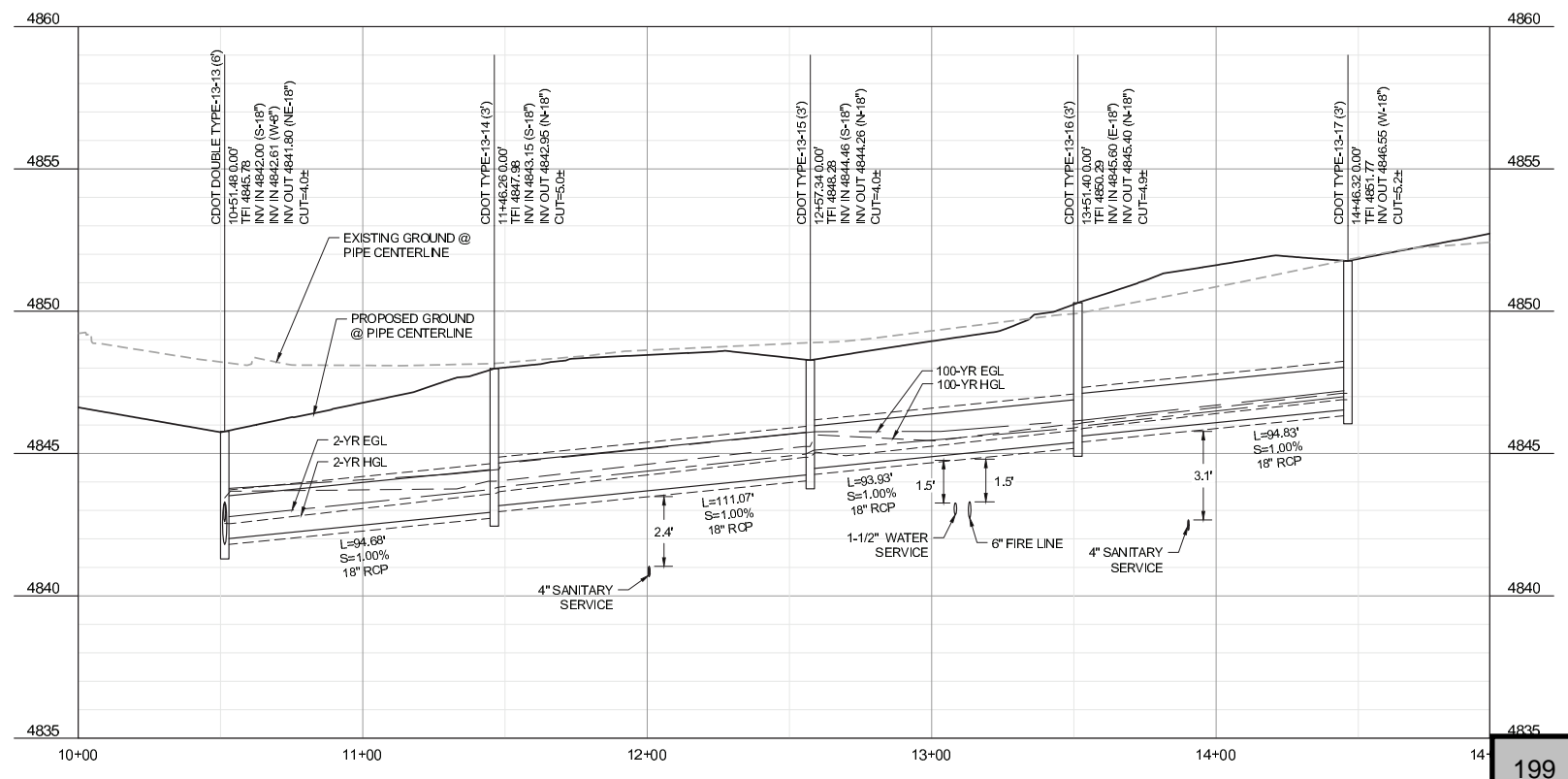
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 11/1/18 PUD

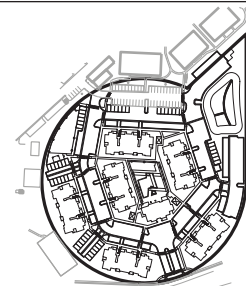
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ACCEPTED BY: _____ CITY ENGINEER DATE _____
 ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____

SHEET TITLE:
 STORM PLAN
 AND PROFILE - D





KEY MAP

NOTES:

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2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. PROVIDE A MINIMUM OF 5' AND A MAXIMUM OF 6' DEPTH OF COVER FOR WATER MAINS AND SERVICES, EXCEPT FOR LOWERINGS.
4. WATERMAIN LOWERINGS: REFERENCE CITY OF GREELEY STANDARD DETAIL W-5.

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8/7/18 PUD
11/1/18 PUD

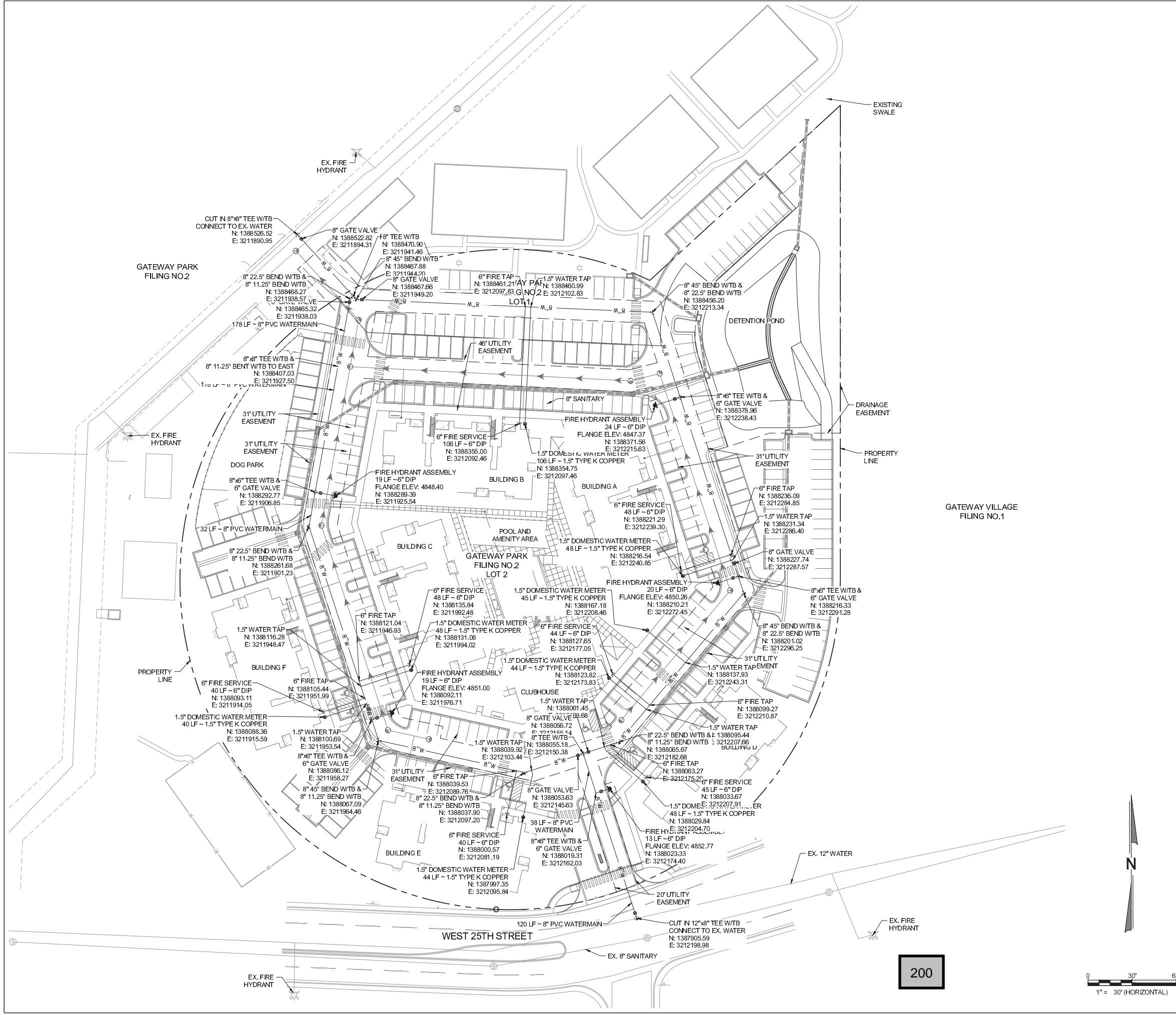
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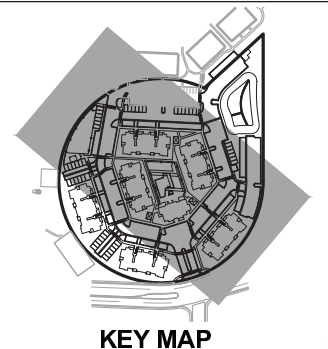
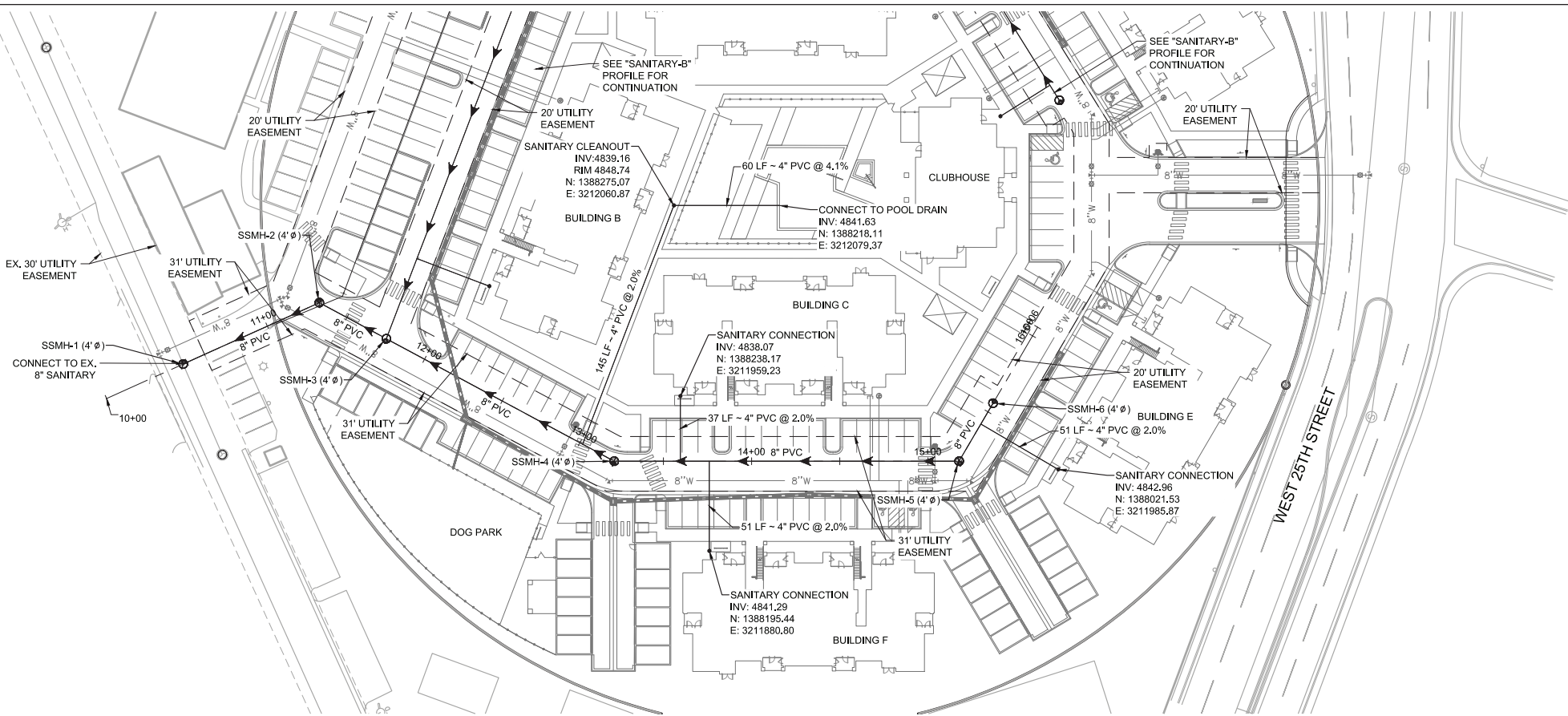
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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

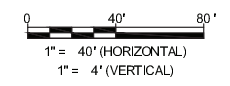
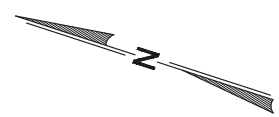
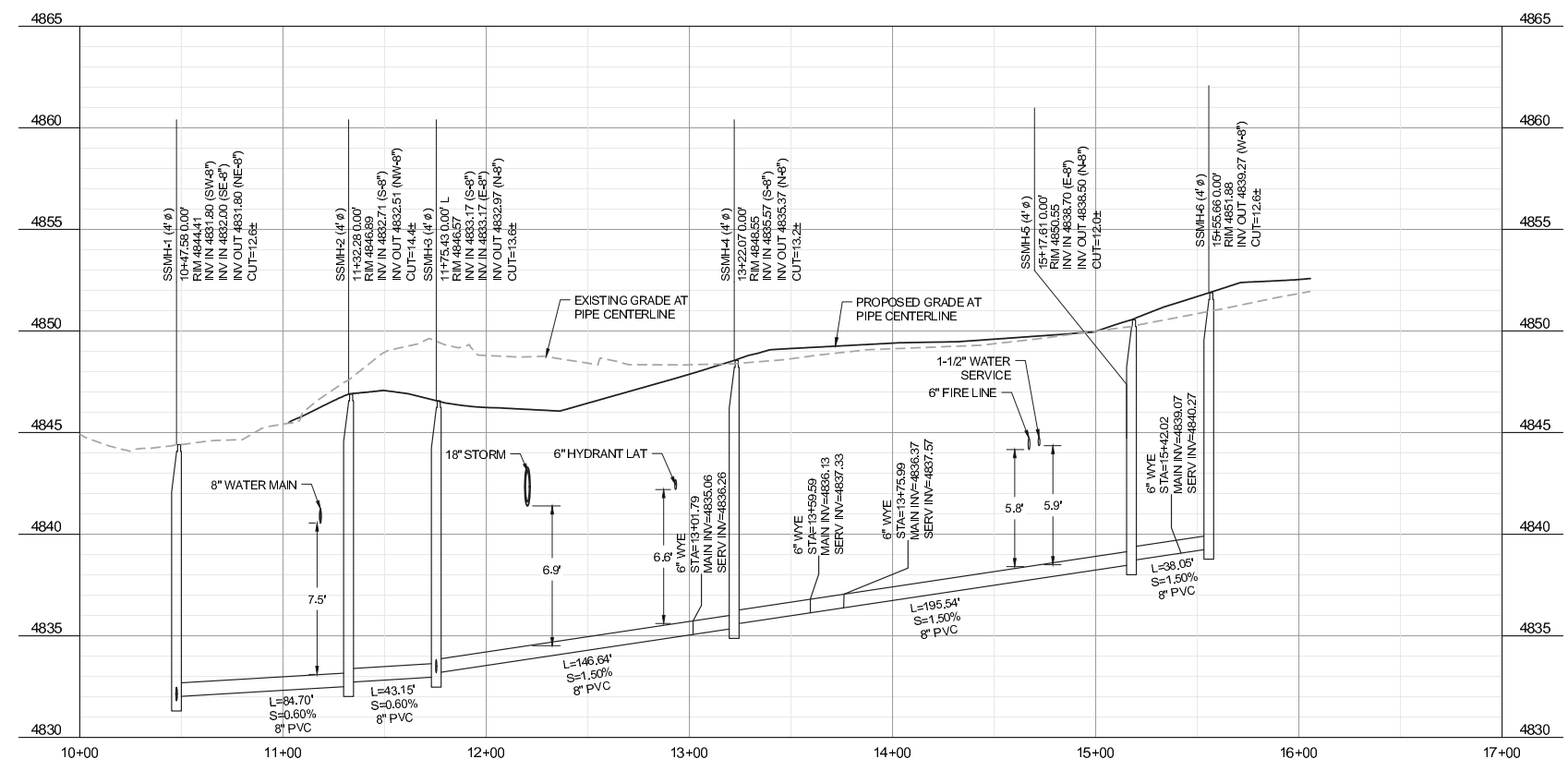
ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL





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Sanitary-A



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NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

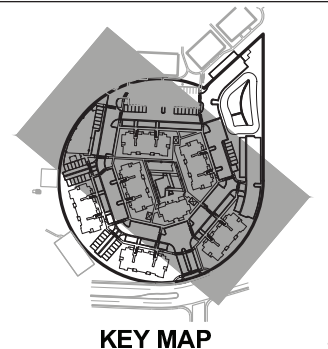
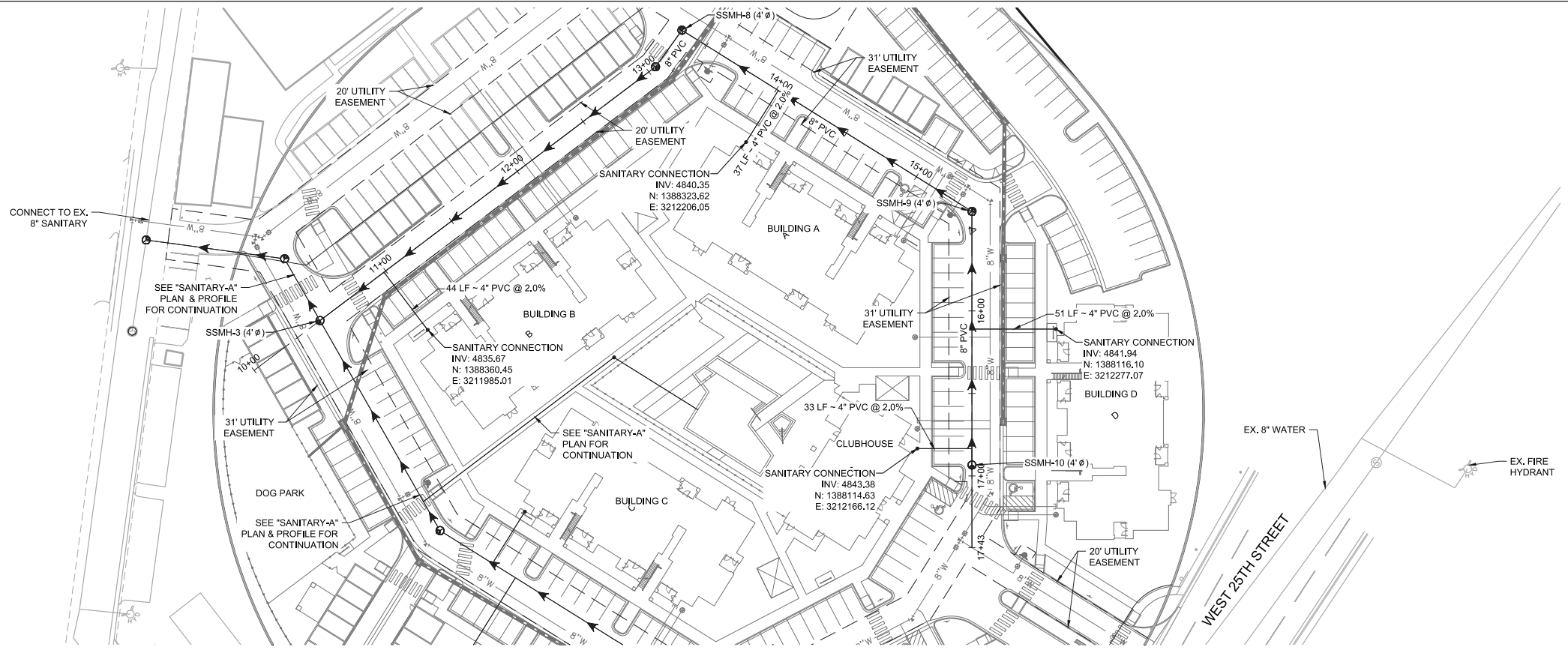
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ACCEPTED BY: _____ DATE _____
CITY ENGINEER

ACCEPTED BY: _____ DATE _____
WATER & SEWER CHIEF ENGINEER

SHEET TITLE:
SANITARY PLAN AND PROFILE - A

CHECKED BY: KJSEAP
DRAWN BY: KJ



- NOTES:**
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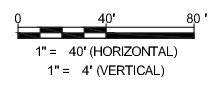
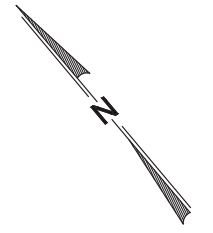
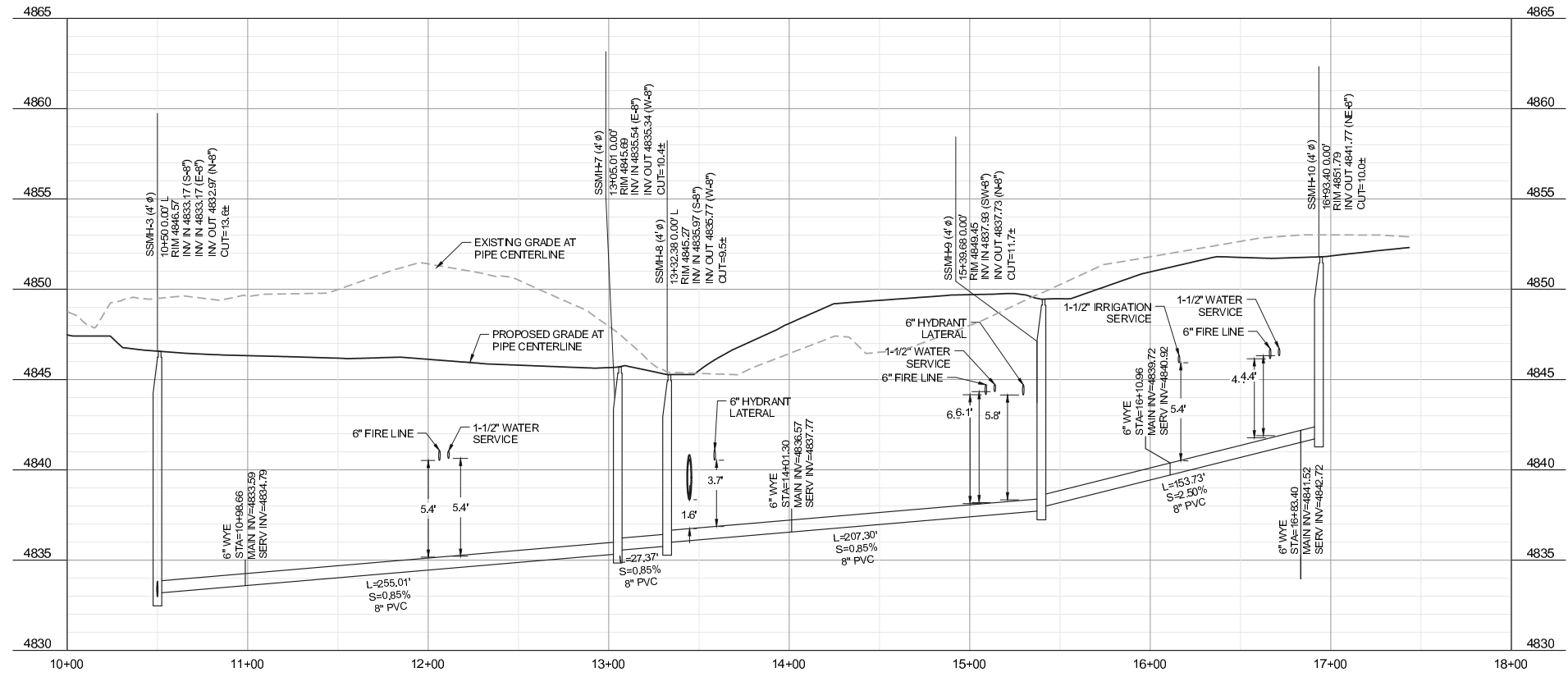
CITY OF GREELEY SIGNATURES

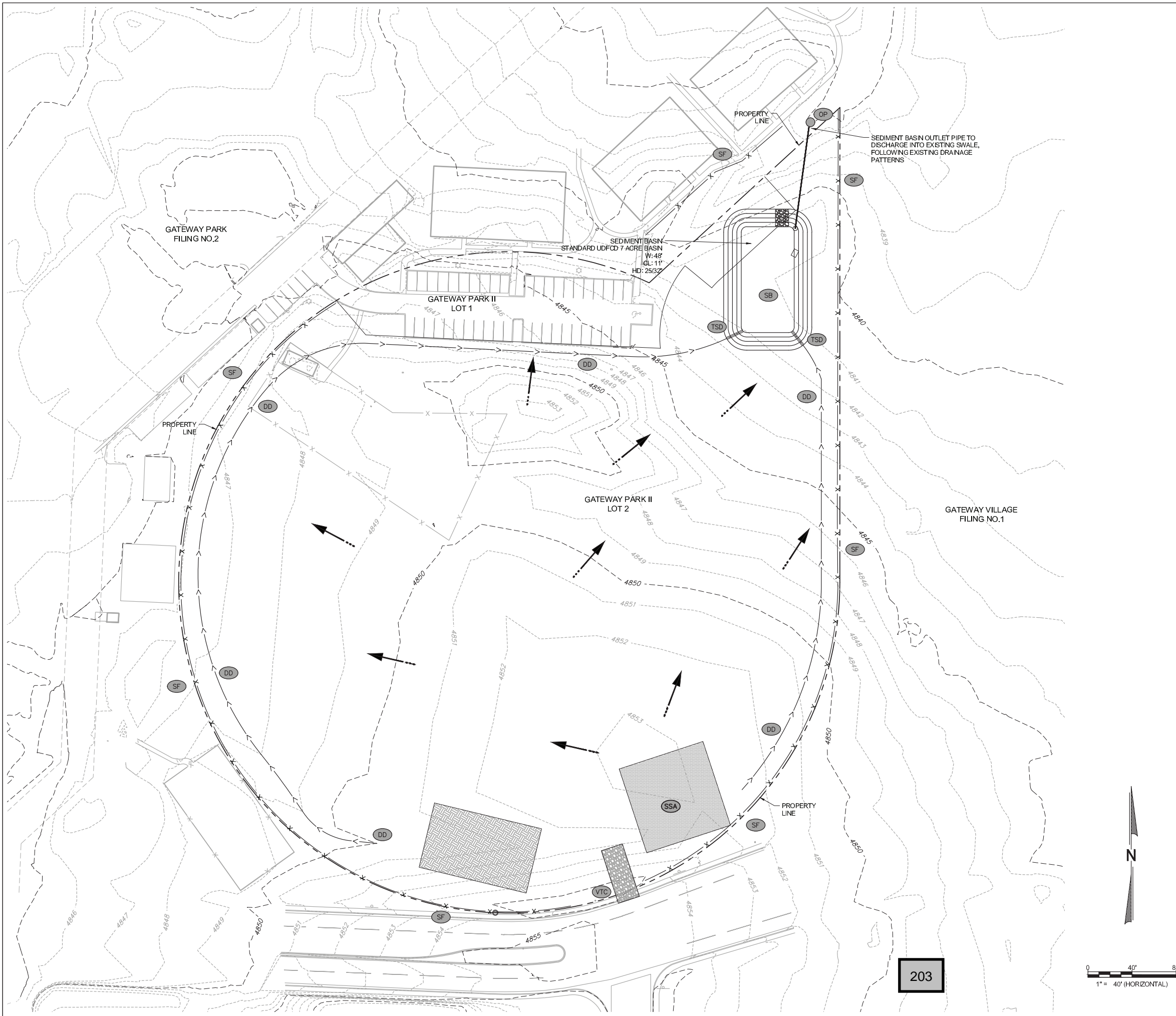
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ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____

SHEET TITLE:
SANITARY PLAN AND PROFILE - B

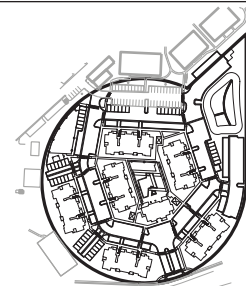
Sanitary-B





CHECKED BY: KJSEAP
DRAWN BY: KJ

203



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. CONSULT THE LANDSCAPE PLAN FOR AREAS TO BE SEEDED AND MULCHED WITH NATIVE MIX SEED. ALL OTHER AREAS TO BE PAVED OR LANDSCAPED PER THE LANDSCAPE PLAN.
4. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
5. ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONCRETE PLACEMENT ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

EROSION CONTROL LEGEND:

SILT FENCE	SF	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Pattern]
VEHICLE TRACKING CONTROL	VTC	[Pattern]
SEDIMENT BASIN	SB	[Symbol]
TEMPORARY SLOPE DRAIN	TSD	⇄
INLET PROTECTION	IP	●
OUTLET PROTECTION	OP	●
CONCRETE WASH-OUT AREA	CWA	[Symbol]
SURFACE ROUGHENING & MULCHING	SR	[Pattern]
TEMPORARY SEEDING	TS	●
PERMANENT SEEDING	PS	●

INITIAL PHASE NOTES:

1. INSTALL SEDIMENT BASIN PRIOR TO DISTURBANCE OF 1.0 ACRE
2. INSTALL SILT FENCE AROUND BOUNDARY OF SITE
3. INSTALL DIVERSION DIKES TO CONVEY STORM FLOWS TO SEDIMENT BASIN.

EROSION CONTROL ACCEPTANCE:

THESE EROSION CONTROL DETAILS HAVE BEEN SUBMITTED TO THE CITY OF GREELEY IN FULFILLMENT OF THE CITY CRITERIA. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN PROBLEMS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED. NOTE: THESE EROSION AND SEDIMENT CONTROL DETAILS IN AND OF THEMSELVES DO NOT FULFILL THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT: STORMWATER CONSTRUCTION PERMIT FOR A STORMWATER MANAGEMENT PLAN (SWMP).

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER DATE _____



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

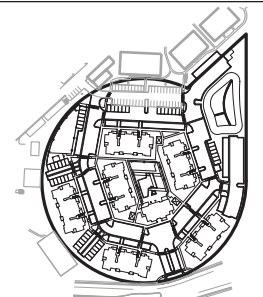
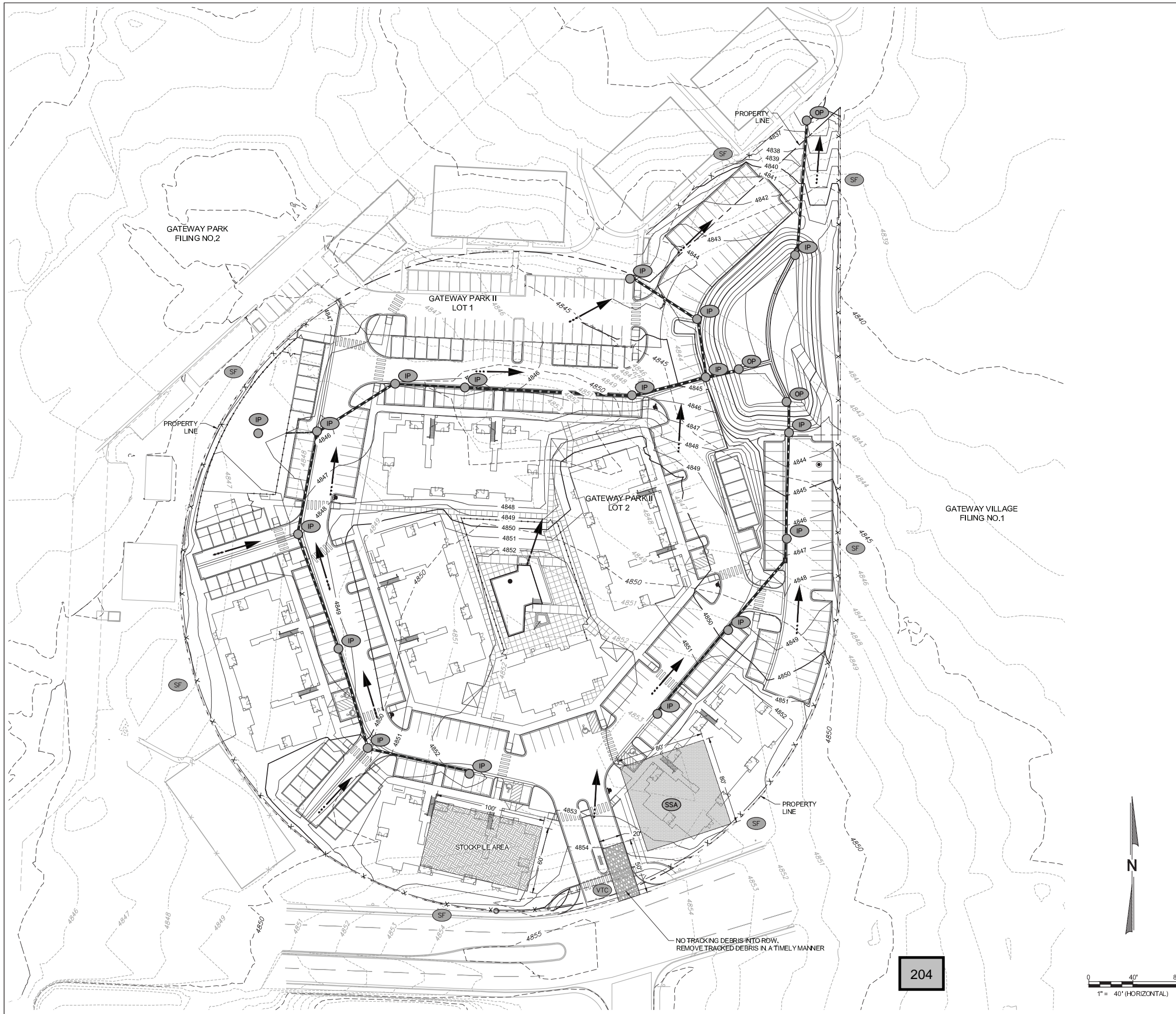
OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - INITIAL



KEY MAP

NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. CONSULT THE LANDSCAPE PLAN FOR AREAS TO BE SEEDED AND MULCHED WITH NATIVE MIX SEED. ALL OTHER AREAS TO BE PAVED OR LANDSCAPED PER THE LANDSCAPE PLAN.
4. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
5. ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONCRETE PLACEMENT ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

EROSION CONTROL LEGEND:

SILT FENCE	SF	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Hatched Box]
VEHICLE TRACKING CONTROL	VTC	[Dotted Box]
SEDIMENT BASIN	SB	[Circle]
TEMPORARY SLOPE DRAIN	TSD	[Double Arrow]
INLET PROTECTION	IP	[Circle]
OUTLET PROTECTION	OP	[Circle]
CONCRETE WASH-OUT AREA	CWA	[Square]
SURFACE ROUGHENING & MULCHING	SR	[Dotted Box]
TEMPORARY SEEDING	TS	[Circle]
PERMANENT SEEDING	PS	[Circle]

INTERIM PHASE NOTES:

1. INSTALL INLET PROTECTION ONCE INLET HAS BEEN INSTALLED.
2. DIVERSION DIKES CAN BE REMOVED ONCE PAVEMENT HAS BEEN PLACED, AND STORM FLOWS CAN BE ROUTED TO INLETS BY PERMANENT MEANS (CURB & GUTTER, AND CROSS PANS).
3. SILT FENCE TO REMAIN IN PLACE THROUGHOUT INTERIM PHASE.
4. SEDIMENT BASIN TO BE REMOVED AND REPLACED BY PERMANENT DETENTION BASIN AND OUTLET STRUCTURE.

EROSION CONTROL ACCEPTANCE:

THESE EROSION CONTROL DETAILS HAVE BEEN SUBMITTED TO THE CITY OF GREELEY IN FULFILLMENT OF THE CITY CRITERIA. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN PROBLEMS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED. NOTE: THESE EROSION AND SEDIMENT CONTROL DETAILS IN AND OF THEMSELVES TO NOT FULFILL THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT: STORMWATER CONSTRUCTION PERMIT FOR A STORMWATER MANAGEMENT PLAN (SWMP).

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER DATE _____

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

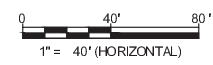
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

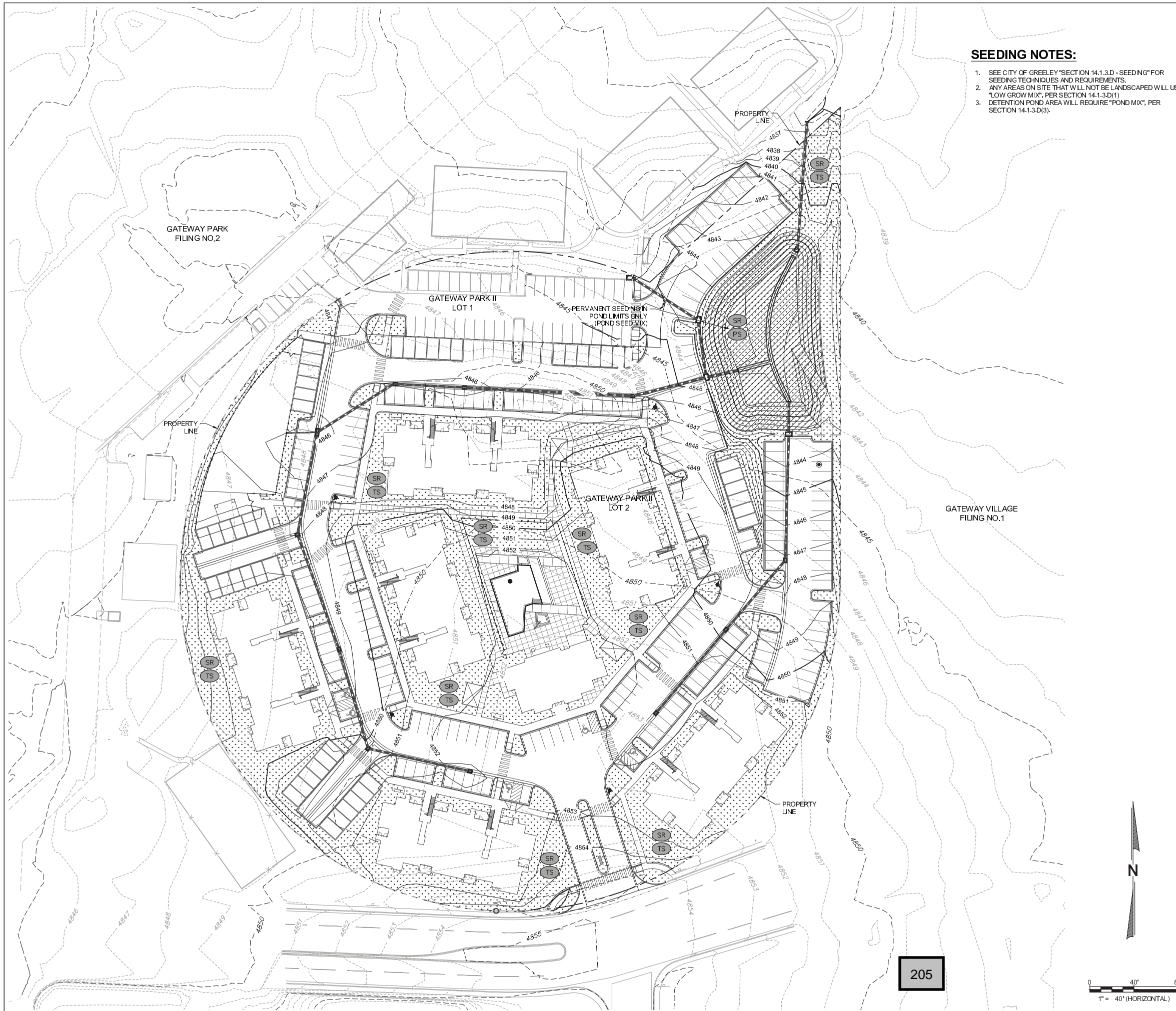
NOT FOR CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - INTERIM

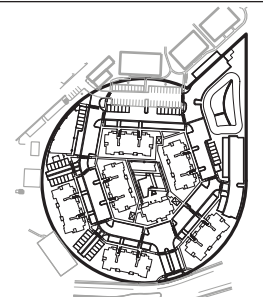
CHECKED BY: KJSEAP
DRAWN BY: KJ





SEEDING NOTES:

1. SEE CITY OF GREELEY "SECTION 14.1.3.D - SEEDING" FOR SEEDING TECHNIQUES AND REQUIREMENTS.
2. ANY AREAS ON SITE THAT WILL NOT BE LANDSCAPED WILL USE "LOW GROW MIX", PER SECTION 14.1.3.D(1)
3. DETENTION POND AREA WILL REQUIRE "POND MIX", PER SECTION 14.1.3.D(3).



KEY MAP

NOTES:

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2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
3. CONSULT THE LANDSCAPE PLAN FOR AREAS TO BE SEEDED AND MULCHED WITH NATIVE MIX SEED. ALL OTHER AREAS TO BE PAVED OR LANDSCAPED PER THE LANDSCAPE PLAN.
4. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
5. ECO-PANS OR EQUIVALENT WILL BE REQUIRED TO BE USED DURING CONSTRUCTION ACTIVITIES FOR CONCRETE WASH-OUTS. EARTH WASH-OUT PITS WILL NOT BE ALLOWED ON THE PROJECT SITE DUE TO THE SIZE OF THE PROJECT AND PROXIMITY TO AN ESTABLISHED DRAINAGE WAY.

EROSION CONTROL LEGEND:

SILT FENCE	SR	X
DIVERSION DIKE	DD	→
STABILIZED STAGING AREA	SSA	[Pattern]
VEHICLE TRACKING CONTROL	VTC	[Pattern]
SEDIMENT BASIN	SB	[Symbol]
TEMPORARY SLOPE DRAIN	TSD	⇄
INLET PROTECTION	IP	●
OUTLET PROTECTION	OP	●
CONCRETE WASH-OUT AREA	CWA	[Symbol]
SURFACE ROUGHENING & MULCHING	SR	[Pattern]
TEMPORARY SEEDING	TS	●
PERMANENT SEEDING	PS	●

FINAL PHASE NOTES:

1. INLET PROTECTION TO BE REMOVED AFTER ALL PAVEMENT HAS BEEN PLACED AND SEEDING / MULCHING OPERATIONS ARE FINALIZED.
2. REMOVE SILT FENCE
3. REMOVE VEHICLE TRACKING CONTROL ONCE ENTRANCE IS READY TO BE PAVED.
4. REMOVED CONCRETE WASH-OUT AREA ONCE ALL CONCRETE PLACEMENT IS FINALIZED.

EROSION CONTROL ACCEPTANCE:

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CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ CITY ENGINEER DATE _____

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

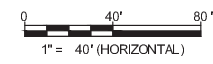
DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

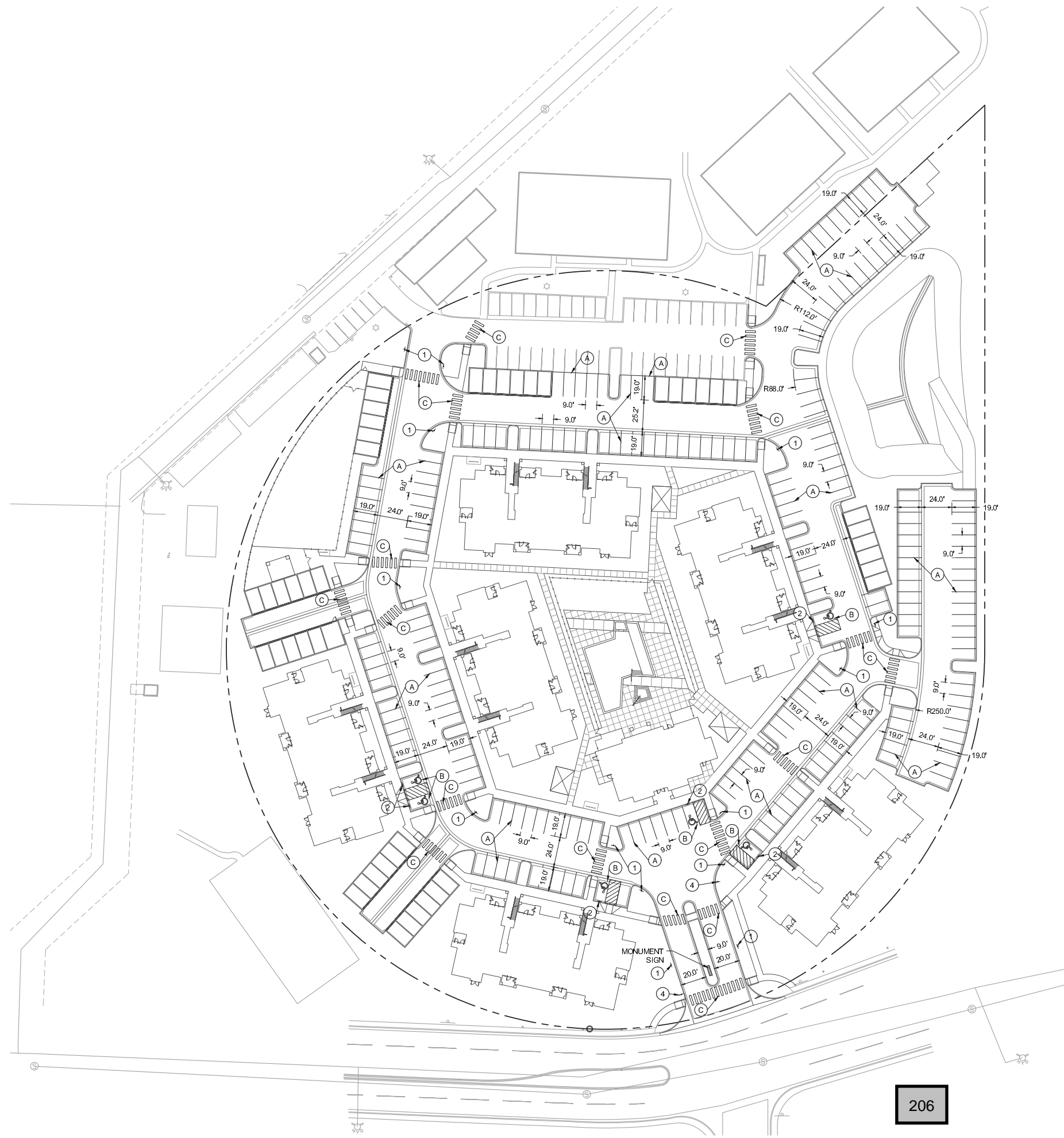
DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
EROSION CONTROL
PLAN - FINAL

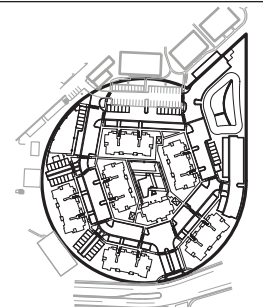
CHECKED BY: KJSEAP
DRAWN BY: KJ



CHECKED BY: KJSEAP
DRAWN BY: KJS



206



KEY MAP

- SIGNAGE AND STRIPING GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 2. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS, USE THE CITY OF GREELEY STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
 3. PARKING LOT STRIPING SHALL BE WHITE AND FOUR (4) INCHES IS WIDTH, UNLESS OTHERWISE NOTED.

- SIGNAGE CONSTRUCTION NOTES:**
1. "NO PARKING FIRE LANE" SIGN PER DETAIL ON SHEET C18
 2. ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C18
 3. VAN ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C18
 4. STOP SIGN PER DETAIL ON SHEET C18

- STRIPING CONSTRUCTION NOTES:**
- A. WHITE FOUR (4) INCH WIDE PARKING LOT STRIPING
 - B. ADA STRIPING PER DETAIL ON SHEET C18
 - C. CROSSWALK STRIPING PER DETAIL ON SHEET C18



GATEWAY PARK II PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT
GREELEY, CO

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DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
6/1/18_PUD
8/7/18_PUD
11/1/18_PUD

CITY OF GREELEY SIGNATURES

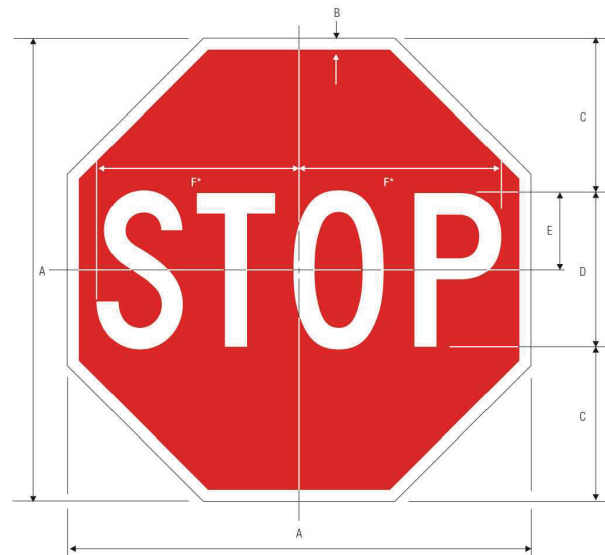
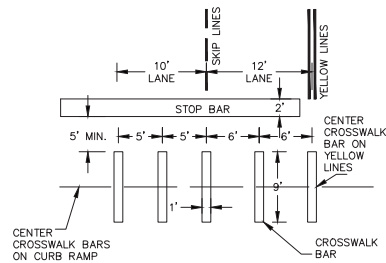
CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ GREELEY FIRE MARSHAL DATE _____

SHEET TITLE:
SIGNAGE & STRIPING PLAN

CX

STOP AND CROSSWALK BARS



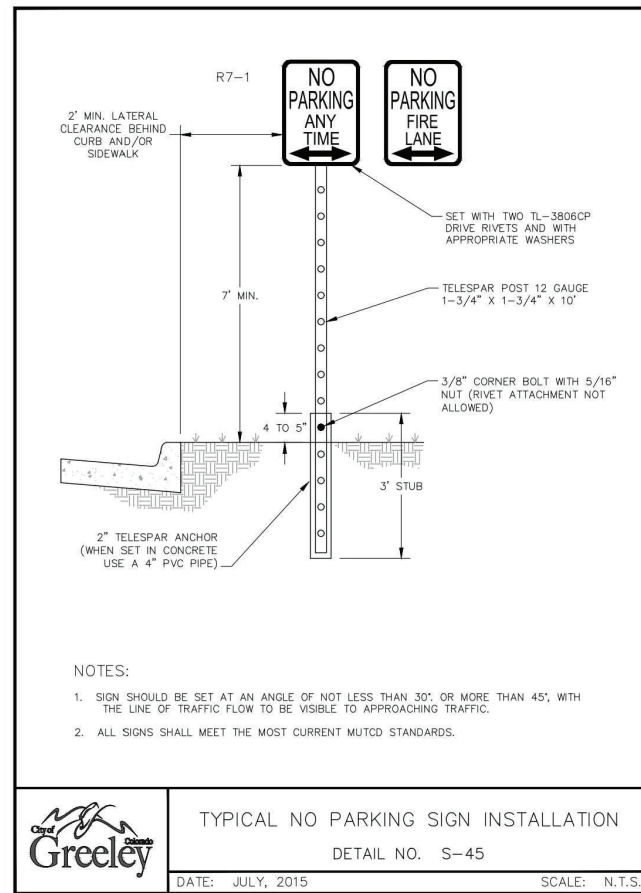
R1-1
STOP
*Reduce spacing 40%

A	B	C	D	E	F
30	.75	10	10 C	5	12.5

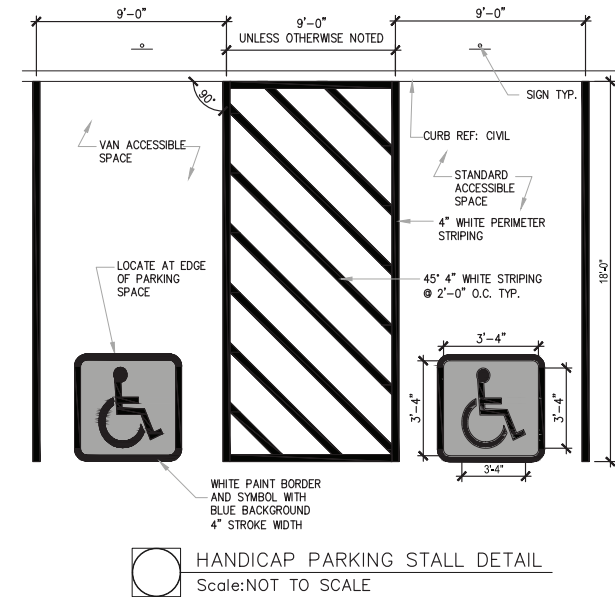
COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1

R1-1
30" STOP SIGN



R7-8
RESERVED PARKING FOR
PERSONS WITH DISABILITIES



CHECKED BY: KJSEAP
DRAWN BY: KJS

207

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEELE ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A
BROCKMAN

NOT FOR
CONSTRUCTION

DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

CITY OF GREELEY SIGNATURES

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
CITY ENGINEER
ACCEPTED BY: _____ DATE _____
GREELEY FIRE MARSHAL

SHEET TITLE:
SIGNAGE &
STRIPING DETAILS

C18

OWNER:
GATEWAY PLACE APARTMENTS II, LLC
C/O CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER, CO 80209
ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
ANBROCK ADVISORY, LLC
DBA CONVERGENCE MREG
50 S. STEEL ST., STE 420
DENVER CO 80209
ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

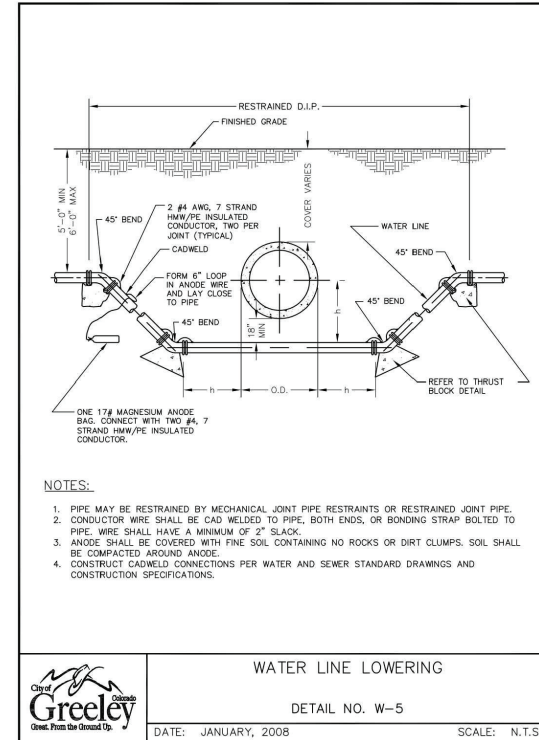
DATE:
6/1/18 PUD
8/7/18 PUD
11/1/18 PUD

SHEET TITLE:
WATER & SEWER
DETAILS

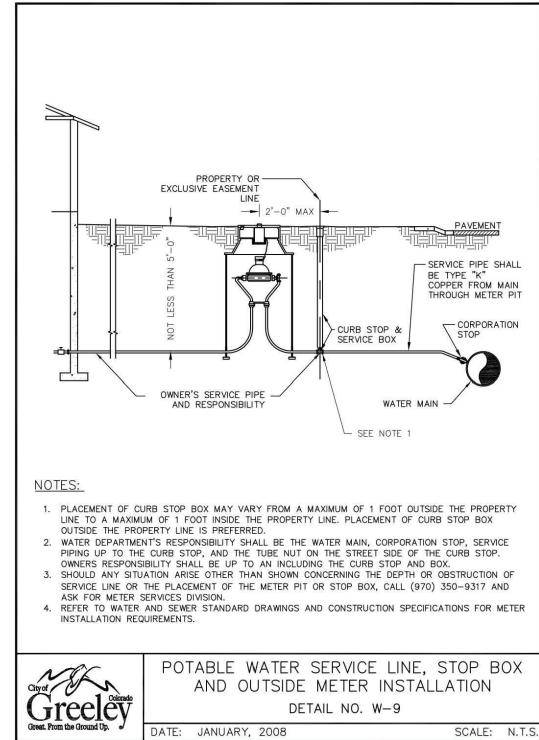
CITY OF GREELEY SIGNATURES

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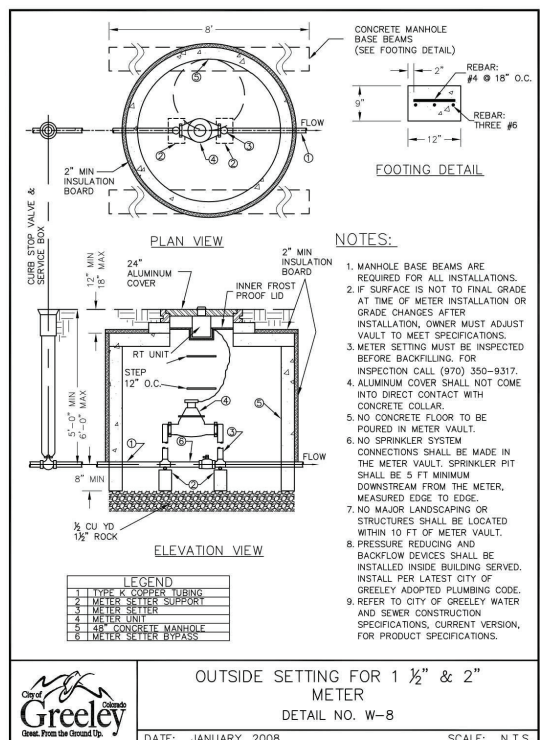
ACCEPTED BY: _____ CITY ENGINEER DATE _____
ACCEPTED BY: _____ WATER & SEWER CHIEF ENGINEER DATE _____



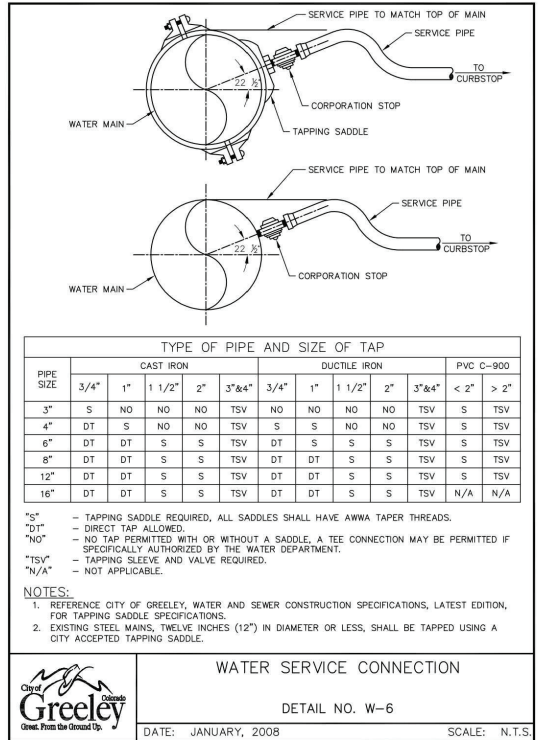
WATER LINE LOWERING
DETAIL NO. W-5
DATE: JANUARY, 2008 SCALE: N.T.S.



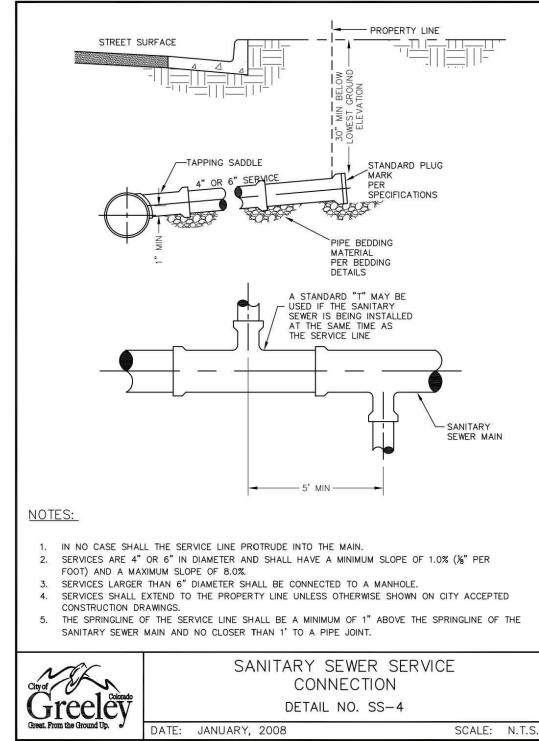
POTABLE WATER SERVICE LINE, STOP BOX AND OUTSIDE METER INSTALLATION
DETAIL NO. W-9
DATE: JANUARY, 2008 SCALE: N.T.S.



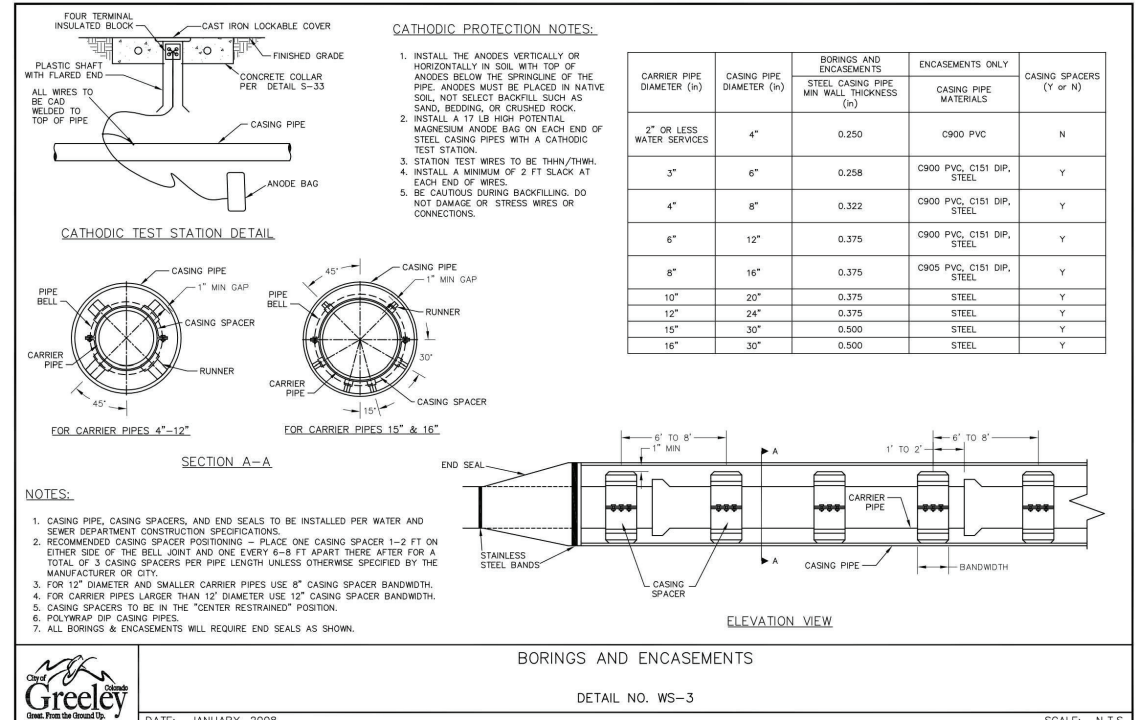
OUTSIDE SETTING FOR 1/2" & 2" METER
DETAIL NO. W-8
DATE: JANUARY, 2008 SCALE: N.T.S.



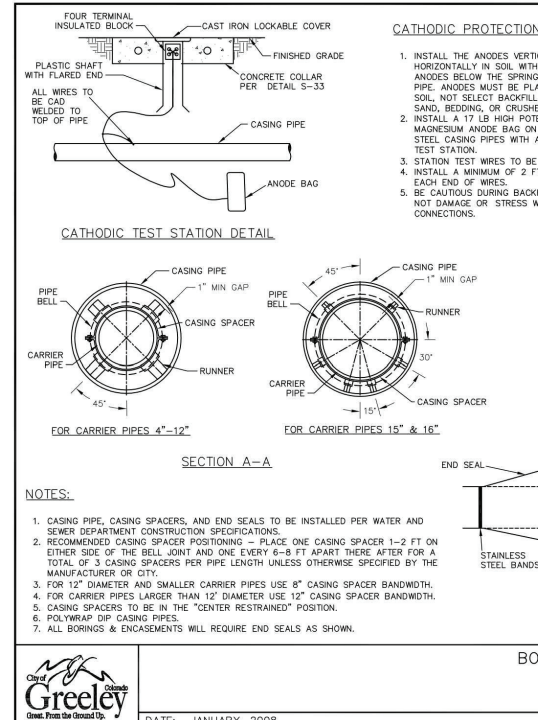
WATER SERVICE CONNECTION
DETAIL NO. W-6
DATE: JANUARY, 2008 SCALE: N.T.S.



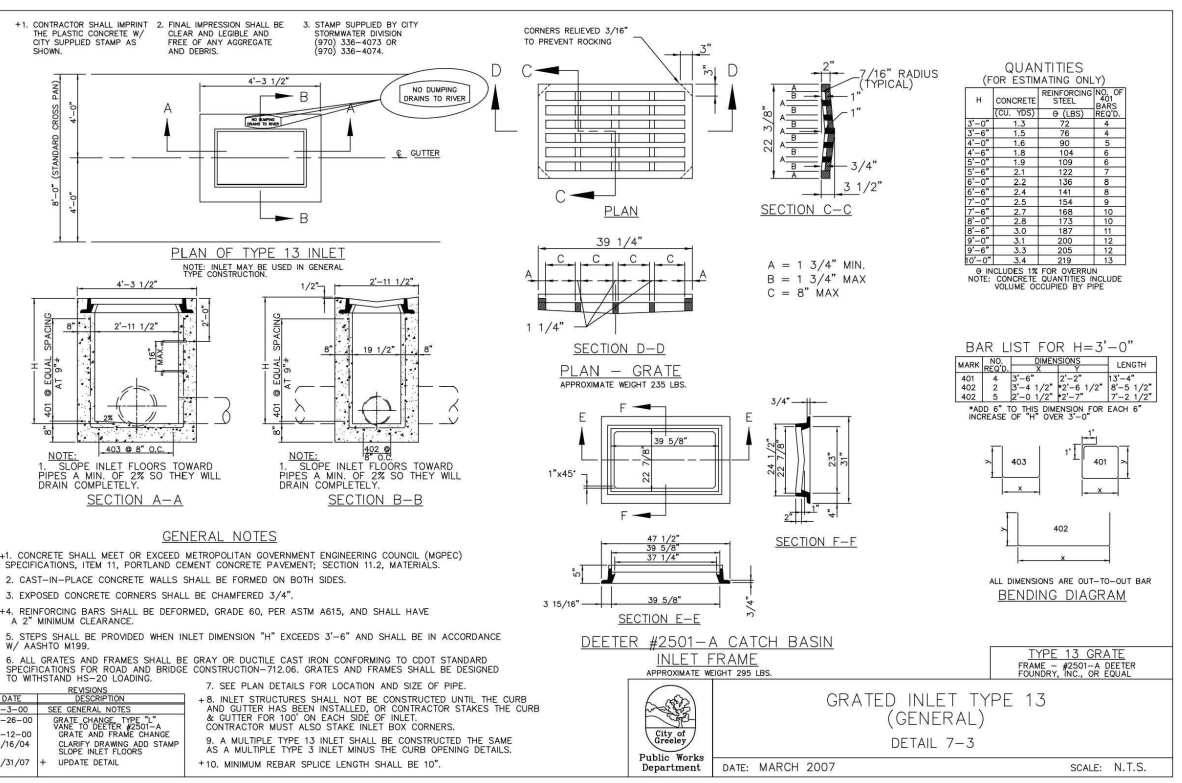
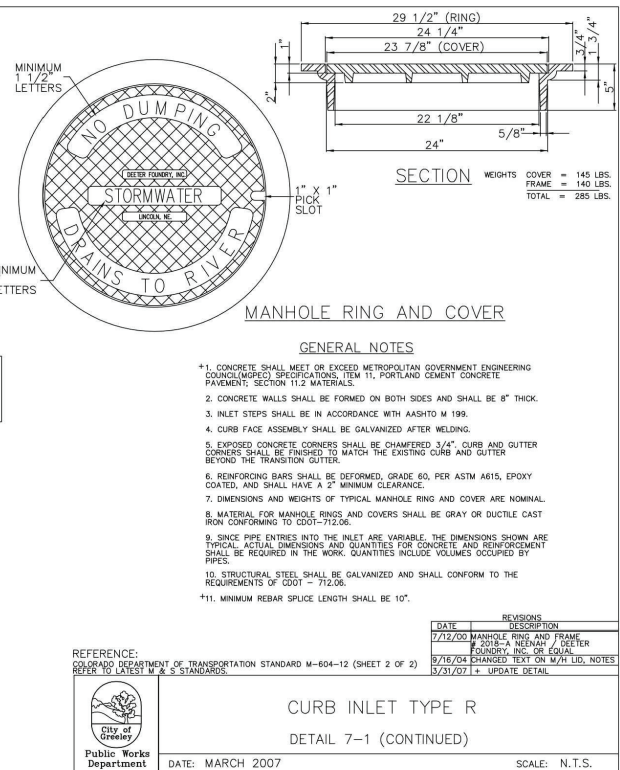
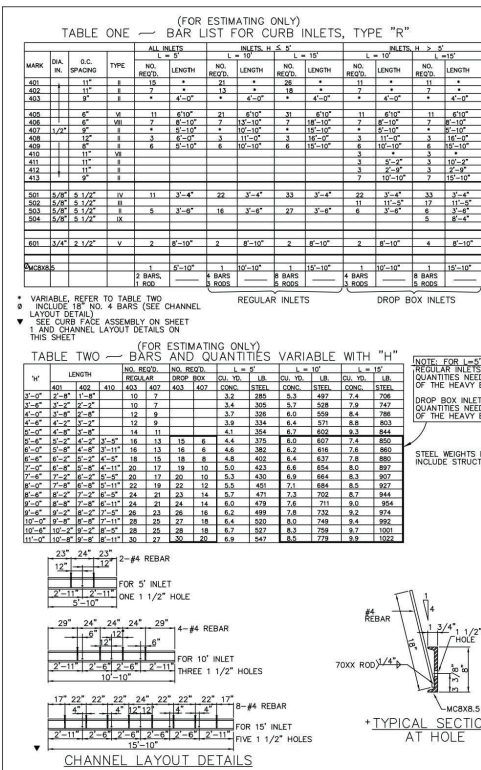
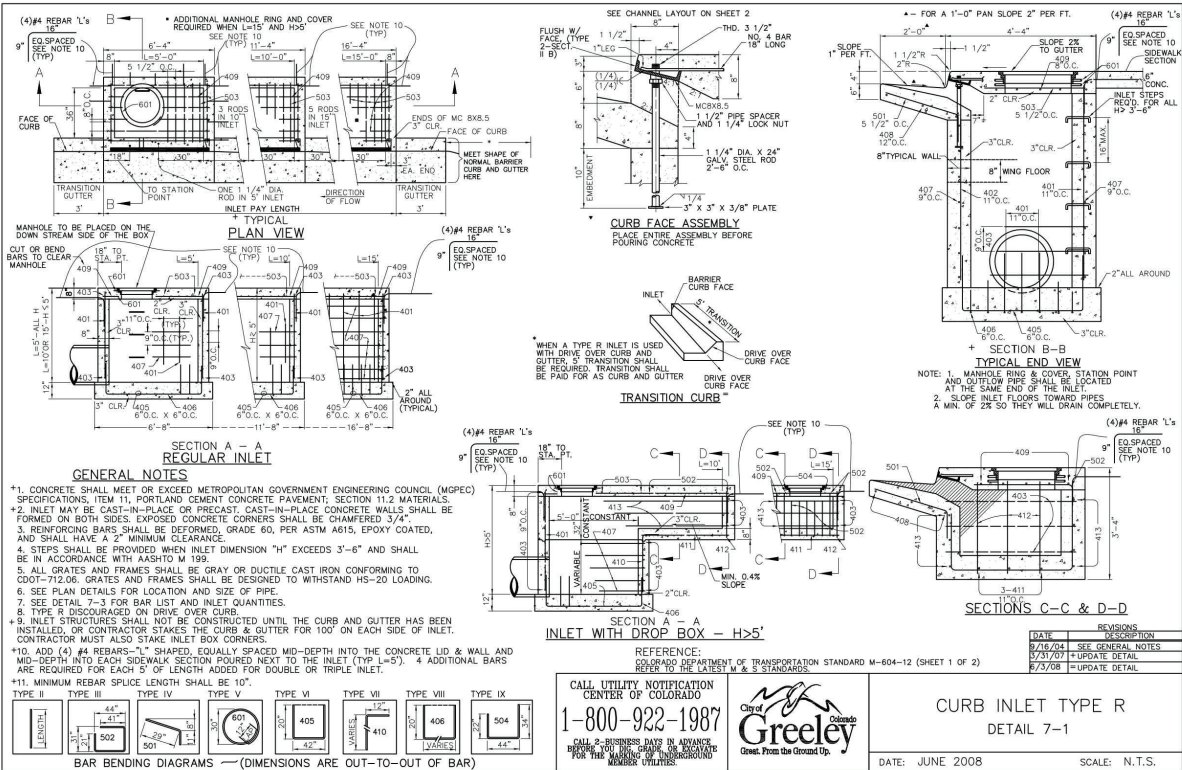
SANITARY SEWER SERVICE CONNECTION
DETAIL NO. SS-4
DATE: JANUARY, 2008 SCALE: N.T.S.

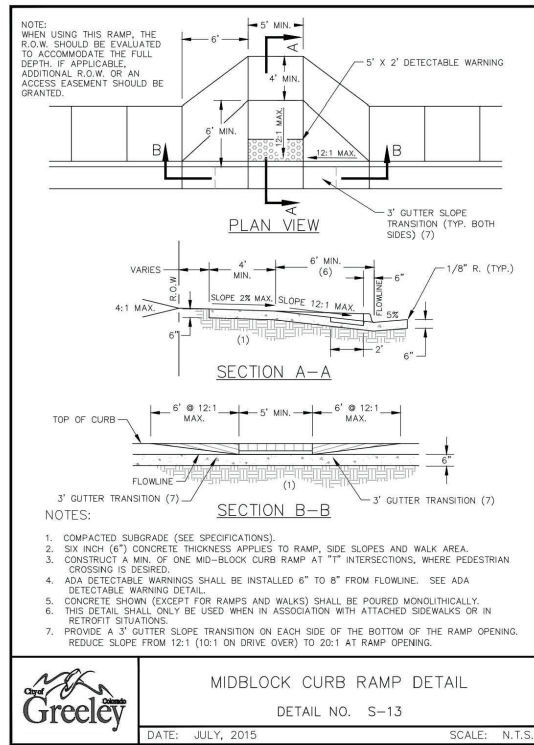


BORINGS AND ENCASEMENTS
DETAIL NO. WS-3
DATE: JANUARY, 2008 SCALE: N.T.S.

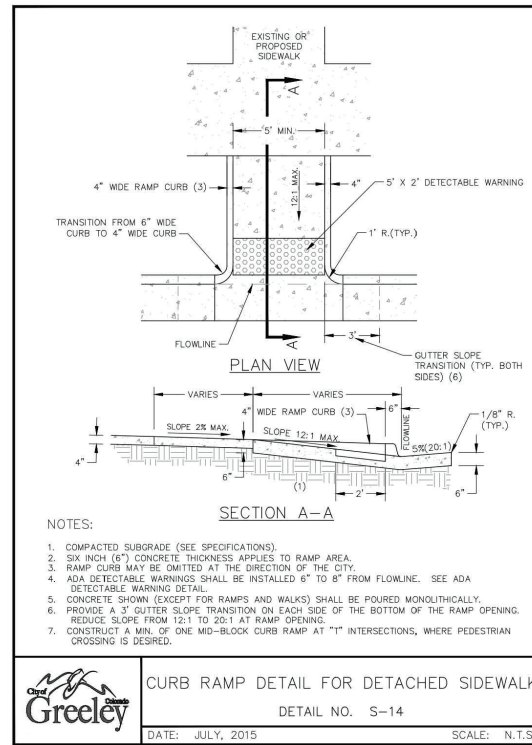


CATHODIC PROTECTION NOTES:
1. INSTALL THE ANODES VERTICALLY OR HORIZONTALLY IN SOIL WITH TOP OF ANODES BELOW THE SPRINGLINE OF THE PIPE. ANODES MUST BE PLACED IN NATIVE SOIL. NOT SELECT BACKFILL SUCH AS SAND, BEDDING, OR CRUSHED ROCK.
2. INSTALL A 17 LB HIGH POTENTIAL MAGNESIUM ANODE BAG ON EACH END OF STEEL CASING PIPES WITH A CATHODIC TEST STATION.
3. STATION TEST WIRES TO BE 1/4" MIN. DIA.
4. INSTALL A MINIMUM OF 2 FT SLACK AT EACH END OF WIRES.
5. BE CAUTIOUS DURING BACKFILLING. DO NOT DAMAGE OR STRESS WIRES OR CONNECTIONS.

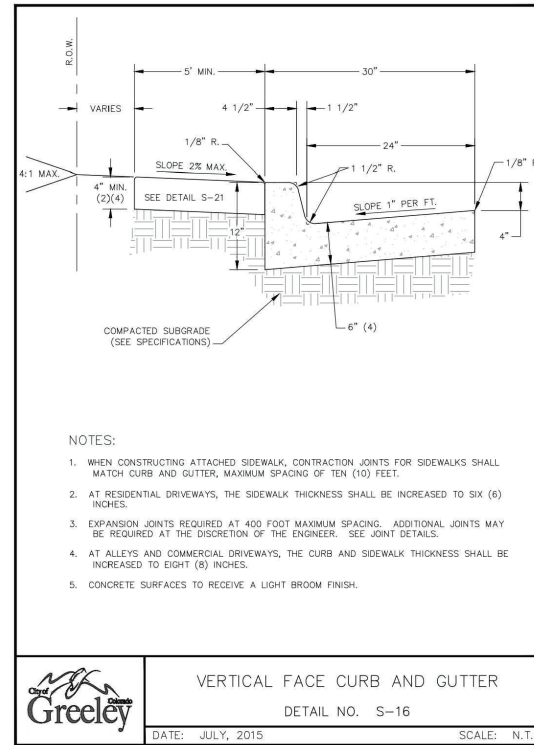




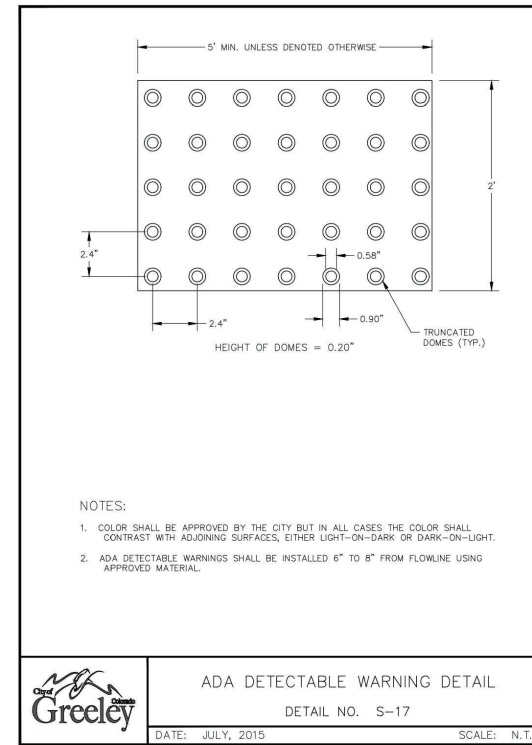
MIDBLOCK CURB RAMP DETAIL
 DETAIL NO. S-13
 DATE: JULY, 2015 SCALE: N.T.S.



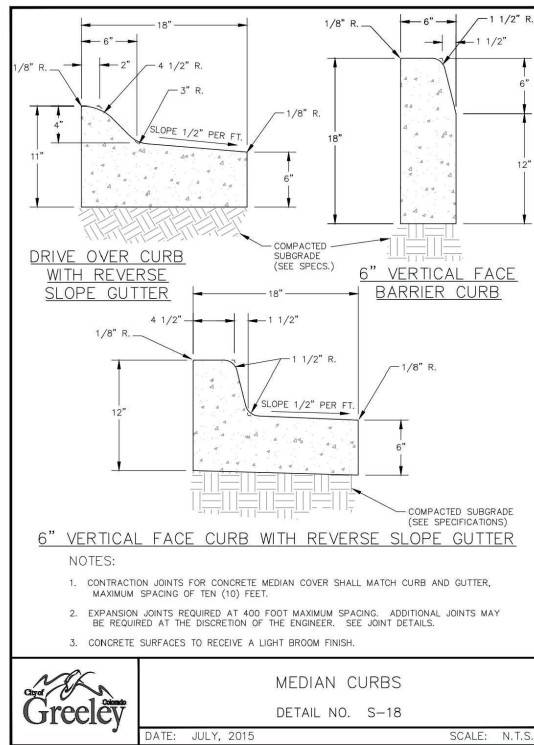
CURB RAMP DETAIL FOR DETACHED SIDEWALK
 DETAIL NO. S-14
 DATE: JULY, 2015 SCALE: N.T.S.



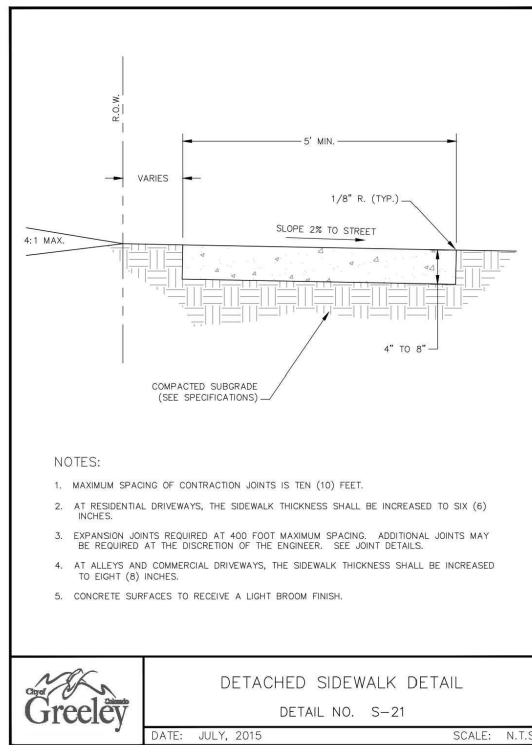
VERTICAL FACE CURB AND GUTTER
 DETAIL NO. S-16
 DATE: JULY, 2015 SCALE: N.T.S.



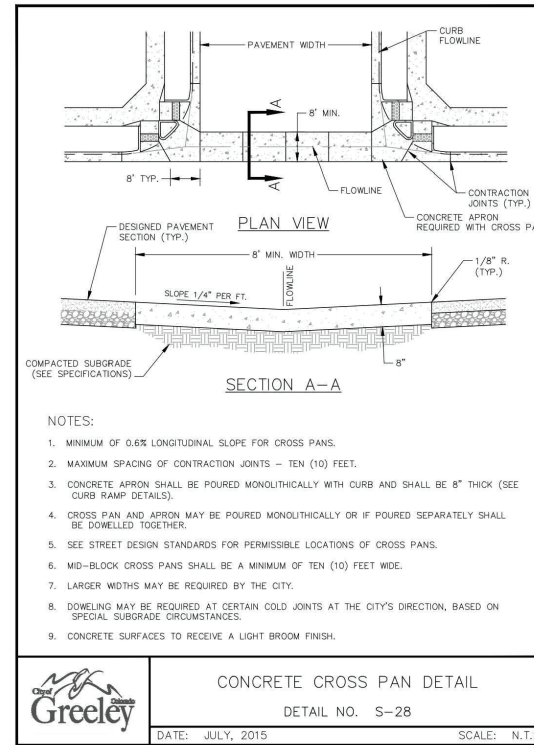
ADA DETECTABLE WARNING DETAIL
 DETAIL NO. S-17
 DATE: JULY, 2015 SCALE: N.T.S.



MEDIAN CURBS
 DETAIL NO. S-18
 DATE: JULY, 2015 SCALE: N.T.S.



DETACHED SIDEWALK DETAIL
 DETAIL NO. S-21
 DATE: JULY, 2015 SCALE: N.T.S.



CONCRETE CROSS PAN DETAIL
 DETAIL NO. S-28
 DATE: JULY, 2015 SCALE: N.T.S.

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

NOT FOR CONSTRUCTION

DATE:
 6/1/18 PUD
 8/7/18 PUD
 11/1/18 PUD

CITY OF GREELEY SIGNATURES

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ACCEPTED BY: _____ DATE _____
 CITY ENGINEER

SHEET TITLE:
 GRADING DETAILS

GATEWAY PARK II PUD PLANNED UNIT DEVELOPMENT PLAN

Proposed Preliminary PUD code application.

Land Uses. The Gateway Park II PUD would allow multi-family, single-family, townhomes, and duplex uses, and accessory uses allowed per Development Code as amended; except deviations as requested.

Deviations. Reduced setbacks 25 to 15 at street, building height increase from 40 to 60, buffer yard decreased from 10 to 6 feet. The alternatives compliance would be that additional landscape buffer of 15%, an increase in amenity credits from 2 to 8 credits, and 1 bonus credit. These amenity credits are features that have been included to accommodate the setbacks proposed in this PUD. The amenities provided shall exceed both the 1984 PUD and current City of Greeley Development Code standards with the intent to offset any impacts created by setback distances that deviate from City of Greeley Development Code standards.

Building heights and locations. All residential height of buildings proposed in the Preliminary PUD shall be not be taller than 60 feet. Accessory structures shall comply with the Development Code as amended. The building height of 60 feet may only be allowed beyond the 15-foot setback along Centerplace Drive, and 10 feet internally (see *Attachment K - Setback Exhibit*). No structures may be allowed within the setbacks illustrated in this exhibit.

Density. The proposed conceptual density for the PUD shall be 24 density units per acre

Setback minimums. A 15-foot setback for all building from the northern edge of Centerplace Drive is required for all buildings on the south.

An internal 10-foot setback for all building from all other property lines.

A 5-foot minimum setback is required for parking to maximize available space necessary to meet City of Greeley Development Code and as amended for parking requirements.

Standards for PUD Establishment

Development code standards. The Gateway Park II PUD is compliant with Development Code standards, and as amended of the City of Greeley. The proposed area for the Gateway Park II PUD is substantial in size with a total of 7.11 acres which surpasses the minimum threshold of 2 acres required to establish a new PUD. The site design presented in the site plan of this application meets the overall intent of the City of Greeley Development Code and is consistent with the Housing section under the Goals and Objectives chapter of the City of Greeley's *Imagine Greeley Comprehensive Plan* (Adopted 2/6/2018) - see "Consistency with Imagine Greeley Comprehensive Plan" explained further in the Project Narrative accompanied within this application.

Site plan compatibility. The site plan for this application pays particular attention to compatibility within the Development Code and is designed to continue the functional relationship of the surrounding area including Gateway Place and Creekside Apartments. All designed standards shall be compatible with the Development Code standards as amended.

Parking. Off Street Parking shall meet Chapter 18.42 of the Development Code Standards, and as amended. All standards presented here are subject to all applicable Development Code Standards, and Code Standards as amended.

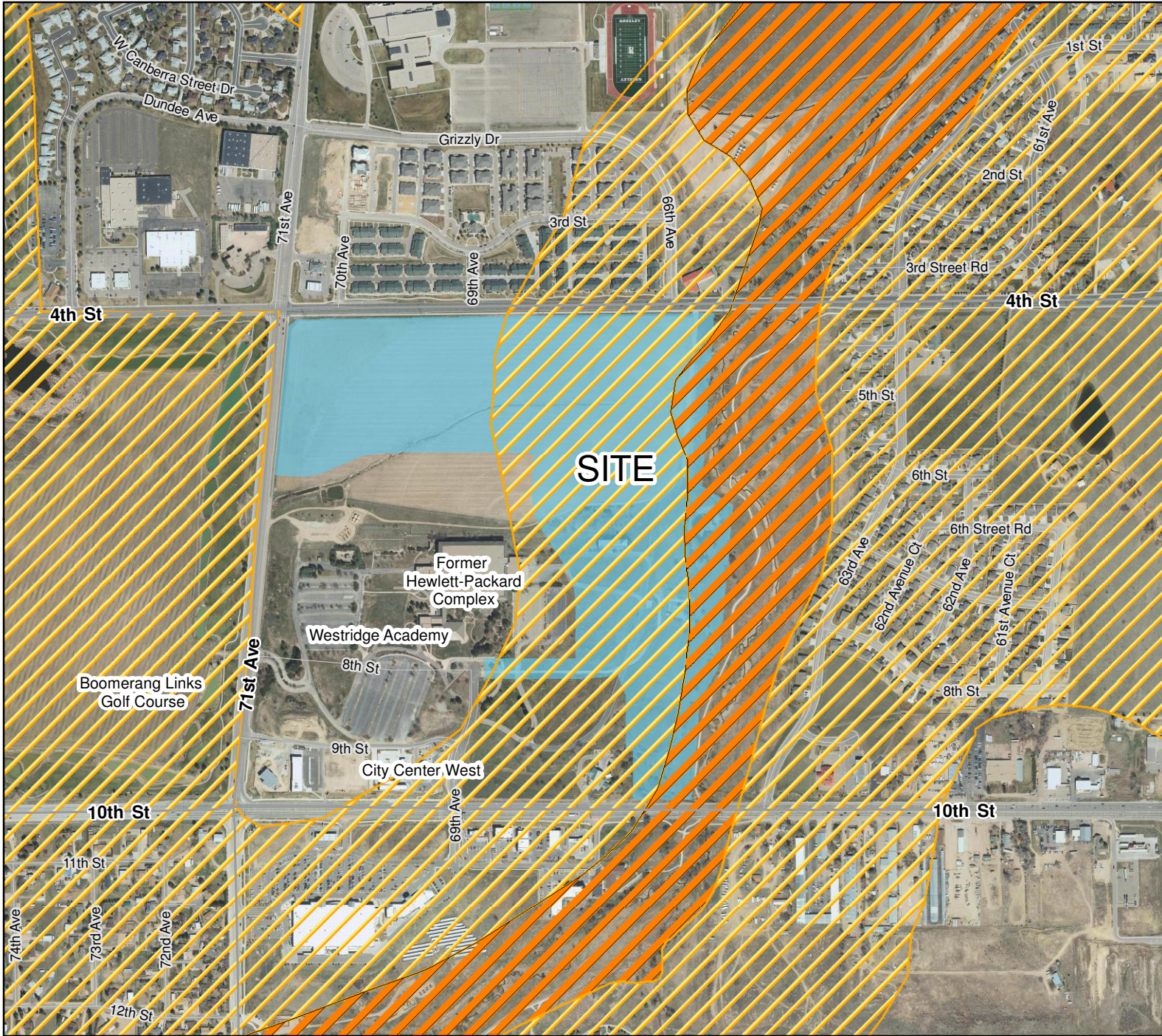
Conformance with the Subdivision Regulation

Site considerations. The site is relatively flat and does not have any steep slopes, unstable land with expansive soils, or inadequate drainage that would cause on-site flooding. There is no railroad right of way on or adjacent to the site, nor are there any existing features such as large trees, watercourses, historic sites, etc. that would be considered irreplaceable.



Streets, alleys, and easements. Two points of access shall be provided for the property. A full-motion intersection shall provide access to the site from 36th Avenue and Centerplace Drive. A second access point shall be provided on the northwest side of the site leveraging the existing parking drive aisle that connects to the adjacent Gateway Place Apartments north of the project site.

As described above, it is clear the project intent is to reach above and beyond development code standard to provide a high quality of life for its future residents through an enhanced and expanded program of amenities and services.






Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

City Center West Preliminary Residential Subdivision

Legend

-  High
-  Moderate
-  Subject Subdivision Area

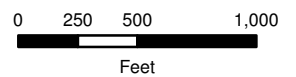
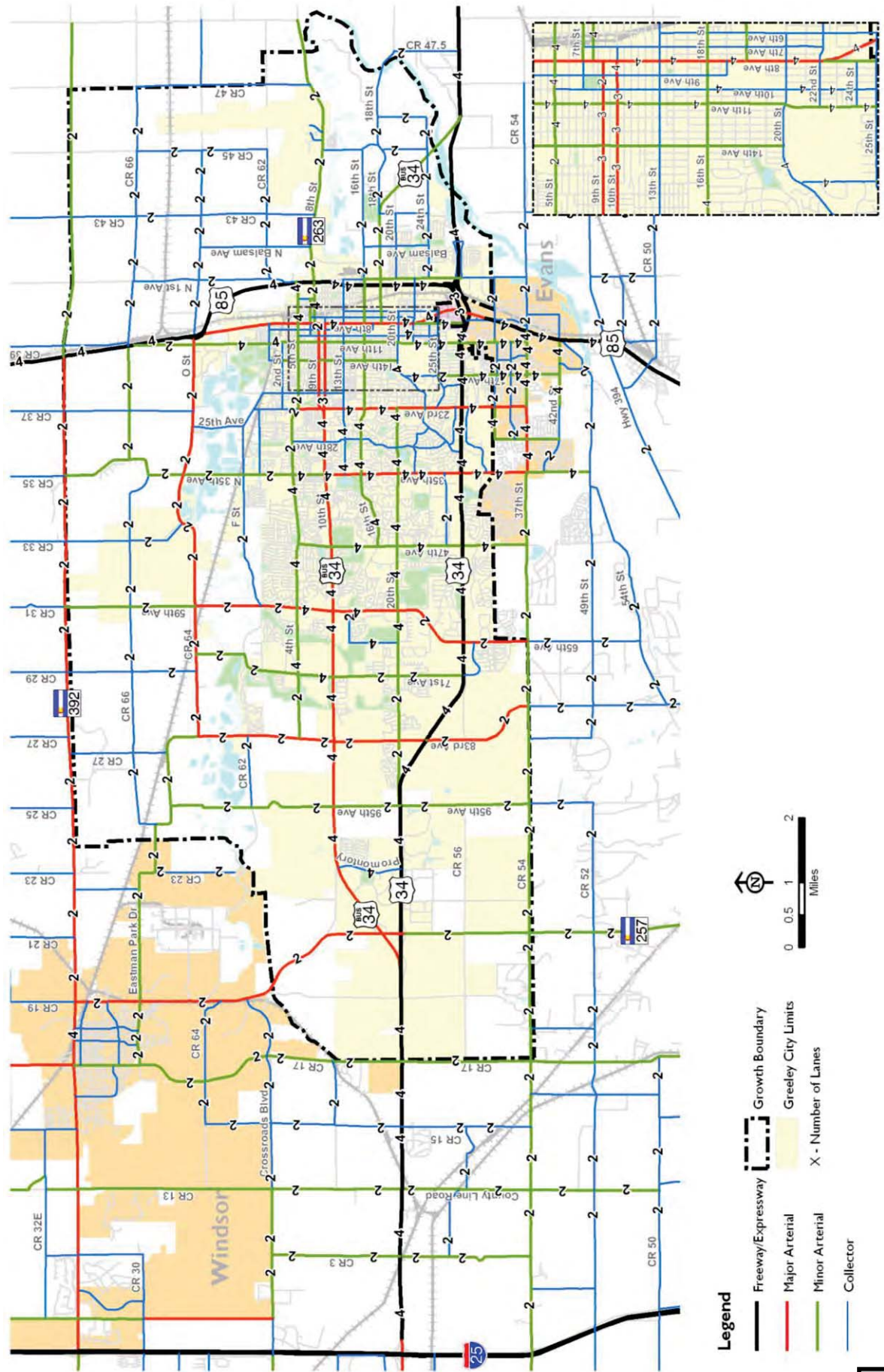
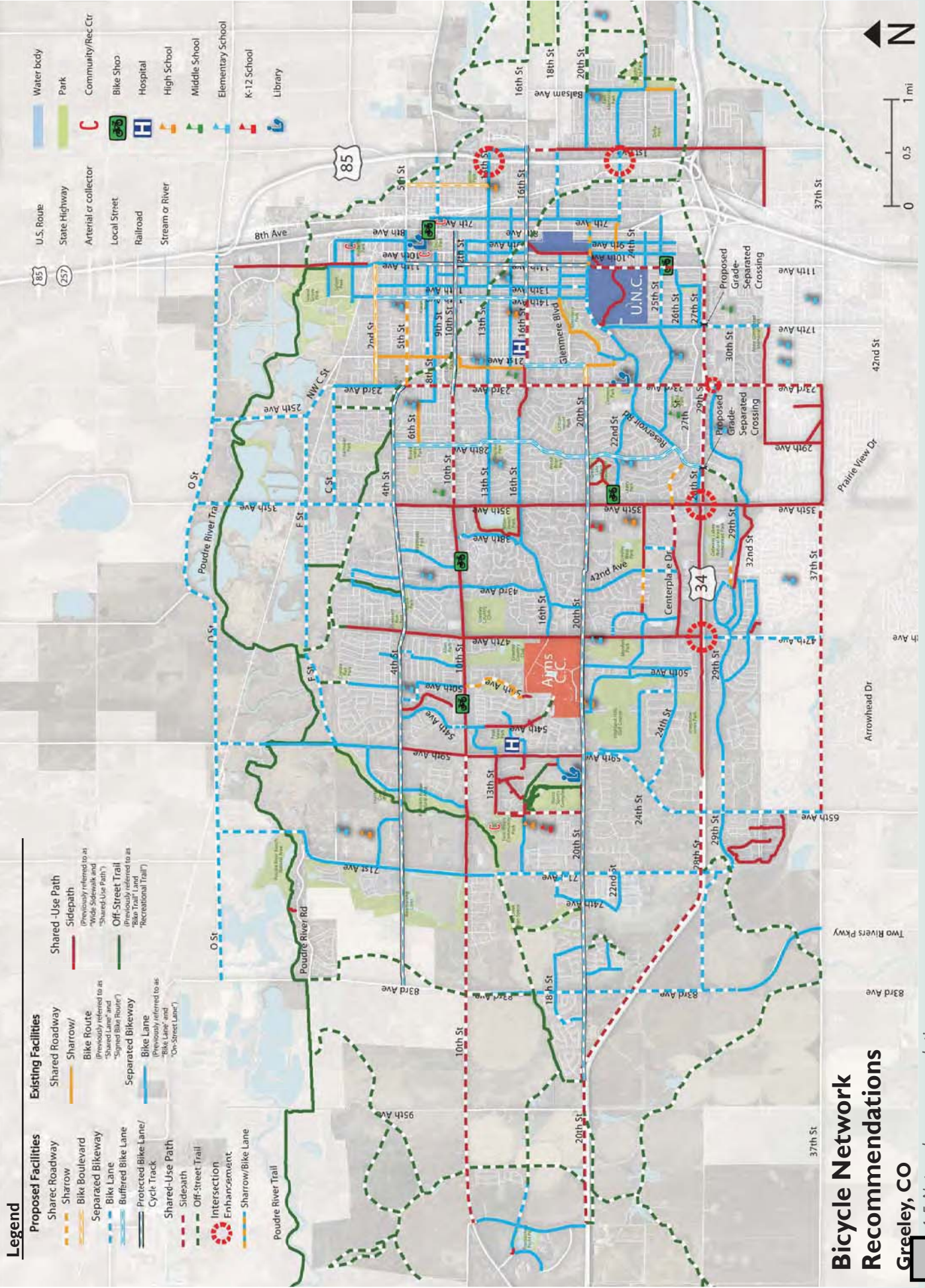


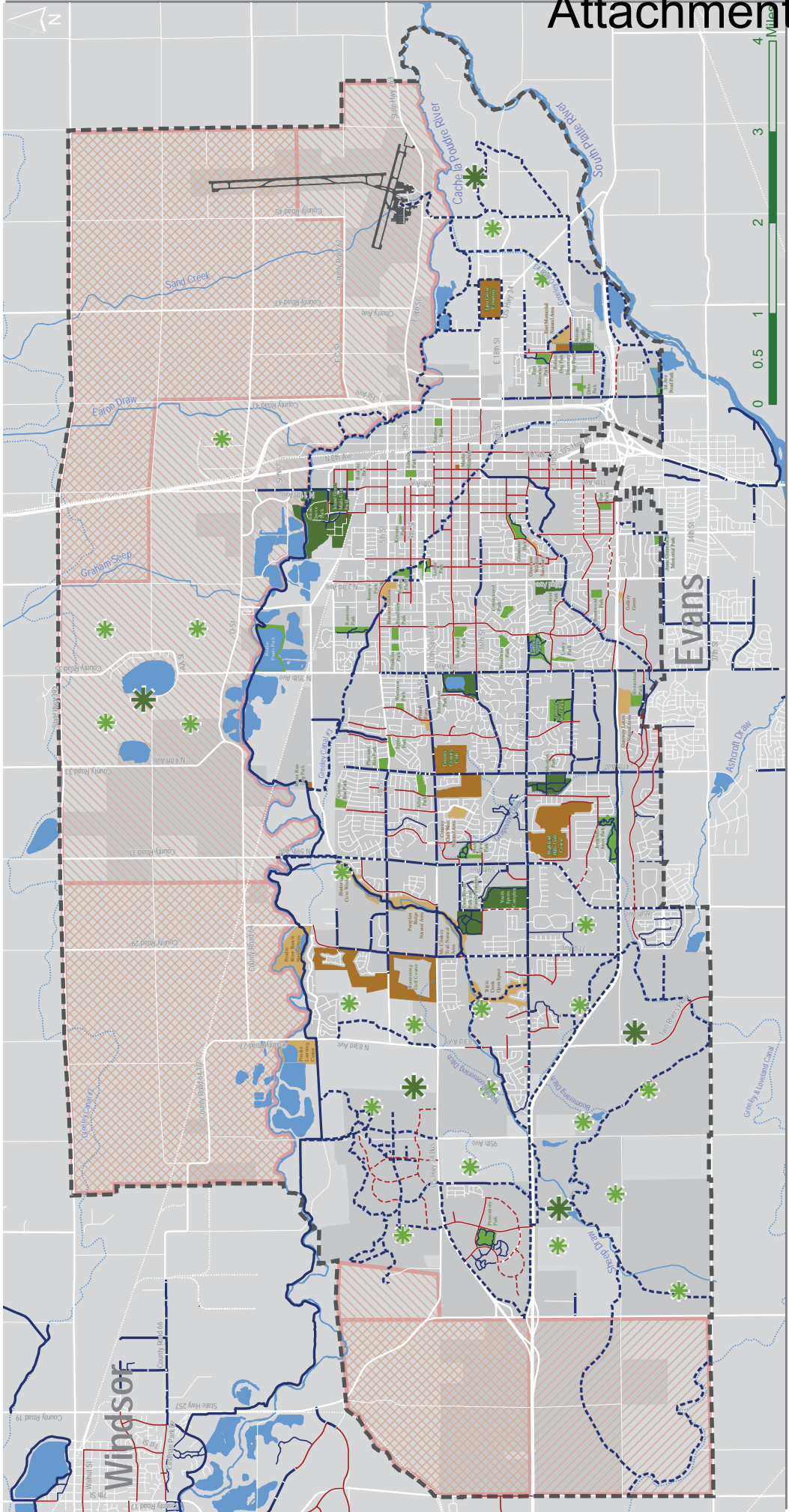
Figure 2-1: Existing Roadway Network





Bicycle Network Recommendations Greeley, CO

4-5: Network recommendations



Map Legend:

- Major Road
- Minor Road
- City Limits
- Long Range Growth Area
- Waterbody

Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)

- Green star symbol

Neighborhood Parks

- Light green star symbol

Regional & Community Parks, Sports Complexes

- Orange hatched area
- Light orange hatched area

Natural Areas

- Blue hatched area

The 2002 Parks Master Plan and 2002 Conceptual Trails - Plan did not cover the full extent of the current Long Range Growth Area.

- Red dashed line

Trail Types:

- Bike Trail - Existing (Blue dashed line)
- Bike Trail - Future (Black dashed line)
- Shared Use Path - Existing (Blue solid line)
- Shared Use Path - Future (Black solid line)
- Subdivision Trail - Existing (Red dashed line)
- Subdivision Trail - Future (Black dashed line)
- On-Street Lanes (Red solid line)
- Bike Lane, Future (Black solid line)

Park Types:

- New Community Park (Green star)
- New Neighborhood Park (Light green star)
- No Park Master Plan (Orange hatched)
- No Trail Master Plan (Blue hatched)

Notes:

Topographic data was digitized from aerial photographs dated 1997, 1992, 1995, 2000, 2006, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate in engineering or surveying applications. It does not meet National Map Accuracy Standards (NMAS). It does not meet National Wetlands Inventory (NWI) standards. It does not meet National Construction Documents standards.

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Created: 5/19/2013 by GresslerB
 Revised per adopted 20/2013
 by Bennett

Attachment J

LEGAL AND ZONING PERIMETER DESCRIPTION:

"THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD, COUNTY, COLORADO, HAVING A RADIUS OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 1370.65 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14. COUNTY OF WELD, STATE OF COLORADO.

THE ABOVE DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

PREPARED BY:

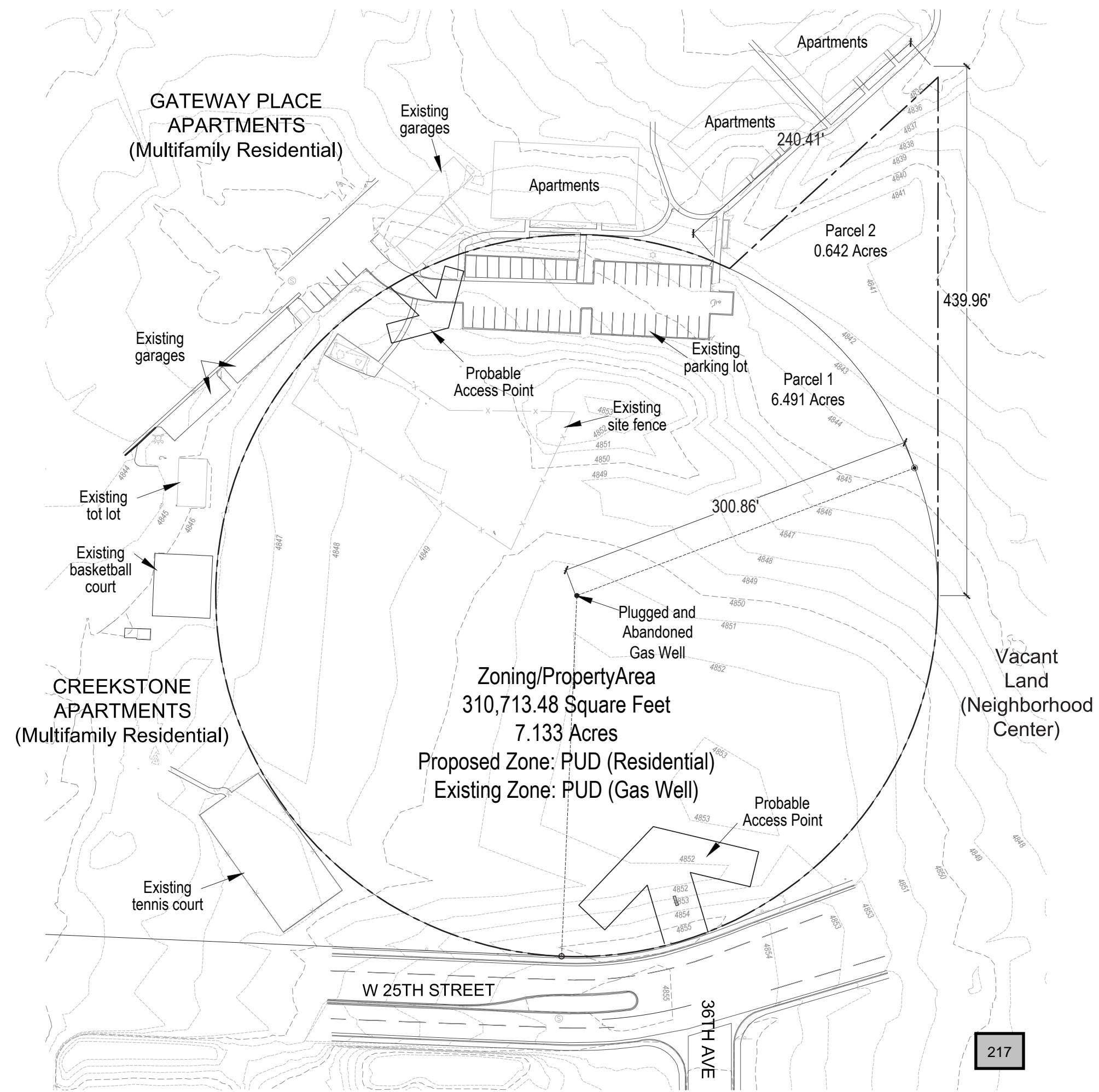
LAND SURVEYOR

EXISTING ZONING:
 PUD (GAS WELL)

PROPOSED ZONING:
 PUD (RESIDENTIAL)

GENERAL NOTES:

1. THE CIRCULAR SHAPE OF THE PROPERTY AREA CLOSES IN ON ITSELF AND FALLS WITHIN THE EXISTING PUD ZONING OVERLAY. THEREFORE, THE PROPERTY BOUNDARY AND THE ZONING BOUNDARY ARE THE SAME.
2. TOPOGRAPHY IS PROVIDED AT 1-FOOT INTERVALS.
3. THE SITE IS VACANT LAND WITHOUT ANY EXISTING UTILITIES, EASEMENTS, IRRIGATION DITCHES, HEAD GATES, WASTE DITCHES, NATURAL DRAINAGE PATTERNS, BODIES OF WATER, WATER COURSES, FLOODPLAINS, OR FLOODWAYS.
4. THERE IS NO SIGNIFICANT VEGETATION OR TREES ON SITE, NOR ARE THERE ANY AREAS OF ECOLOGICAL SIGNIFICANCE, WETLANDS, STEEP SLOPES, ETC.
5. THE SITE HAS A PLUGGED AND ABANDONED GAS WELL ON SITE.



GENERAL NOTES:

1. THERE ARE NO EXISTING OR PROPOSED COMMERCIAL USES FOR THIS PUD.
2. THERE ARE NO PROPOSED COLLECTOR OR ARTERIAL STREETS FOR THIS PUD.
3. DETENTION AREA AND ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO FINAL PUD APPROVAL.
4. THE GAS WELL ON SITE IS PLUGGED AND ABANDONED.
5. THE PLUGGED AND ABANDONED GAS WELL DOES NOT HAVE ANY SETBACKS.
6. THE ACCOMPANIED PUD SHALL ALLOW UNDER RESIDENTIAL USE: SINGLE-FAMILY, TOWNHOMES, DUPLEXES, AND POTENTIALLY MIXED-USE DEVELOPMENT.


PEDESTRIAN ACCESS:

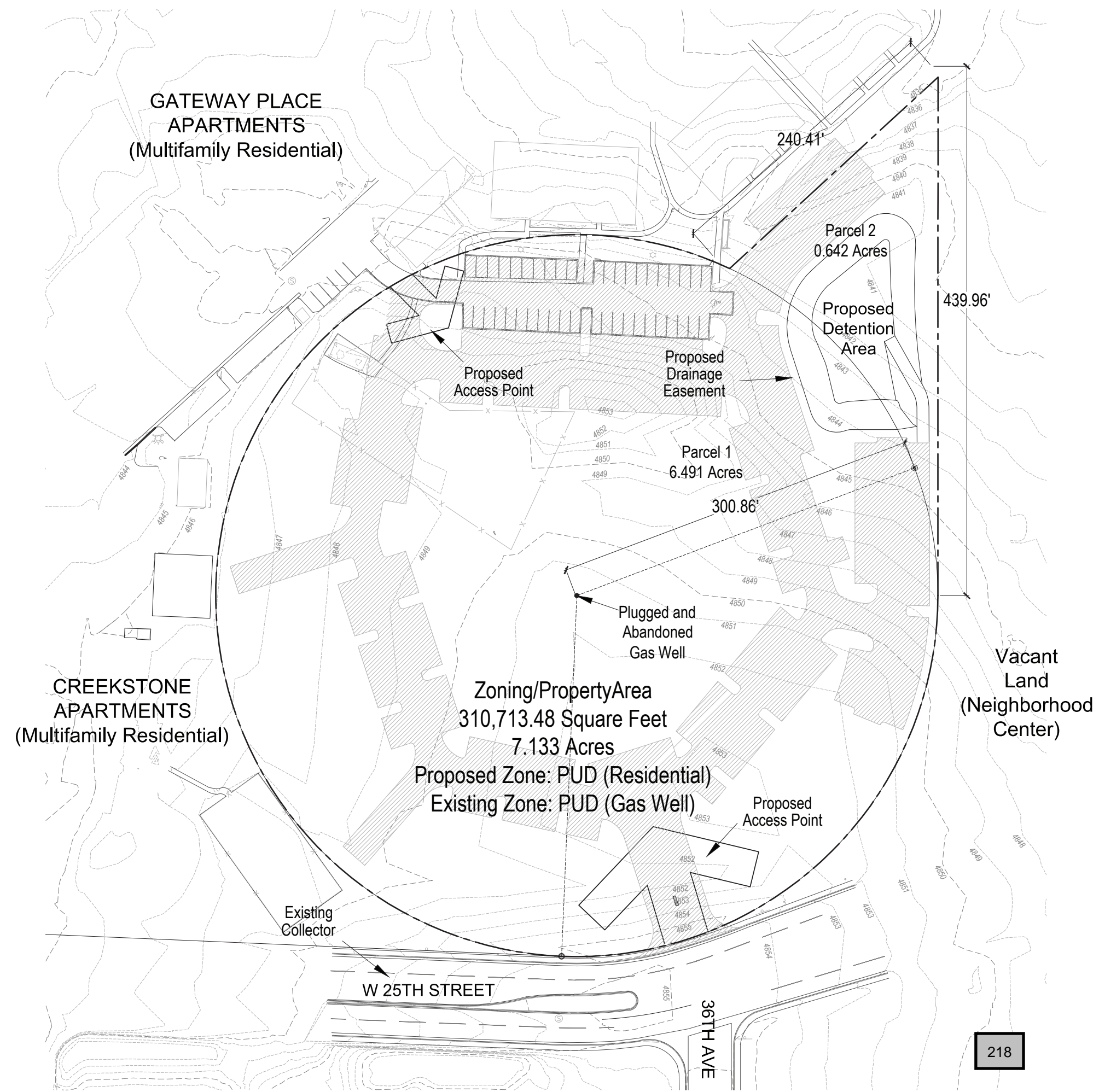
PEDESTRIAN ACCESS SHALL BE UTILIZED VIA INTERNAL 5' SIDEWALKS THAT TRANSPORT TO BOTH THE GATEWAY PLACE APARTMENTS, AND THE 25TH STREET ROW.

DRAINAGE CONCEPT:

DURING MINOR AND MAJOR EVENTS, THE DEVELOPED FLOWS FROM THE SITE WILL BE CONVEYED OVERLAND VIA PRIVATE DRIVES AND PARKING AREAS TO THE LOW POINTS GRADED INTO THE SITE. CONCENTRATED FLOWS WITHIN SWALES WILL TRANSPORT RUNOFF TO THE DETENTION AREA (POND/ OPEN SPACE) LOCATED IN THE NORTHEAST CORNER OF THE SITE.

LEGEND:

 SURFACE RUNOFF AREA



CHECKED BY: JN / RM
 DRAWN BY: GB / NP / HS

OWNER:
 GATEWAY PLACE APARTMENTS II, LLC
 C/O CONVERGENCE MREG
 50 S. STEEL ST., STE 420
 DENVER, CO 80209
 ATTN: MR. LAUREN A BROCKMAN

DEVELOPER:
 ANBROCK ADVISORY, LLC
 DBA CONVERGENCE MREG
 50 S. STEELE ST., STE 420
 DENVER CO 80209
 ATTN: MR. LAUREN A BROCKMAN

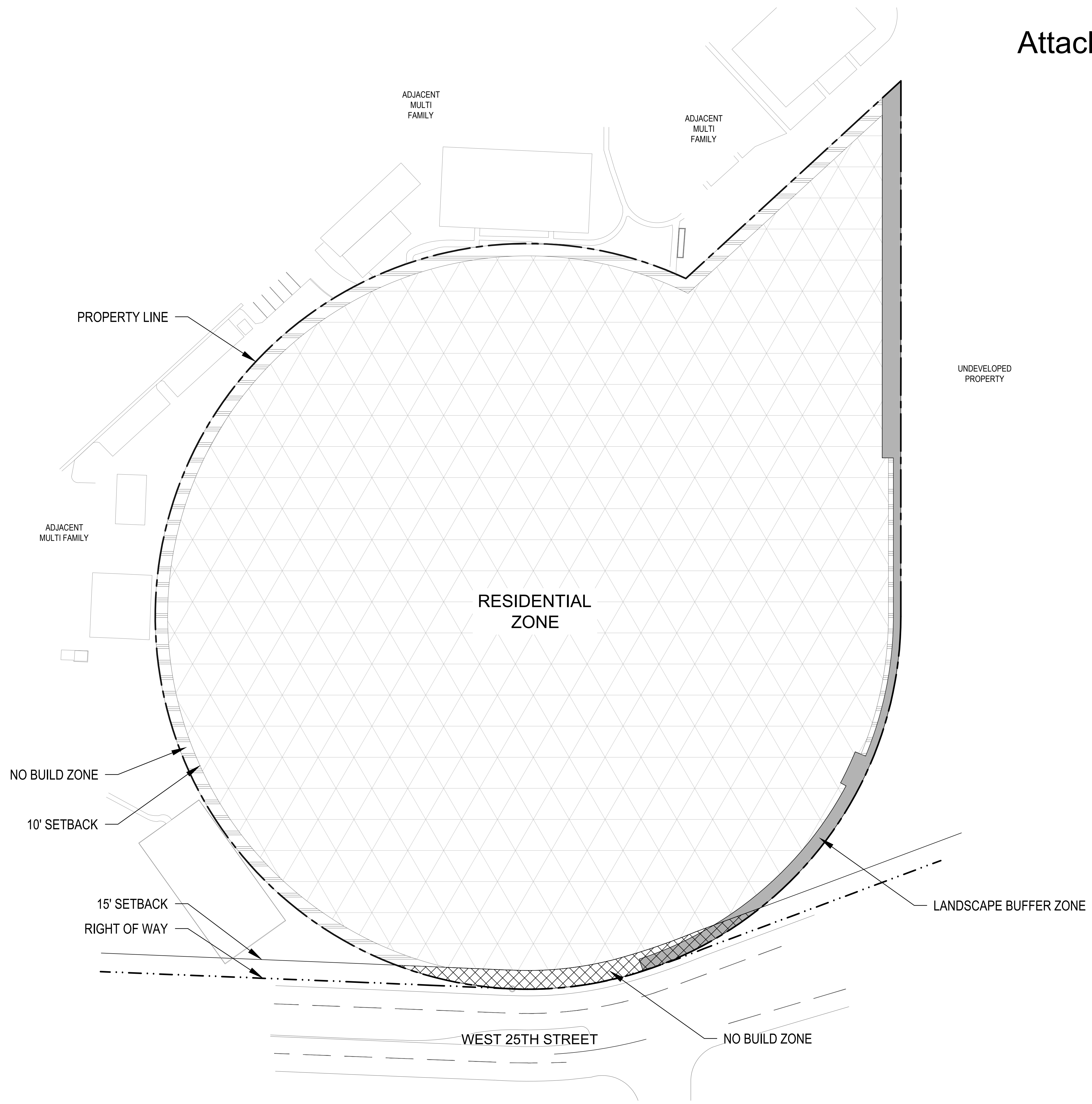
NOT FOR
 CONSTRUCTION

DATE:
 01/16/19 EXHIBIT

SHEET TITLE:
 SETBACK
 EXHIBIT

EX-01

Attachment K



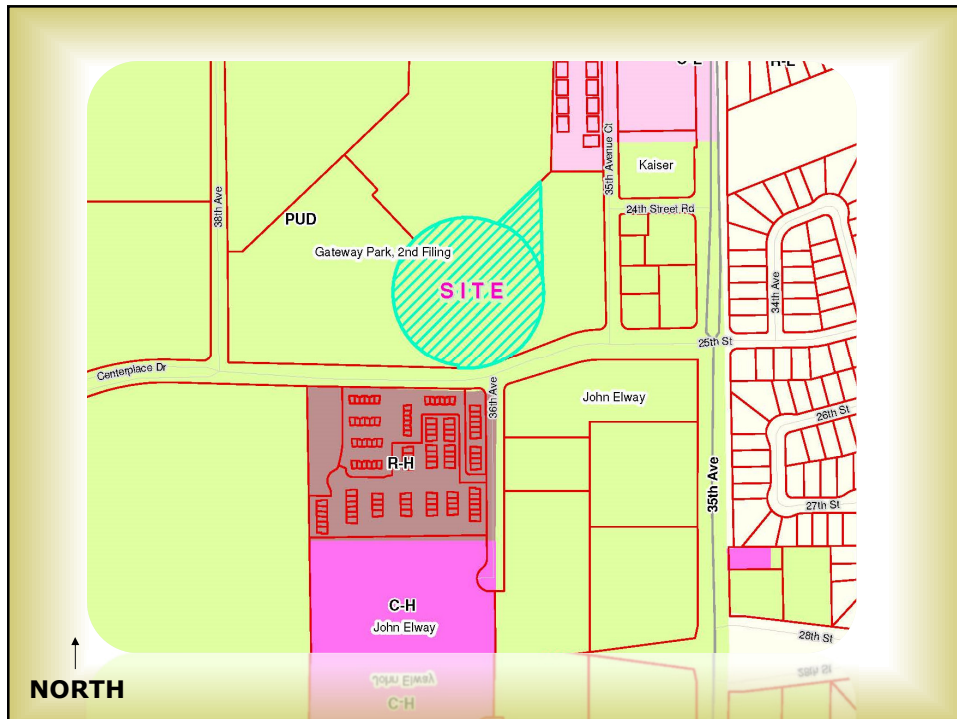
CHECKED BY: JN/RM
 DRAWN BY: GB/NP/KS



Gateway Park II PUD

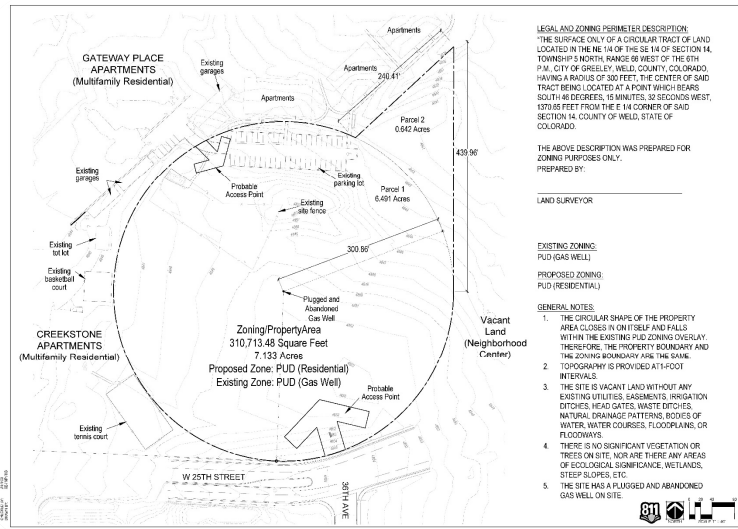
Rezoning & Preliminary PUD

City Council
February 19, 2019





Zoning Boundary Map



LEGAL AND ZONING PERIMETER DESCRIPTION:
 "THE SURFACE ONLY OF A CIRCULAR TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, WELD COUNTY, COLORADO, HAVING A DIAMETER OF 300 FEET, THE CENTER OF SAID TRACT BEING LOCATED AT A POINT WHICH BEARS SOUTH 46 DEGREES, 15 MINUTES, 32 SECONDS WEST, 270.6 FEET FROM THE E 1/4 CORNER OF SAID SECTION 14, COUNTY OF WELD, STATE OF COLORADO.

THE ABOVE DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.
 PREPARED BY:
 LAND SURVEYOR

EXISTING ZONING:
 PUD (GAS WELL)

PROPOSED ZONING:
 PUD (RESIDENTIAL)

GENERAL NOTES:

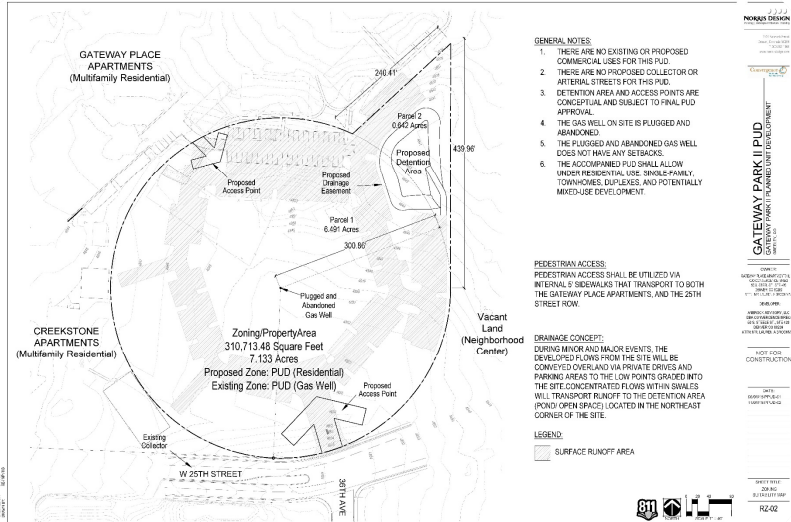
1. THE CIRCULAR SHAPE OF THE PROPERTY AREA CLOSSES IN ON ITSELF AND FALLS WITHIN THE EXISTING PUD ZONING OVERLAY. THEREFORE, THE PROPERTY BOUNDARY AND THE ZONING BOUNDARY ARE THE SAME.
2. TOPOGRAPHY IS PROVIDED AT 1-FOOT INTERVALS.
3. THE SITE IS VACANT LAND WITHOUT ANY EXISTING UTILITIES, SAGS, DITCHES, IRRIGATION DITCHES, HEAD GATES, WASTE DITCHES, NATURAL DRAINAGE PATTERNS, BODIES OF WATER, WATER COURSES, FLOODPLAINS, OR FLOODWAYS.
4. THERE IS NO SIGNIFICANT VEGETATION OR TREES ON SITE, NOR ARE THERE ANY AREAS OF ECOLOGICAL SIGNIFICANCE, WETLANDS, STEEP SLOPES, ETC.
5. THE SITE HAS A PLUGGED AND ABANDONED GAS WELL ON SITE.

NOVEX DESIGN
 1000 14TH AVENUE, SUITE 100
 GREELEY, CO 80639
 TEL: 970.343.1111
 WWW.NOVEXDESIGN.COM

GATEWAY PARK II PUD
 GATEWAY PARK II PLANNED DEVELOPMENT
 PREPARED BY:
 NOVEX DESIGN

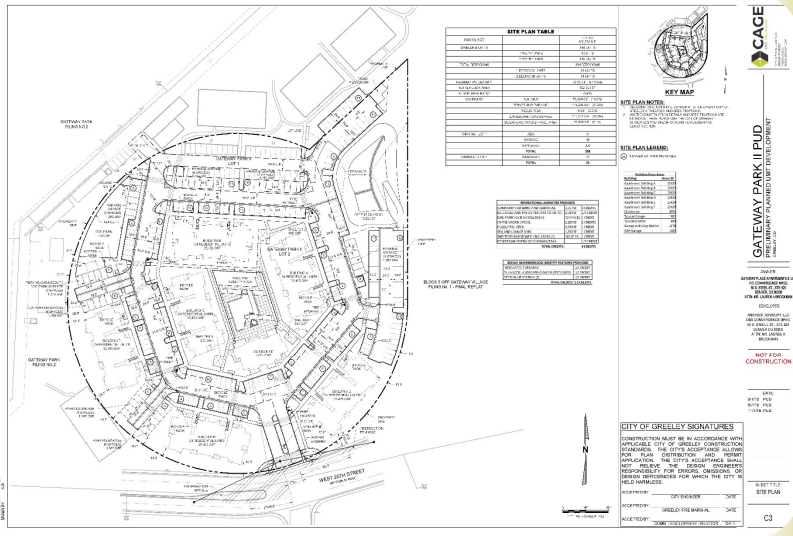
DATE: 08/14/2018
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 18-0001
 SHEET NO: 1 OF 1
 RZ-01

Zoning Suitability Map



NORTH

Site Plan



NORTH





Photos of Site



↑
NORTH

Rezoning Criteria 18.30.050 – Eight (8) used to evaluate Rezone request	
Yes	a. Has the area changed to such a degree that it is in the public interest to rezone the property to encourage development?
	➤ Infill development on large lots such as this one are more financially feasible for development than Greenfields, and this is now Plugged and Abandoned well site, now made available for development trends in Greeley.
Yes	b. Has the zoning been in place for at least 15 years and does the zoning appear to be obsolete?
	➤ The existing zoning has been in place for 37 years. Development trends in Greeley have shown a strong demand for more high-residential housing opportunities. ➤ Since the oil and gas facility has been plugged and abandoned, it rendered the existing zoning designation obsolete.
N/A	c. Are there clerical errors?
	➤ There are no clerical or technical errors to correct.
No	d. Are there detrimental environmental conditions?
	➤ The subject site has a plugged and abandoned well site, but plugged and abandoned well sites have been redeveloped having structures built over them in past years. ➤ Drainage patterns would be mitigated through a detention pond, and slopes are relatively flat and soils appear to be stable.

N/A	e. Is the rezoning necessary to provide land for a community related use?
	<ul style="list-style-type: none"> ➤ The proposed rezoning is not necessary in order to provide land for a community related use.
Yes	f. What is the potential impact of the rezoning upon the immediate neighborhood and the City as a whole?
	<ul style="list-style-type: none"> ➤ Impacts typically occur with any development; however future development will be regulated by the Municipal Code such as noise. ➤ Landscaping , buffering, and/or fencing requirements would be subject to the Development Code Standards. Plus, all site improvements would be approved and reviewed administratively through a site plan review, prior to occupancy of the building, if the rezone is approved. ➤ Surrounding area developed with municipal services (Streets, water and sewer). ➤ Fire and Police Services are currently serving the area.
Yes	g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?
	<ul style="list-style-type: none"> ➤ There are no applicable zoning overlay requirements or any proposed. The proposed request is consistent with many goals and policies in the Imagine Greeley Comprehensive Plan. Key policies are listed in Section F(3) below.
Yes	h. Impact on approved Zoning Suitability Plan?
	<ul style="list-style-type: none"> ➤ The City did not require zoning suitability plans in 1984, as it was developed prior to when Development Code required it in 1998.

Yes	g. Is the proposal consistent with the Comprehensive Plan?
	<p>Objective GC-1.1 Growth Management Manage growth to maintain or improve quality of life for Greeley's residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.</p> <p>Objective GC-1.2 Form of Growth Encourage a compact urban form over sprawl or leap-frog development.</p> <p>Objective GC-2.2 Jobs/Housing Balance Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).</p> <p>Objective GC-2.3 Pedestrian and Bicycle-Oriented Development Encourage a development pattern that encourages walking and bicycling whenever possible –by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter mile of residential areas.</p> <p>Objective GC-4.1 Priority Infill/Redevelopment Areas Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map): - Multi-modal corridors - Existing activity centers</p> <p>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.</p>

PRELIMINARY PUD Establishment Criteria 18.32.040

Variety of requirements, including area requirements, consistency with the Comprehensive Plan, providing innovative design, includes land uses required in PUD, meets the overall intent of Code, and provides design trade-offs for any exceptions that are granted.

The proposed PUD would support the core values and guiding principles of the Imagine Greeley Comprehensive Plan.

The proposed trade-offs (deviations) would provide a comprehensive design by the Development Code which meets the intent of the Code.

Neighborhood Notification

- Properties up to 500 feet.
- Notified in the Greeley Tribune.
- No comments from the public were received before the hearing.

Planning Commission Recommendations

- ◆ **REZONING**
 - ◆ Approval (unanimous)
 - ◆ 2 motions required (rezoning & map revision)
- ◆ **PRELIMINARY PLAN**
 - ◆ Approval (unanimous)

Council Agenda Summary

February 19, 2019

Agenda Item Number 19

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading approving an ordinance to adopt the City of Greeley Strategic Housing Plan, an Element of the Imagine Greeley Comprehensive Plan

Summary:

On February 6, 2018, the City Council adopted *Imagine Greeley*, an update of the Comprehensive Plan for the City of Greeley. A high priority recommendation of this Plan is the development of a comprehensive housing strategy for Greeley. Council's consideration of this Strategic Housing Plan for the City of Greeley is intended to implement this recommendation.

This Plan was developed throughout 2018 based on an approach that included a stakeholder task force, a consultant assembling housing information, staff work in support of the task force, and analyzing available information.

The Housing Accessibility Task Force met five times to discuss possible causes and potential solutions to Greeley's housing problems. The Task Force included real estate professionals, affordable and market housing providers, nonprofit and for-profit developers, and City staff.

Imagine Greeley included two goals for housing:

- 1) Improve access to housing for all income levels, ages, and physical abilities; and
- 2) Encourage a broad diversity of housing options.

The proposed Strategic Housing Plan identifies two strategic goals to implement *Imagine Greeley*:

- 1) Increase housing construction for all incomes; and
- 2) Increase housing affordability, especially workforce housing.

To meet these goals, the Task Force identified nine strategies to address Greeley's housing needs:

- 1) **Amend the Development Code** to promote housing choices;
- 2) Develop financial strategies that **minimize infrastructure costs** for new workforce housing;
- 3) Engage **alternative housing providers** to build affordable housing;

- 4) Improve the **housing product mix**;
- 5) Address the **impact of raw water cost** on housing affordability;
- 6) Complete detailed **subarea and neighborhood plans** that facilitate complete neighborhoods that contain a mix of affordable and market housing;
- 7) Create **more ownership, move-up, and executive housing options**;
- 8) Encourage **vocational training, and apprentice programs** for building trades; and
- 9) Facilitate **development of manufactured home parks** as an important affordable housing option.

The Strategic Housing Plan would become a sub-element of the City's *Imagine Greeley* Comprehensive Plan, along with all other adopted master plans and area plans. The Planning Commission is the primary steward of the City's Comprehensive Plan and any amendments or additions to the Plan. The Planning Commission heard the proposed housing plan at their February 12, 2019, meeting. The minutes from that meeting are attached.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
	Not directly, but does provide a vision for the efficient stewardship of public and private resources in the whole community, and may result in future funded city programs
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Section 19-1(c) of the Greeley City Charter states that Council shall adopt a Comprehensive Plan as a guide to land use and development. The proposed housing plan is proposed as a major sub-element of the adopted Comprehensive Plan.

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.

Applicable Council Priority and Goal:

The City's Comprehensive Plan includes a Vision Statement and Core Values for developing the Plan that are aligned with, and come from, Council's adopted Goals.

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 *City of Greeley Strategic Housing Plan*.

Attachments:

Ordinance, with Exhibit A (Housing Plan)

Planning Commission Minutes-Draft (February 12, 2019)

Planning Commission Summary (Staff Report) (February 12, 2019) [Attachment A omitted, same as Ordinance Exhibit]

IMPLEMENTATION ROAD MAP



Staff Research



Public Outreach & Engagement



Code Rewrites/ New Policy Creation



Public Hearing



Mapping/Modeling

STRATEGY 1. AMEND THE DEVELOPMENT CODE TO PROMOTE HOUSING CHOICE

Action: Identify and initiate strategic rezones to correct zoning mismatches



- Research and identify areas of legal non-conforming residential use that could benefit from a rezone or strategic overlay
- Consider additional zoning actions/strategies to prevent gentrification and/or displacement
- Hold neighborhood meetings
- Process rezones and/or amend portions of the Development Code (e.g. possible revisions to Overlay Districts Section 18.34.010 and Non-Conforming Uses, Buildings, and Structures Section 18.58.040)
- Go to public hearing for adoption

Action: Identify geographic and contextually appropriate locations for accessory dwelling units (ADUs) and amend the Development Code to include ADU regulations



- Research best practices from other communities whom have adopted ADU regulations
- Conduct a GIS analysis to identify properties that meet decided upon minimum lot size requirements
- Research HOA covenants to identify neighborhoods which restrict ADUs
- Hold neighborhood meetings
- Work with consultants on a Code rewrite
- Hold public meetings
- Go to public hearing for adoption

Action: Amend the Development Code to create incentives to encourage complete neighborhoods



- Conduct research of peer cities and how their address complete neighborhoods
- Consider a restructuring of zoning districts into new district types or a reclassification of permitted uses within the existing zoning districts
- Work with consultants to rewrite mix-use standards and other possible zoning changes
- Hold public meetings
- Go to public hearing for adoption

Action: Amend minimum lot sizes, open space requirements, building height, setbacks and/or performance options in residential zoning districts



- Study alternative standards in relation to neighborhood “types” and character
- Model design outcomes
- Work with consultant on Code rewrites (e.g. possible revisions to Zoning District Development Standards 18.38.020 and Overlay Districts Section 18.34.010)
- Hold public meetings
- Go to public hearing for adoption

Action: Develop short-term rental development regulations



- Conduct research of peer cities and how their address short-term rentals
- Conduct study of on current short-term rental operations in Greeley
- Draft Code changes
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS

Action: Evaluate the risks, costs, and benefits of having the City front-end required trunk lines which would be reimbursed with impact fees



- Research best practices from other communities
- Map extension scenarios
- Model funding and payback scenarios
- Meet with industry professionals
- Hold public meetings

Action: Based on a positive recommendation, implement having the City front-end required trunk lines which would be reimbursed with impact fees



- Write new policy/update impact fee schedule
- Go to Public Hearing

Action: Support metropolitan districts or other special districts as potential financing tools



Action: Explore alternative housing finance options



Action: Update the Redevelopment Resource Guide to include current pilot programs and incentive packages



Action: Explore financial incentives to encourage permanent affordable housing



Action: Explore private activity bonds, forgivable loan/grants, tax credits, Kansas City forgivable loan funds, and other funding sources



Action: Explore changes to development standards to incentivize affordable housing



- Research best practices from other communities
- Meet with industry professionals
- Model/map appropriate areas for implementation
- Work with consultants on Code rewrite
- If supported go to public hearing for adoption

STRATEGY 3. ENGAGE ALTERNATIVE HOUSING PROVIDERS

Action: Explore working with community land trusts to create a shared equity home ownership program



Action: Partner with one or more housing providers to construct attainable housing



Action: Work with major employers for shared equity housing (e.g., down payment assistance programs, employer sponsored savings plan)



Action: Explore the feasibility of a land bank for affordable housing



Action: Explore the potential to expand Habitat for Humanity’s role to include housing rehabilitation



STRATEGY 4. IMPROVE THE HOUSING PRODUCT MIX

Action: Explore alternative housing technologies, products, production methods, and housing types including factory built housing



Action: Amend the Development Code to incentivize the inclusion of affordable housing in new development



- Conduct research on best practices from other communities
- Work with consultants on code updates (e.g. possible additions to Performance options Section 18.38.100 or the creation of a new sections of Code)
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY

Action: Implement the “Water Smart Neighborhood Policy” and the “Water Smart Common Area Policy”



- Conduct research on best practices
- Draft new policy
- Meet with industry professionals
- Go to public hearing for adoption

Action: Develop a “Water Smart Individual Lot Policy” to reduce the cost of water for existing and future homeowners



- Conduct research on best practices
- Draft new policy
- Meet with industry professionals
- Go to public hearing for adoption

STRATEGY 6. COMPLETE SUBAREA & NEIGHBORHOOD PLANS

Action: Complete subarea or neighborhood plans for areas that have the potential to provide a significant amount of housing in the near future



- Identify geographic scope of subarea plans
- Study the characteristics of the area and residents
- Create stakeholder committee
- Create a technical advisory committee
- Hold neighborhood meetings
- Draft plan
- Hold public meetings
- Go to public hearing for adoption

Action: Complete subarea or neighborhood plans for areas in distress or those that are prime for redevelopment



- Identify geographic scope of subarea plans
- Study the characteristics of the area and residents
- Create stakeholder committee
- Create a technical advisory committee
- Hold neighborhood meetings
- Draft plan
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 7. ENCOURAGE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS

Action: Develop more home ownership incentive programs



- Research alternative programs
- Designate eligible areas
- Draft program policy
- Seek approval from City Council

Action: Work with a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments



Action: Explore the attraction of cooperative housing providers



STRATEGY 8. ENCOURAGE VOCATIONAL, TRAINING, AND APPRENTICE PROGRAMS FOR BUILDING TRADES

Action: Continue to support school districts and post-secondary educational institutions involvement in developing courses and apprenticeships in skilled trades



STRATEGY 9. FACILITATE DEVELOPMENT OF MANUFACTURED HOMES

Action: Update zoning regulations for mobile homes to address changing products and assure there is safe and adequate infrastructure and amenities



- Research peer city regulations for manufactured homes
- Meet with mobile home park managers
- Draft Code rewrite
- Go to public hearing for adoption

Action: Explore alternative ownership options including non-profits, cooperative ownership, and community land trust



STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
1. AMEND THE DEVELOPMENT CODE TO PROMOTE HOUSING CHOICE	Identify and initiate strategic rezones to correct zoning mismatches	✓			CD	
	Identify geographic and contextually appropriate locations for accessory dwelling units (ADUs) and amend the Development Code to include ADU regulations	✓			CD	
	Amend minimum lot sizes, open space requirements, building height, setbacks and/or performance options in residential zoning districts	✓			CD	
	Amend the Development Code to create incentives to encourage complete neighborhoods	✓			CD	
	Amend the Development Code to incentivize the inclusion of affordable housing in new development	✓			CD	
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Explore financial incentives to encourage permanent affordable housing	✓			EHH	CD
	Explore private activity bonds, forgivable loan/grants, tax credits, Kansas City forgivable loan funds, and other funding sources	✓			EHH	
CD = COMMUNITY DEVELOPMENT EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Evaluate the risks, costs, and benefits of having the City front-end required trunk lines which would be reimbursed with impact fees	✓			EHH	CD
	Based on a positive recommendation, implement having the City front-end required trunk lines which would be reimbursed with impact fees	✓			CM	CD PW WS EHH
	Support metropolitan districts or other special districts as potential financing tools	✓			CD	EHH
	Explore alternative housing finance options	✓			EHH	
	Update the Redevelopment Resource Guide to include current pilot programs and incentive packages	✓			CD	WS
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Explore working with community land trusts to create a shared equity home ownership program	✓			EHH	CD
	Partner with one or more housing providers to construct attainable housing	✓			EHH	CD

EHH = ECONOMIC HEALTH AND HOUSING
WS = WATER AND SEWER
PW= PUBLIC WORKS
CM = CITY MANAGERS OFFICE

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Work with major employers for shared equity housing (e.g., down payment assistance programs, employer sponsored savings plan)	✓			EHH	CD
	Explore the feasibility of a land bank for affordable housing	✓			EHH	CM CD
	Explore the potential to expand Habitat for Humanity's role to include housing rehabilitation	✓			EHH	CD
	Explore alternative housing finance options	✓			EHH	CD
4. IMPROVE THE HOUSING PRODUCT MIX	Explore alternative housing technologies, products, production methods, and housing types including factory built housing		✓		EHH	CD
	Explore working with community land trusts to create a shared equity home ownership program		✓		EHH	CD
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Implement the "Water Smart Neighborhood Policy" and the "Water Smart Common Area Policy"	✓			WS	CD
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Develop a "Water Smart Individual Lot Policy" to reduce the cost of water for existing and future homeowners	✓			WS	CD
6. COMPLETE SUBAREA & NEIGHBORHOOD PLANS	Complete subarea or neighborhood plans for areas that have the potential to provide a significant amount of housing in the near future		✓		CD	EHH WS PW
	Complete subarea or neighborhood plans for areas in distress or those that are prime for redevelopment		✓		CD	EHH WS PW
	Collaborate with housing providers on large scale master plans			✓	CD	EHH WS PW
	Identify under-utilized sites that could be re-purposed for housing	✓			CD	
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Develop more home ownership incentive programs		✓		EHH	
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Work with a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments		✓		CD	EHH
	Explore the attraction of cooperative housing providers		✓		EHH	CD
8. ENCOURAGE VOCATIONAL, TRAINING, AND APPRENTICE PROGRAMS FOR BUILDING TRADES	Continue to support school districts and post-secondary educational institutions involvement in developing courses and apprenticeships in skilled trades	✓			CM CD WS PW	
9. FACILITATE DEVELOPMENT OF MANUFACTURED HOMES	Update zoning regulations for mobile homes to address changing products and assure there is safe and adequate infrastructure and amenities		✓		CD	
	Explore alternative ownership options including non-profits, cooperative ownership, and community land trust		✓		CD	EHH
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

AN ORDINANCE ADOPTING

THE CITY OF GREELEY STRATEGIC HOUSING PLAN

WHEREAS, Section 19-1(c) of the Greeley City Charter states that the City Council shall adopt a Comprehensive Plan as a guide to land use and development; and,

WHEREAS, the City Council adopted the latest Comprehensive Plan titled “Imagine Greeley” on February 6, 2018; and,

WHEREAS, Goal HO-I of the Plan is that the City “improve access to housing for all income-levels, ages, and physical abilities”; and

WHEREAS, to achieve such goal, the Plan furthermore sets forth an Objective HO-1.1, that the City develop and implement a comprehensive housing strategy with clear goals and implementation strategies that:

- Establish priorities for the types of housing, tenure types, and populations to be targeted;
- Work with area employers to identify employee housing needs and facilitate the provision of adequate and attractive housing for the local workforce;
- Consider incentives and financing tools the City might use to encourage the construction of affordable housing;
- Consider transportation options as a mechanism to expand the affordability of housing;
- Identify current zoning, fees, policies, and other City regulations that discourage or pose as barriers to the construction of affordable housing or other needed housing types;
- Include strategies for encouraging the construction of affordable housing throughout the community and for preventing concentrations of affordable housing in particular areas or neighborhoods;
- Explore the potential of community land trusts as a means of maintaining affordable home ownership options for households down to 80% of the area median income;
- Encourage a range of creative housing options, including small-sized housing units (in the range of 1,000 to 1,500 square feet in size), manufactured homes, zero-lot line housing, attached housing types, and housing located above ground floor commercial uses in mixed-use areas;
- Maintain and/or improve the quality and safety of existing units; and
- Encourage the preservation of existing affordable units; and

WHEREAS, to develop a housing plan for the City, work was conducted throughout 2018 that included a stakeholder task force, a consultant assembling housing information, staff work in

support of the task force, and analyzing available data and trends regarding housing in Greeley, and;

WHEREAS, the proposed housing strategy outlines nine strategies that can further the goals of housing accessibility in Greeley, and;

WHEREAS, the proposed housing strategy will become a sub-element of the Comprehensive Plan, along with all other adopted master plans and area plans, if adopted; and,

WHEREAS, The Planning Commission recommended on February 12 2019, that the Greeley City Council adopt this *STRATEGIC HOUSING PLAN for the City of Greeley*.

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

Section 1. CITY OF GREELEY STRATEGIC HOUSING PLAN, as set forth in “Exhibit A,” which is attached hereto and incorporated by this reference, is hereby adopted.

Section 2. 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 _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor



CITY OF GREELEY STRATEGIC HOUSING PLAN

An Element of the Imagine Greeley
Comprehensive Plan



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ACKNOWLEDGMENTS

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INTRODUCTION

Greeley aspires to provide a range of housing to accommodate its diverse and growing population. Diversity in housing would mean both a variety of housing types and a broad range in price. Because communities are largely defined by the type, style, and cost of housing it is important for Greeley to have a clear understanding of current housing conditions with strategies to shape future growth.

Through a variety of policies, programs, and regulations, the type, number, and affordability of new and existing housing can be influenced. Housing was a key component of the *Imagine Greeley Comprehensive Plan*. However, due to the complexity of housing issues and its impact on community well being, the *Imagine Greeley Comprehensive Plan* called for a deeper examination into housing policy through the development of a Comprehensive Housing Strategy.

The creation of the *Strategic Housing Plan* took place during 2018, with the help and input from a Housing Accessibility Task Force, data assistance from outside consultants, and the support and analysis of city staff. The Housing Accessibility Task Force met five times during 2018 to discuss challenges facing Greeley's housing market and brainstorm possible solutions. The Task Force included real estate professionals, affordable and market-rate housing providers, nonprofit and for-profit developers, and city staff. Working closely with city staff, the Housing Accessibility Task Force identified seven key constraints or challenges to housing affordability:

1. Escalating cost of raw water;
2. Rising cost of construction and development related costs;
3. Lack of financing;
4. Lack of skilled labor;
5. Rising costs of existing housing;
6. Flat wages; and
7. Missing homes not built during the Great Recession and Greeley's residential downturn.

The action items listed in this *Strategic Housing Plan* will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item nor legally bind the City to implement any particular action. Rather, this plan explores the challenges above and provides nine recommended strategies to address housing affordability and supply.

CURRENT CONDITIONS

A Brief Overview...

Since 1990, Greeley's housing market has grown at an average rate of 1.8% per year. During this time, housing growth generally kept pace with population growth except for between 2003 - 2005 when housing outpaced population growth and 2008 - 2013 when it lagged behind population growth. The surplus of housing provided during the construction boom in the early 2000s was not enough to offset the growing population through the later half of the decade. As a result, staff estimates there were approximately 1,100 residential units not built, needed to keep pace with recent population growth.

Multi-family housing

A healthy multi-family housing market is considered to be one where the vacancy rate is approximately 5%. Since 2011, Greeley's multi-family housing vacancy rate has averaged 3.41%. Looking at more recent trends, for the last five years, the vacancy rate has dropped 0.44% to 2.96%. This means that Greeley currently has a very tight multi-family market with few rentals available. This can not only result in higher rents but it can also force people to look elsewhere for housing if the type and price point of units isn't available.

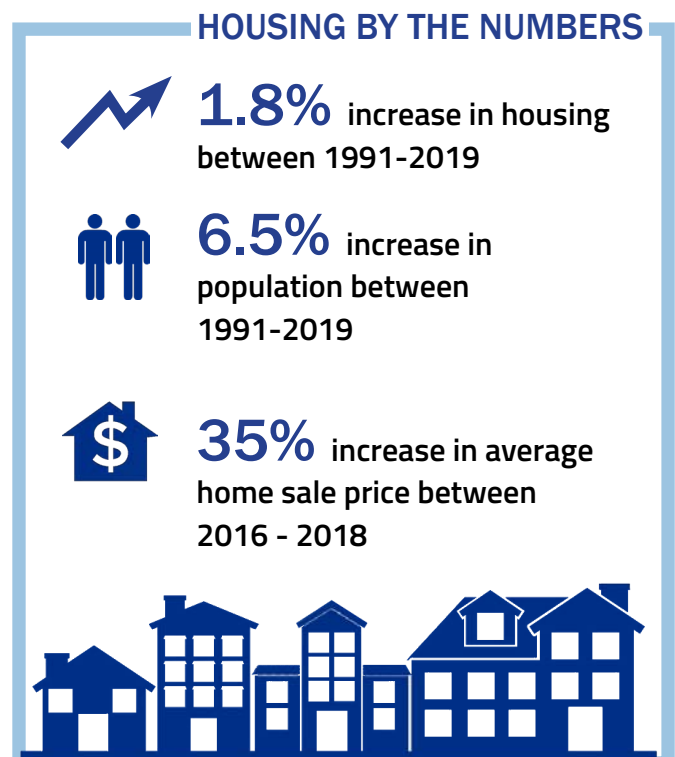
Single family housing

A healthy single family market is considered to be one where there is a six month supply of existing homes for sale. The months of supply is the time it would take for all the current inventory to sell without any new inventory coming on the market. Based on yearly average sales of existing units since 2014, a six months supply of existing units would be 685 units. Recent searches of current listings show that Greeley is currently below a six months supply with home availability somewhere between 350 - 400 units. When inventory levels are

less than six months, sellers have more control over price and terms, often leading to rising home prices. In order to balance the market, Greeley would need to provide a surplus of new construction over what is required to meet growing population demand.

Housing mix

Greeley's historic mix of single and multi-family housing has remained relatively constant at between 63% and 66% single family units. However, during the most recent housing recovery, 2013 to 2018, more than half of new construction consisted of multi-family housing to the extent that the overall percentage of single family housing declined by 1.75% from a high of 65.39% in 2012, to 63.56% in 2019. As housing costs continue to rise, staff anticipates a continued trend in a higher proportion of new construction being multi-family units.



The Problem of Affordability...

Despite historically having one of the most affordable housing stocks in Northern Colorado, Greeley has not been immune to rising home costs and affordability problems.

According to IRES data, average home sales rose \$92,464 from 3rd quarter of 2016 to 3rd quarter of 2018, a 35% increase.

One of the most significant problems in housing affordability is that incomes have not kept pace with the cost of housing. As a working class city, the high

cost of housing results in many citizens paying a disproportionate amount of their income for housing. In Greeley, a median income household cannot afford to purchase a median priced home.

The current problem with housing affordability is unlikely to be solved simply by increased supply. The two main needs are to increase the supply of housing for all income levels, from subsidized to executive housing, and to increase the affordability of housing for wage-earning households.

7 Key Constraints to Housing Affordability...

Escalating cost of raw water

One of the factors affecting the cost of housing has been the cost of raw water. Cities need reliable water rights to provide potable water to meet the needs of growth. The most valuable water and easiest to convert to municipal use is water supplied by the Colorado Big Thompson (CBT) Project. The price of this water, which increased by a factor of three between 2012 and 2016, became more expensive than the price for raw land for single family housing.

On a year-round average, approximately half the treated water in Greeley is used for outdoor purposes, mainly landscape irrigation. During the summer months, as much as 70% of potable water is used for outdoor uses.

Before 2018, Greeley required developers who anticipate building housing to dedicate three acre-feet of raw water for each acre of land they planed to develop. In 2010, an acre-foot of (CBT) water could be purchased for approximately \$8,500. In 2018, this amount of water costs rose to \$33,000 per acre-foot.

At a density of four units per acre, the change in price per acre-foot increased the cost per residential unit by \$24,500.

7 key constraints to housing affordability:

1. Escalating cost of raw water;
2. Rising cost of construction and development related costs;
3. Lack of financing;
4. Lack of skilled labor;
5. Rising costs of existing housing;
6. Flat wages; and
7. Missing homes not built during the Great Recession and Greeley's residential downturn.



Water use per capita has been declining for the past several years because of water conservation, cost, and other reasons. Certain kinds of landscaping are capable of lowering water demand significantly. It should be possible to lower the cost of raw water by significant permanent limitations on landscape and irrigation designs, and other water conservation measures.

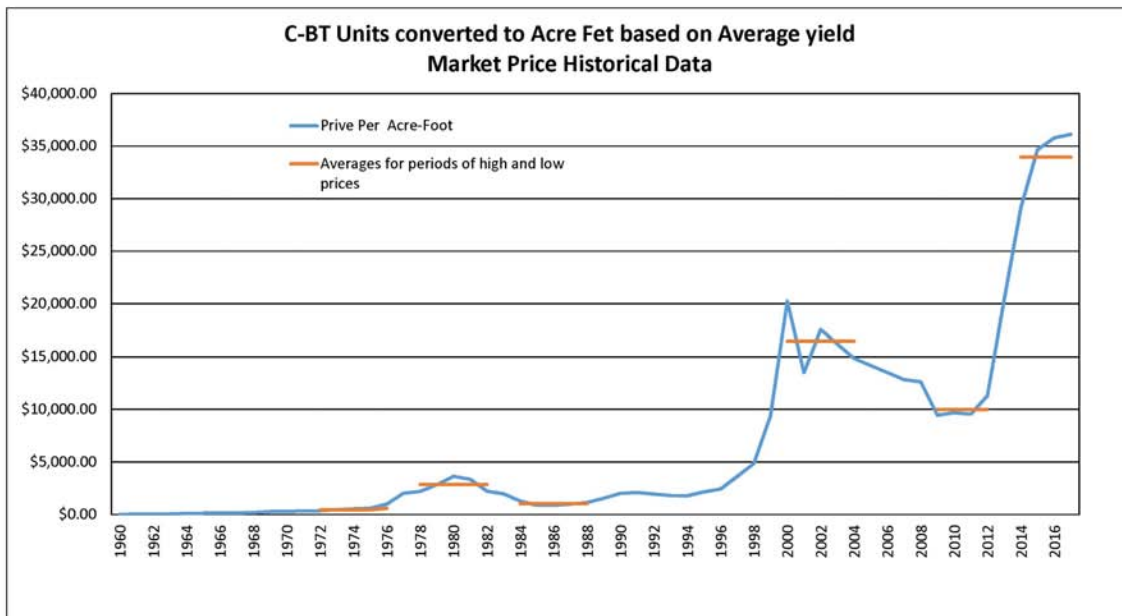
Smaller lots, multi-family housing, and xeriscaping can all contribute to lower water use and can potentially, lower the cost of housing.

Rising cost of construction and development related costs

Costs for construction of all kinds are escalating for a variety of reasons including the increased scarcity of qualified labor, depletion of raw materials, impacts of international trade, and other factors.

Other land planning techniques and housing products such as zero lot line homes, tiny homes, or construction technology such as factory built housing, manufactured components, or other proven technology should be encouraged.

Price per unit of Colorado-Big Thompson Water per Unit Converted to Acre Feet 1960-2017



Lack of financing

As a result of the mortgage crisis leading up to the Great Recession, banking regulations have been tightened to the extent that financing for land development has been almost nonexistent and construction lending for single family construction is difficult to obtain.

Lack of skilled labor

As a result of the loss of construction jobs in the Great Recession, many people left the trades for other opportunities and have not returned. In addition, their knowledge is not being passed on to younger workers. This has left a large gap in skills and limited opportunities for younger trades-people to obtain the necessary job skills.

Rising cost of existing housing

A significant driver in the increase in prices of existing homes is the price escalation of new housing. As more people find they cannot afford a new house, they compete to purchase an existing home. This drives up the price of existing homes commensurate with the price escalation of new homes. In addition, as owners of existing homes look at their options, many choose to remodel rather than move up.

Flat wages

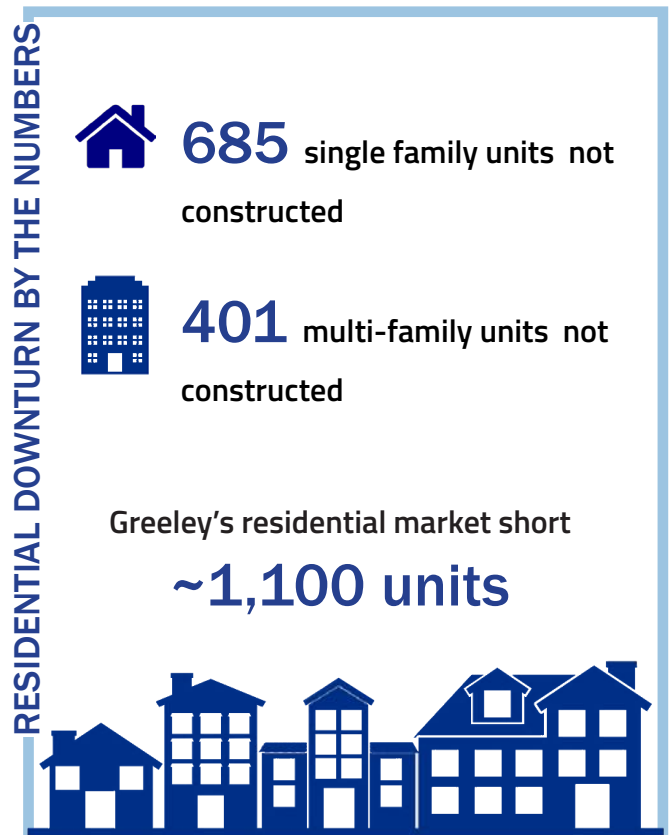
Over the last 40 years, real wages have generally risen, but at a fraction of the rate of housing cost escalation. The result is that a significantly higher population is burdened by the cost of housing than was previously the case.

Missing homes not built during the Great Recession and Greeley residential downturn

During the Great Recession, Greeley's population grew each year, with the exception of 2009. With the difficulty in obtaining financing for any real estate or construction activity, especially single family housing, very few units

were constructed. In fact, taking an average of the number of units constructed in the years leading up to the recession and 2014 and 2015, and comparing that to the recession years of 2008 through 2013, it is estimated that approximately 700 units were not constructed that would have been built in a non-recession. Then during Greeley's 2016 and 2017 residential downturn, an additional 309 residential units were not built, meaning Greeley's housing market is short approximately 1,100 residential units, of the required units needed to keep pace with population growth.

Based on data from Greeley Evans School District 6, it is estimated that there are at least 232 families living in "doubled-up" housing where more than one family shares a housing unit.



STRATEGIES

Nine Housing Strategies:

1. Amend the Development Code to promote housing choice;
2. Minimize development costs for affordable housing;
3. Engage alternative housing providers to build affordable housing;
4. Improve the housing product mix;
5. Address the impact of raw water cost on housing affordability;
6. Complete subarea and neighborhood plans;
7. Create more ownership, move-up, and executive housing options;
8. Encourage vocational training, and apprentice programs for building trades; and
9. Facilitate development of manufactured home parks as an important affordable housing option.

1

STRATEGY I

Amend the Development Code to Promote Housing Choice

Correct zoning mismatches

Portions of the City have zoning that does not reflect existing land uses, recent development trends in the area, or land uses recommended in the Imagine Greeley Land Use Guidance Map. This can adversely affect the availability and cost of housing; requiring additional land use action. Money and time is lost on the preparation of zoning documents, staff review, and responding to comments, before actual permits can be applied for.

Additional burdens are placed on homeowners whose residences are considered legally nonconforming due to the underlying zoning. Homeowners of legally nonconforming properties have trouble securing financing due to restrictions placed on nonconforming buildings. For example, when a legally nonconforming residential structure is damaged by a calamity or other event, the replacement of the residence must commence and be completed within certain time frames. Furthermore, the replacement value of the structure

cannot exceed 50% of its replacement value. Owners of legally nonconforming residences are also limited in repair and expansion of their residence; restricted to valuation provisions and only allowed a one time expansion.

By adopting zoning that better reflects goals and strategies of the *Imagine Greeley Comprehensive Plan* and matches the existing residential uses, the City can reduce unnecessary burdens and costs on housing providers and citizens.

Legally nonconforming sites, buildings, and structures:

A building or structure that was allowed by the Code in effect when established, but is no longer permitted in the district in which it is located.



Accessory dwelling units

Accessory dwelling units (ADUs) can provide affordable rental options in predominantly single family neighborhoods, and act as a wealth-building tool for homeowners. ADUs can increase the overall housing supply incrementally without requiring additional land for expansion.

While a potentially significant addition to the housing stock, ADUs may not be appropriate everywhere; too many units may overburden neighborhoods and services, and appropriate site and architectural design is essential.

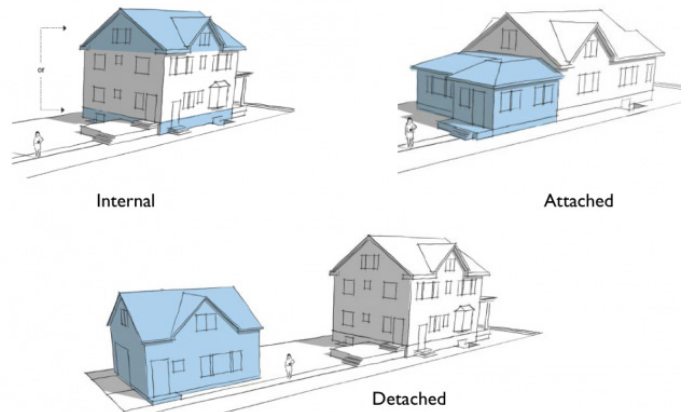
Allowing for ADUs would require future action through code changes. These would include the creation of appropriate design criteria and review processes. The City would look to peer cities that have allowed ADUs for lessons learned. Future study would be undertaken to identify appropriate lot sizes and neighborhoods in which they could be allowed. ADUs would then be reviewed based on characteristics of the lot, including size, configuration, parking availability, and neighborhood context.

Reduce minimum lot sizes for single family housing

The Residential Low Density (R-L) Zoning District has a minimum required lot size of 6,000 square feet with a minimum open space requirement of 30%. While many people prefer the type of housing defined by these zoning standards, the city's changing demographics emphasize a need for a broader mix of housing types. Many households cannot afford the housing that is typically built in single-family neighborhoods.

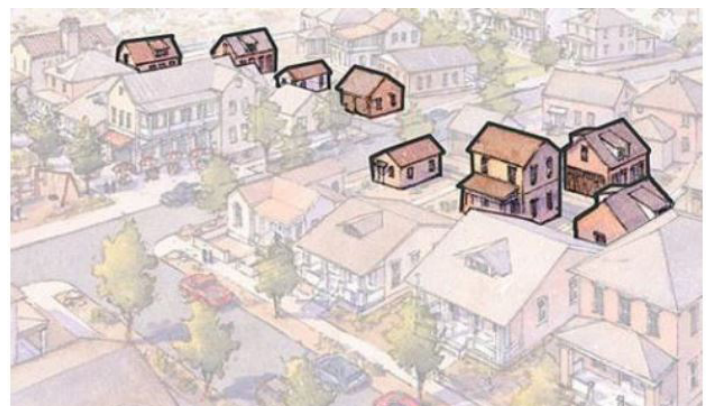
Others enjoy the character and lifestyle of suburban neighborhoods but do not need the space and/or have trouble maintaining larger lots.

What is an ADU?



Accessory dwelling unit (ADU):

A smaller, attached or detached residential dwelling unit located on the same lot as a stand alone single family home.



A development pattern based on smaller footprint configurations could yield higher density, lower costs, and lower water demand. Future action would require code changes to the zoning development standards, and considerations of changes to setbacks, open space requirements, and cluster development standards.

Provide regulatory incentives for permanent affordable housing

While requiring developers to provide affordable housing is illegal in Colorado, providing regulatory incentives is permitted. For example, cities and towns may grant additional intensity or up-zoning, if a proportion of a development is set aside for affordable housing.

Encourage complete neighborhoods

Complete neighborhoods contain a mix of land uses and services where most residents can meet most of their daily needs within a 20-minute safe and comfortable walking distance. Key elements of complete neighborhoods are a fine-scaled mix of land uses, minimal large parking lots, neighborhood schools and parks, shaded sidewalks, frequent rest stops and sitting areas, windows facing the street, interesting architecture, and other people out walking. Such neighborhoods may yield less stress and cost than autacentric neighborhoods where the automobile is require to access most needs.

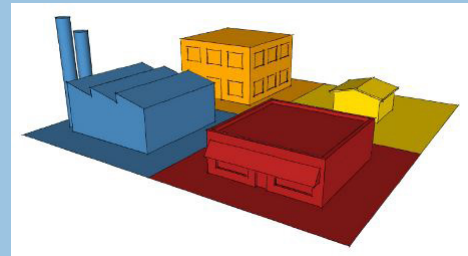
Zoning appropriately for complete neighborhoods would require finer scaled commercial districts that are incorporated more frequently at the block level. Smaller scale commercial districts that were limited to land uses necessary to support daily activities would also reduce the need for large commercial centers which often contain buildings with large footprints and large parking lots which become hard to redevelop as they age.

The City of Greeley currently has a euclidean system of zoning by which residential, commercial, and industrial uses are, for the most part, restricted to separate zoning districts. Many communities have shifted from

this traditional practice of zoning to incentive zoning, form-base code, performance-based zoning, etc. The City can support complete neighborhoods by exploring a reclassification of zoning districts using on of these practices or a hybrid zoning which allows more flexibility in uses while defining specific design criteria based on location.

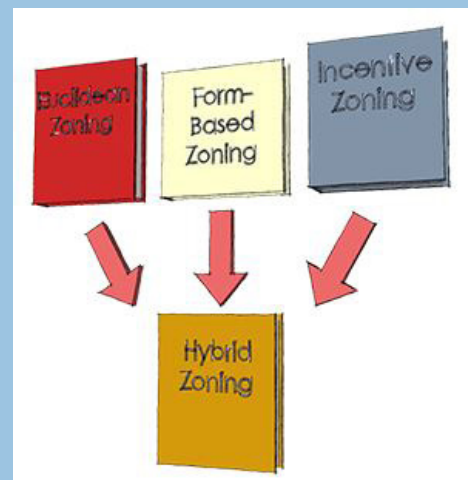
Euclidean Zoning:

System of zoning by which the town or community is divided into areas in which specific uses of land are permitted.



Hybrid Zoning:

System of zoning that identifies best elements of euclidean zoning, formed-based zoning, and incentive zoning and integrates them into a new whole. Location specific, hybrid zoning allows for diversity in uses while establishing specific design criteria for districts, such as downtowns, or street frontages based on classification.



Short-term rentals

A growing problem in much of the U. S. is the conversion of housing units into short-term rental properties that operate somewhat like hotels and are known by brand names such as Air B&B, VBRO, etc. Short-term rentals can include the use of a spare bedroom or it can entail the rental of an entire housing unit or even a multi-family structure.

The City currently does not have specific Code to regulate short-term rentals. Rather they are restricted by occupancy standards, which dictate how many non-related persons can occupy a residence. The City does not have data on this trend but is aware that many short-term rentals are operating within Greeley without authorization of a business license.

The lack of regulations, enforcement, and city oversight results in lost tax revenue. Improper siting of these facilities can affect neighborhood livability with negative impacts on traffic, maintenance, and noise. There is also possibility that short-term rentals can reduce the city's housing stock and contribute to a low vacancy rate and higher housing prices.

When implemented and regulated properly, short-term rentals can be a positive addition to communities, contributing to sales tax, tourism, and housing diversity. The City should look to peer communities who have implemented short-term rental regulations when considering future Code changes and seek to legalize as many of the existing short-term rentals as appropriate.

Affordable Housing:

Housing that costs no more than 30% of a household's income.



Due to the phenomenon of drive to qualify, some definitions also include transportation costs; spending no more than 45% of household's income for housing and transport.



2

STRATEGY II

Minimize Development Costs for Affordable Housing

Explore new development incentives

The City's role in providing affordable housing begins with finding ways to eliminating barriers for its development. Greeley's development regulations were implemented to ensure safety, compatibility, and to maximize the quality of development. These regulations add time and cost to housing development. Some developers see these processes as hindrances that drive up costs.

The City currently offers economic development incentives for new job creation and has recently launched incentives for large construction projects in the Redevelopment District. The City should similarly explore incentive packages to encourage the development of affordable housing. These may include density bonuses, parking reductions, or priority processing.

Evaluate having the City front-end major infrastructure

One of the factors affecting developers' ability to provide housing is the availability of adequate public facilities as defined under Title 18 of the City Code. The City currently limits development in areas where adequate public facilities, such as fire protection, police service, water and sewer service is not available. In order to develop within these area, a developer must extend the necessary services or provide an alternative acceptable to the City.

Density Bonus:

An incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals.

Major infrastructure costs such as water and sewer trunk lines or major streets can contribute significant costs to housing, limiting the number of people who can afford to purchase or rent. The City has undertaken major capital projects, extending services, when the creation of primary jobs has been the goal. More recently, the availability of housing for all income levels has emerged as a significant issue. It is recommended that the City evaluate the costs and benefits of extending major infrastructure into areas where most of the required adequate public facilities are in place to encourage development. This evaluation should include recommendations for how to fund these facility extensions as well as pay back scenarios.

Support metropolitan districts

Metropolitan districts allow development improvements to be financed with municipal bonds which offer more favorable terms than conventional bank financing.

These bonds are then paid back through a mill levee on the properties in the district. While the mill levee can be quite expensive, it may provide a better opportunity for affordability or, alternatively, more amenities than conventional financing. The City should examine how metropolitan districts may be used to incentivise affordable housing. This approach could also lead to a more heterogeneous mix of housing, helping to reduce geographic concentrations of low income households.

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STRATEGY III

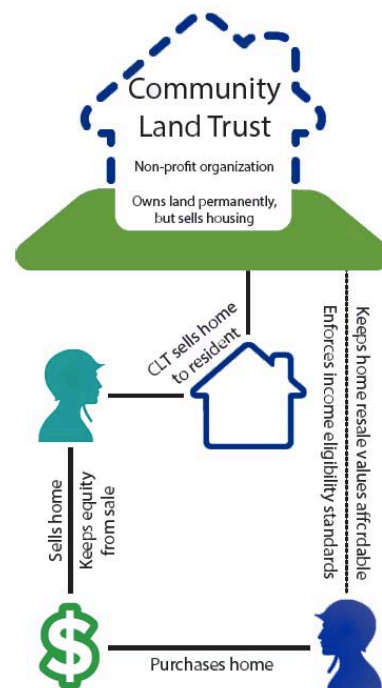
Engage Alternative Housing Providers to build Affordable Housing

Work with community land trusts

Community land trusts can provide affordable housing opportunities including ownership opportunities for households with between 80% and 120% of Area Median Income (AMI), households that usually cannot qualify for mortgages for market housing. When a household works with a community land trust to purchase a permanently affordable home, the household buys the improvements financed by a mortgage and the community land trust purchases the lot and leases it to the home buyer. The homeowner pays a small lease fee to the community land trust to cover their expenses. In this scenario, the mortgage payments and ground lease are significantly lower than a mortgage payment would be on the same house if purchased at full market price.

In return for the lower price for the home when purchased, the increased resale value for the home is shared between the community land trust and the homeowner so that the home remains affordable for the

next buyer with an income between 80% and 120% of AMI. Land trusts can partner with, or act as, builders or developers of housing projects, or work with scattered housing sites.





Partner with for-profit and non-profit housing providers

The housing problem is highly complex and there is not a simple solution. It will require the participation and cooperation of several housing providers. Any workable solution must involve a variety of players from the public, private, and nonprofit sectors to provide meaningful and realistic solutions. The City is already working with High Plains Community Development Corporation, Habitat for Humanity, and other non-profits where appropriate.

Work with major employers on shared housing programs

A major trend throughout the U. S., particularly in areas with high job growth like Northern Colorado, is that the cost of housing continues to rise and wages remain flat, resulting in a lack of affordable housing for semi-skilled labor.

To the extent possible, a communities housing supply should reflect its workforce housing needs. The City should explore policies and programs to increase housing for Greeley's workforce in partnership with major employers. Investments in affordable housing projects by employers may be a less expensive way of making home ownership attainable than increasing wages.

Work with Habitat for Humanity to expand their role

Habitat for Humanity is already a major player in building new affordable housing in Greeley. They are also currently providing housing rehabilitation services

in other communities. Bringing rehabilitation services to Greeley could significantly help with neighborhood revitalization.

Explore land banks

Several Northern Colorado communities use land banking as a tool to acquire sites for affordable housing projects. They purchase large sites well in advance of development, hold them, and either develop them themselves or sell them at a discount to developers in return for permanently affordable housing. In Greeley this has been done on a small scale, Greeley's Urban Renewal Authority has purchased vacant land and land occupied by dilapidated structures and resold it for affordable housing.

The power of land banking is that as the cost of land rises over time, the banked land can be held and made available for affordable housing at a lower cost, reducing the price of development. The biggest challenge to establishing a land bank is establishing the funding mechanism and capital to fund purchases. The City should therefore explore funding sources such impact fees, dedicated tax funding, and state and federal funds.

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STRATEGY IV

Improve the Product Housing Mix

Encourage diversity in housing types

The high interest rates that limited housing affordability during the 1980s stimulated significant innovation in creative product designs for housing. Concepts such as patio homes, zero-lot line housing, and other layouts were just a few of the creative land planning and building types. These creative housing designs seem to have been forgotten in the housing boom of the 1990s and early 2000s. During the recent housing recovery, there have been relatively few options from which to choose.

Promote housing innovation

Most new housing units in Greeley are produced using nearly the same process as 50 years ago. The bulk of the construction still occurs outdoors, on the site with subcontractor crews moving from house to house, frequently between subdivisions and communities. As a result, weather, traffic, and many other factors contribute to construction delays.

While land grading, wet and dry utilities, foundation, and flatwork must be constructed in place, none of the construction above the foundation needs to be constructed on-site. In fact, it is more efficient to construct housing units or components in the controlled environment of a factory. Large jigs and patterns that would be too cumbersome to use on-site as well as adhesives that cannot withstand moisture or low temperatures can be used in factories. By improving efficiency and quality, indoor construction can significantly reduce the cost of housing thereby improving housing affordability.

Update the Redevelopment Guide

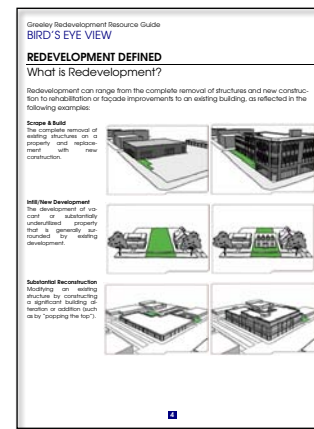
The Redevelopment Guide was created in 2011 as a resource to simplify redevelopment endeavors by compiling all the various city programs and incentives in one guide. In recent years, various city departments have been exploring new programs to lower the barriers to development/re-development. The Redevelopment Guide should be updated to incorporate the latest pilot projects and incentives.

Along with other Code update recommendations, staff also recommends that the Redevelopment District itself be re-examined contextually to identify subareas and to delineate commercial versus residential redevelopment incentives. City staff should continue to explore additional tools and programs to encourage infill in older at risk neighborhoods.

Several cities have adopted programs which provide pre-approved or "permit-ready" construction plans to the public at no or low cost. These programs reduce barriers to individual citizens through reduced design costs, project review fees, and review time.

In many older parts of the city, east of 23rd Avenue, neighborhoods are platted with relatively similar lot configurations that have little variation in dimensions throughout the subdivision. Most modern stock housing plans are designed for post-World War II lots that tend to be wider and shallower. However, many of the lots east

of 23rd Avenue are relatively narrow and deep. The City should explore the availability of model housing plans for new and accessory units that would fit spatially and contextually into the Redevelopment District. Special attention should be given to neighborhood character to ensure that pre-approved plans are architecturally compatible with the area.



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STRATEGY V

Address the Impact of Raw Water Cost on Housing Affordability

Implement water smart neighborhood and common area policies

Greeley has traditionally required the dedication of three acre-feet of raw water rights per acre for land used for housing. The rapid escalation of the price of raw water rights has contributed significantly to the increase in the cost of housing, especially in the Residential Estate (R-E) and Residential Low (R-L) Density zones that have larger minimum lot areas.

The City is undertaking a pilot program called “Water Smart Neighborhoods” to permit a reduction in the dedication requirement in return for a firm commitment to reduce water demand. Under this pilot program, developers would have the option to propose a Water Smart Neighborhood in exchange for lower raw water dedication. A complete subdivision filing must be proposed for consideration as a Water Smart Neighborhood; individual lots or partial filings would not

be allowed. Filings can be proposed at 80% of normal consumption, 60%, or 40%. Correspondingly, raw water would be dedicated, per surface acre, at 2.5 ac-ft., 2 ac-ft., or 1.5 ac-ft. (under the current 3 ac-ft. per 1 land acre standard). These can be referred to as Water Tier 80, Water Tier 60, or Water Tier 40. The implementation of Water Smart Neighborhoods will likely be realized through water conserving landscape design and maintenance (Xeriscaping) and water efficient fixtures.

Once designated, households will be required to be maintained at or below their designated Water Tier. Lots will have a water budget, as determined by the city-wide Water Budget Program. The standard water budget for the household will then be reduced by 20%, 40%, etc., based on the assigned Water Tier. This would be noted as a Water Smart Neighborhood Water Tier 80 Reduction calculation on citizens’ individual water bills.



To successfully achieve this on a neighborhood scale will require extensive training and awareness. To ensure on-going compliance, the City will (after build-out) target Water Smart Neighborhood residents for awareness and on-going education. Such efforts can include line-item notice on water bills, brochures, and meetings with neighborhood representatives.

Develop a water smart policy for individual lots

The City can develop an approach and policies targeted to individual homeowners with incentives equivalent to those provided for the developers of new homes. The Water Smart Neighborhood methodology could be applied to “Water Smart Homeowners” whom voluntarily commit to a lower water consumption budget.

The City currently bases its water billing on a water budget. This is calculated by multiplying the number of people living in a residential unit times the average indoor use per person plus the imperious area on each lot times the irrigation water demand for that month. Water customers that exceed their allocated budget pay a higher rate.

Applying a water smart policy to at the micro level could help lower the price of city-wide housing over time. Lowering existing water demand lengthens the time before additional investment is needed to enlarge storage, transmission, and distribution infrastructure thus enhancing the affordability of living in Greeley.

6

STRATEGY VI

Complete Subarea & Neighborhood Plans

Complete plans for neighborhoods with housing opportunities

Subarea and neighborhood plans bridge the gap between broad policies of comprehensive plans and geographic specific areas. These plans identify the desired characteristics of an area that should be preserved or enhanced, identify opportunities to implement comprehensive plan goals and policies, and define a shared vision for the area which addresses housing, trails, parks, schools, and commercial services.

Neighborhood planning helps identify appropriate densities, character, and mix of uses, and the regulatory changes needed to ensure that development occurs in accordance with a shared vision. With large swaths of undeveloped land within both city limits and the Long Range Expected Growth Area, it is important for the City to get ahead of development to ensure that future development is compatible with the area and goals of the *Imagine Greeley Comprehensive Plan*. Additionally,

many older neighborhoods have opportunities for infill redevelopment of housing. With appropriate planning and design, newer housing units can be integrated into the existing urban fabric. This can have the mutual benefits of preserving neighborhood character as well as providing opportunities for redevelopment.

Large-scale master planning for complete neighborhoods

Complete neighborhoods host a mix of uses in order to provide for our daily need to live, work, play, worship, dine, shop, and interact. They are more likely to be achieved through master planning. However, larger-scale sites are challenging for multiple reasons. Larger-scale projects can encompass sites that are in multiple ownerships, which can lead to disputes over phasing and timing, where the higher value land uses go, how to pay for and locate infrastructure, and how revenues and equity are shared among the owners. Large-scale projects also take longer to implement leading to higher



financing costs, and are more susceptible to changing market conditions.

Through subarea and neighborhood plans, the City can help identify appropriate sites for public services and infrastructure such as roads, school sites, fire stations etc. setting the foundation onto which master planned communities can they be built.

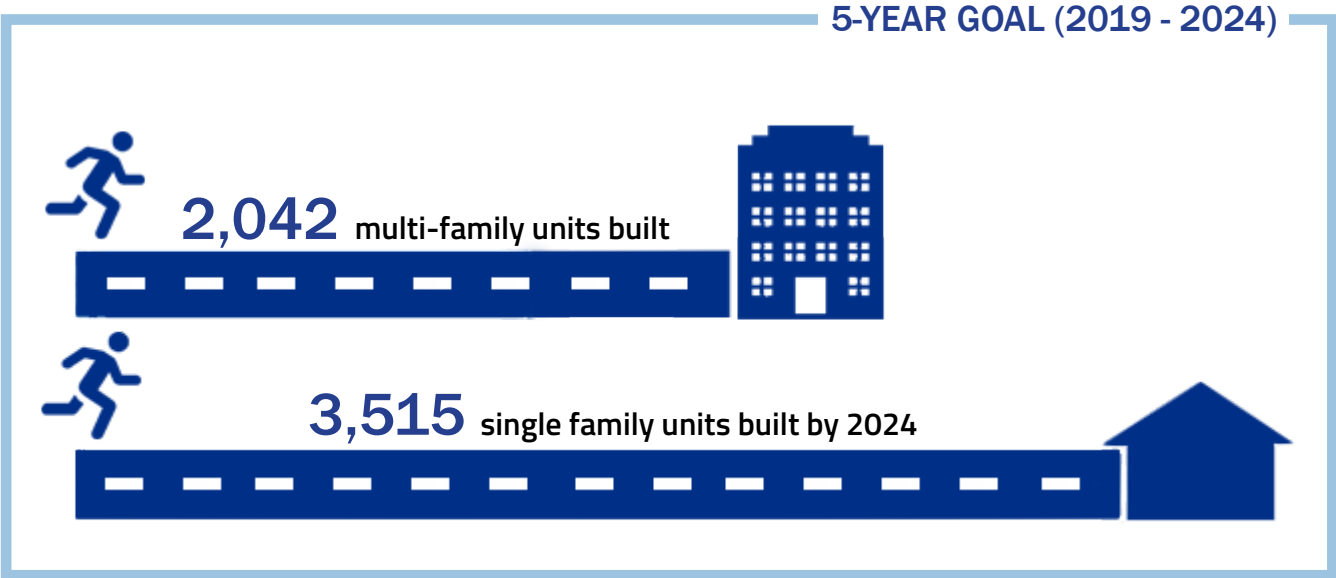
The City can also explore creating incentives for landowners to work together. For example, the City could directly provide or retain consultants to provide planning services for land owners wishing to cooperate on larger scale, multiple ownership planning projects. This could result in rezoning or appropriately-structured Planned Unit Development approvals. Such plans could avoid land use conflicts that can arise from piecemeal, small-scale planning.

Identify under-utilized sites for housing

Many areas in Greeley are underused. Such areas include un-needed parking areas and the air-rights above those parking areas. Such sites may offer opportunities for the development of housing. The City should create and maintain an inventory of underutilized sites that meet or nearly meet adequate public facilities requirements and promote their redevelopment.

Adopt a five-year housing goal

With this Plan, adopt a goal of a 5-year housing target of 2,042 multi-family and 3,515 single family units built in Greeley by 2024. The shortage of both affordable and market housing is too great to realistically expect it to be fulfilled in one year. By setting and meeting an aggressive five-year goal, it is possible to ease the housing shortage each year and reach a balanced housing market.



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STRATEGY VII

Encourage Ownership, Move-up & Executive Housing Options

Encourage a range in housing choices

As people age throughout their lives, their ability to pay for and need for housing changes. As young adults leave home to set up housing, their needs may be minimal. However, as they start families and raise children, they may need larger housing with more outdoor space. Move-down housing options are important to empty nesters who may have needed a larger home in which to raise children but no longer need the additional space or wish to clean or maintain it.

Greater options in single family housing types are needed to accommodate changing demographics. Options should include smaller footprint detached structures, town homes, attached homes, and accessory dwelling units. The inclusion of these units types should be addressed in neighborhood plans and encouraged at the neighborhood level.

Work with developers to create higher-end developments

Greeley has limited move-up and executive housing. The City should create a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments. This task force would identify barriers, develop policies, and encourage other entities to undertake activities and policies to attract higher income buyers to Greeley and supply them with appropriate housing products.

Explore cooperative housing options

One of the emerging forms of home ownership is cooperative housing. In cooperative housing, the land and buildings containing the housing units are owned by a corporation or other entity that is, in turn, owned jointly by the residents. While on the surface, this sounds a lot like condominium ownership, it is less regulated and there is less likely to be a property manager involved.

Develop additional home ownership incentive programs

G-HOPE is an employer sponsored program to provide down payment assistance to prospective home buyers purchasing homes in select neighborhoods within the Redevelopment District. Down payment assistance is available to regular full-time employees of the City of Greeley, the University of Northern Colorado, Greeley-Evans School District No. 6, Banner Health/North Colorado Medical Center, Sunrise Community Health, Frontier Academy, High Plains Library District, and Salida del Sol Academy. The City should look to expand this partnership with other major employers within the community in order to build its workforce housing.

The City can also explore other, reimbursed, home buyer assistance programs to be implemented city wide. The loan in such a program would be due back in full when the house is sold, transferred out of the buyer's name, second lien obtained, or rented.

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STRATEGY VIII

Encourage Vocational Training & Apprenticeship Programs

Support educational institutions involved in skilled trades

Throughout Northern Colorado, builders report a lack of workers in the skilled trades necessary for home building. The City, Greeley-Evans School District 6, Aims Community College, and non-profit and for-profit builders, have been cooperating on education, training, and apprenticeship programs for the building trades. It is essential for the health of the home-building and remodeling industries that these entities continue their programs.



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STRATEGY VIII

Facilitate Development of Manufactured Home Parks

Affordable housing options

While manufactured homes provide an affordable options to traditional housing, they provide their own set of unique challenges. Owners of manufactured homes face many similar challenges as renters; space rents can rise, they can be evicted, and then there is the possibility of income loss or a health crisis. Relocating can be a more difficult endeavor for a manufactured home owner because transport fees are costly, yearly taxes must be paid in full to obtain a moving permit, and finding a new spot in another mobile home park can be difficult.

Some of the management practices for mobile home parks can serve to trap low-income people in unsuitable housing situations. Space rents are often secured by the movable property. Therefore, manufactured homes can be seized for back rent if the resident cannot afford to move it or find another place to set it up. The unit may be resold and the process can be repeated.

Explore alternative ownership options

Developing manufactured home parks with a community land trust or as cooperative housing projects can alleviate predatory practices. Giving the residents an ownership interest in the manufactured home park is likely to lead to more equitable treatment of residents and create an incentive to maintain the park to a high level of quality.

Alternative technologies

Manufactured homes are built in factories rather than on-site. They are therefore not as susceptible to labor shortages and can capitalize on mass production efficiencies.

Recognized as the grandfather to the tiny home movement, manufactured homes are regaining popularity. Architects and new urbanists such as Andre Duany tote the social successes of mobile home parks and are re-imagining the manufactured home product.



With “bento box” like compartmentalism and sleek materials, these new designs are trying to break the stigma of mobile home parks and capture the attention of those with minimal needs and desire for affordability.

Update regulations

Much has been done in recent years to enhance the quality of mobile home parks, including the adoption of mobile home building codes and other regulations. The City’s current mobile home setback and dimensional standards do not appropriately address newer sized manufactured home products. Upgrading mobile home park regulations to address new product types as well as updated requirements for amenities, usable open space, streets and walkways, off-street parking, and other features is key to encouraging high-quality, cohesive manufactured home developments.





IMPLEMENTATION

Achieving the goals outline in the *Imagine Greeley Comprehensive Plan* will require new polices, new programs, new and deeper partnerships with non-profit organizations, land use development code changes, and possible zoning district changes.

Similarly, the strategies discussed in this *Strategic Housing Plan* will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item nor legally bind the City to implement any particular strategy. Given that the actions are intended to take place in the future and that we cannot bind future Councils, there must be enough flexibility to permit future Councils to set priorities based on the City's needs.

The table below provides specific actions or "next steps" the City can pursue to implement the nine strategies. For each action a lead department or organization is identified who would likely spearhead the effort. Each actions was also assigned a time frame based on need and feasibility. Time frames are described as short-term meaning one to three years, mid-term meaning three to five years, long-term meaning five years or more, or ongoing for actions that needs to continue over time.

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
1. AMEND THE DEVELOPMENT CODE TO PROMOTE HOUSING CHOICE	Identify and initiate strategic rezones to correct zoning mismatches	✓			CD	
	Identify geographic and contextually appropriate locations for accessory dwelling units (ADUs) and amend the Development Code to include ADU regulations	✓			CD	
	Amend minimum lot sizes, open space requirements, building height, setbacks and/or performance options in residential zoning districts	✓			CD	
	Amend the Development Code to create incentives to encourage complete neighborhoods	✓			CD	
	Amend the Development Code to incentivize the inclusion of affordable housing in new development	✓			CD	
	Amend housing occupancy standards	✓			CD	
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Explore financial incentives to encourage permanent affordable housing	✓			EHH	CD
	Explore private activity bonds, forgivable loan/ grants, tax credits, Kansas City forgivable loan funds, and other funding sources	✓			EHH	

CD = COMMUNITY DEVELOPMENT
EHH = ECONOMIC HEALTH AND HOUSING
WS = WATER AND SEWER
PW= PUBLIC WORKS
CM = CITY MANAGERS OFFICE

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Evaluate the risks, costs, and benefits of having the City front-end required trunk lines which would be reimbursed with impact fees	✓			EHH	CD
	Based on a positive recommendation, implement having the City front-end required trunk lines which would be reimbursed with impact fees	✓			CM	CD PW WS EHH
	Support metropolitan districts or other special districts as potential financing tools	✓			CD	EHH
	Explore alternative housing finance options	✓			EHH	
	Update the Redevelopment Resource Guide to include current pilot programs and incentive packages	✓			CD	WS
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Explore working with community land trusts to create a shared equity home ownership program	✓			EHH	CD
	Partner with one or more housing providers to construct attainable housing	✓			EHH	CD

EHH = ECONOMIC HEALTH AND HOUSING
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STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Work with major employers for shared equity housing (e.g., down payment assistance programs, employer sponsored savings plan)	✓			EHH	CD
	Explore the feasibility of a land bank for affordable housing	✓			EHH	CM CD
	Explore the potential to expand Habitat for Humanity's role to include housing rehabilitation	✓			EHH	CD
	Explore alternative housing finance options	✓			EHH	CD
4. IMPROVE THE HOUSING PRODUCT MIX	Explore alternative housing technologies, products, production methods, and housing types including factory built housing		✓		EHH	CD
	Explore working with community land trusts to create a shared equity home ownership program		✓		EHH	CD
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Implement the "Water Smart Neighborhood Policy" and the "Water Smart Common Area Policy"	✓			WS	CD
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Develop a "Water Smart Individual Lot Policy" to reduce the cost of water for existing and future homeowners	✓			WS	CD
6. COMPLETE SUBAREA & NEIGHBORHOOD PLANS	Complete subarea or neighborhood plans for areas that have the potential to provide a significant amount of housing in the near future		✓		CD	EHH WS PW
	Complete subarea or neighborhood plans for areas in distress or those that are prime for redevelopment		✓		CD	EHH WS PW
	Collaborate with housing providers on large scale master plans			✓	CD	EHH WS PW
	Identify under-utilized sites that could be re-purposed for housing	✓			CD	
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Develop more home ownership incentive programs		✓		EHH	
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Work with a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments		✓		CD	EHH
	Explore the attraction of cooperative housing providers		✓		EHH	CD
8. ENCOURAGE VOCATIONAL, TRAINING, AND APPRENTICE PROGRAMS FOR BUILDING TRADES	Continue to support school districts and post-secondary educational institutions involvement in developing courses and apprenticeships in skilled trades	✓			CM CD WS PW	
9. FACILITATE DEVELOPMENT OF MANUFACTURED HOMES	Update zoning regulations for mobile homes to address changing products and assure there is safe and adequate infrastructure and amenities		✓		CD	
	Explore alternative ownership options including non-profits, cooperative ownership, and community land trust		✓		CD	EHH
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

PLANNING COMMISSION SUMMARY

ITEM: Adoption of *the City of Greeley Strategic Housing Plan*

PLANNER: Rachel Prelog, Planner II

HEARING DATE: February 12, 2019

PLANNING COMMISSION FUNCTION:

To review the proposed update of the *City of Greeley Strategic Housing Plan* and make a recommendation to the City Council in the form of a motion.

PROJECT OVERVIEW AND BACKGROUND:

On February 6, 2018 the City Council adopted *Imagine Greeley*, an update of the City of Greeley's Comprehensive. A high priority recommendation of the Plan was the development of a comprehensive housing strategy for Greeley.

The draft of the *City of Greeley Strategic Housing Plan* currently under review for today's hearing is intended to implement this recommendation. The *Strategic Housing Plan* would become a sub-element of the *Imagine Greeley Comprehensive Plan* along with all other adopted master plans and area plans.

The creation of the Strategic Housing Plan took place during 2018, with the help and input from a Housing Accessibility Task Force, data assistance from outside consultants, and the support and analysis of city staff. The Housing Accessibility Task Force met five times during 2018 to discuss challenges facing Greeley's housing market and brainstorm possible solutions. The Task Force included real estate professionals, affordable and market-rate housing providers, nonprofit and for-profit developers, and city staff. Working closely with city staff, the Housing Accessibility Task Force identified seven key constraints or challenges to housing affordability:

1. Escalating cost of raw water;
2. Rising cost of construction and development related costs;
3. Lack of financing;
4. Lack of skilled labor;
5. Rising costs of existing housing;
6. Flat wages; and
7. Missing homes not built during the Great Recession and Greeley's residential downturn.

In addition, city staff held work sessions with the City Council and Planning Commission to keep them informed and to provide opportunities for feedback.

The Imagine Greeley Comprehensive Plan, included two goals for housing:

- 1) Improve access to housing for all income levels, ages, and physical abilities; and
- 2) Encourage a broad diversity of housing options.

The action items listed in this Strategic Housing Plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item nor legally bind the City to implement any particular action. Rather, this plan explores the challenges to housing in Greeley and provides nine recommended strategies to address housing affordability and supply.

City of Greeley Strategic Housing Plan – Nine strategies:

- 1) Amend the Development Code to promote housing choice;
- 2) Develop financial strategies that minimize infrastructure costs for affordable housing;
- 3) Engage alternative housing providers to build affordable housing;
- 4) Improve the housing product mix;
- 5) Address the impact of raw water cost on housing affordability;
- 6) Complete subarea and neighborhood plans;
- 7) Create more ownership, move-up, and executive housing options;
- 8) Encourage vocational training, and apprentice programs for building trades; and
- 9) Facilitate development of manufactured home parks as an important affordable housing option.

PLANNING STAFF RECOMMENDATION:

The Planning Commission is the primary steward of the City’s Comprehensive Plan, and any amendments or additions to the Plan. As such, adoption of a sub-element, require a public hearing on the proposed amendment and formal recommendation to the City Council. City staff recommends that the Planning Commission forward a recommendation of approval to the City Council to adopt the *City of Greeley Strategic Housing Plan* in the form of a motion.

PLANNING STAFF RECOMMENDED MOTION:

The Planning Commission recommends that the City Council adopt the *City of Greeley Strategic Housing Plan*.

ATTACHMENTS:

- Attachment A – City of Greeley Strategic Housing Plan
- Attachment B – Strategic Housing Plan Implementation Road Map



CITY OF GREELEY STRATEGIC HOUSING PLAN

An Element of the Imagine Greeley
Comprehensive Plan



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ACKNOWLEDGMENTS

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INTRODUCTION

Greeley aspires to provide a range of housing to accommodate its diverse and growing population. Diversity in housing would mean both a variety of housing types and a broad range in price. Because communities are largely defined by the type, style, and cost of housing it is important for Greeley to have a clear understanding of current housing conditions with strategies to shape future growth.

Through a variety of policies, programs, and regulations, the type, number, and affordability of new and existing housing can be influenced. Housing was a key component of the *Imagine Greeley Comprehensive Plan*. However, due to the complexity of housing issues and its impact on community well being, the *Imagine Greeley Comprehensive Plan* called for a deeper examination into housing policy through the development of a Comprehensive Housing Strategy.

The creation of the *Strategic Housing Plan* took place during 2018, with the help and input from a Housing Accessibility Task Force, data assistance from outside consultants, and the support and analysis of city staff. The Housing Accessibility Task Force met five times during 2018 to discuss challenges facing Greeley's housing market and brainstorm possible solutions. The Task Force included real estate professionals, affordable and market-rate housing providers, nonprofit and for-profit developers, and city staff. Working closely with city staff, the Housing Accessibility Task Force identified seven key constraints or challenges to housing affordability:

1. Escalating cost of raw water;
2. Rising cost of construction and development related costs;
3. Lack of financing;
4. Lack of skilled labor;
5. Rising costs of existing housing;
6. Flat wages; and
7. Missing homes not built during the Great Recession and Greeley's residential downturn.

The action items listed in this *Strategic Housing Plan* will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item nor legally bind the City to implement any particular action. Rather, this plan explores the challenges above and provides nine recommended strategies to address housing affordability and supply.

CURRENT CONDITIONS

A Brief Overview...

Since 1990, Greeley's housing market has grown at an average rate of 1.8% per year. During this time, housing growth generally kept pace with population growth except for between 2003 - 2005 when housing outpaced population growth and 2008 - 2013 when it lagged behind population growth. The surplus of housing provided during the construction boom in the early 2000s was not enough to offset the growing population through the later half of the decade. As a result, staff estimates there were approximately 1,100 residential units not built, needed to keep pace with recent population growth.

Multi-family housing

A healthy multi-family housing market is considered to be one where the vacancy rate is approximately 5%. Since 2011, Greeley's multi-family housing vacancy rate has averaged 3.41%. Looking at more recent trends, for the last five years, the vacancy rate has dropped 0.44% to 2.96%. This means that Greeley currently has a very tight multi-family market with few rentals available. This can not only result in higher rents but it can also force people to look elsewhere for housing if the type and price point of units isn't available.

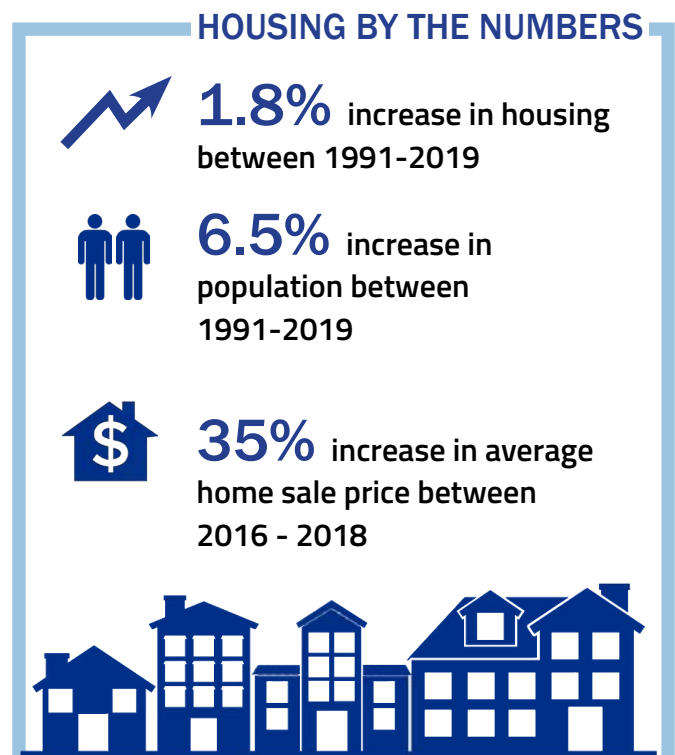
Single family housing

A healthy single family market is considered to be one where there is a six month supply of existing homes for sale. The months of supply is the time it would take for all the current inventory to sell without any new inventory coming on the market. Based on yearly average sales of existing units since 2014, a six months supply of existing units would be 685 units. Recent searches of current listings show that Greeley is currently below a six months supply with home availability somewhere between 350 - 400 units. When inventory levels are

less than six months, sellers have more control over price and terms, often leading to rising home prices. In order to balance the market, Greeley would need to provide a surplus of new construction over what is required to meet growing population demand.

Housing mix

Greeley's historic mix of single and multi-family housing has remained relatively constant at between 63% and 66% single family units. However, during the most recent housing recovery, 2013 to 2018, more than half of new construction consisted of multi-family housing to the extent that the overall percentage of single family housing declined by 1.75% from a high of 65.39% in 2012, to 63.56% in 2019. As housing costs continue to rise, staff anticipates a continued trend in a higher proportion of new construction being multi-family units.



The Problem of Affordability...

Despite historically having one of the most affordable housing stocks in Northern Colorado, Greeley has not been immune to rising home costs and affordability problems.

According to IRES data, average home sales rose \$92,464 from 3rd quarter of 2016 to 3rd quarter of 2018, a 35% increase.

One of the most significant problems in housing affordability is that incomes have not kept pace with the cost of housing. As a working class city, the high

cost of housing results in many citizens paying a disproportionate amount of their income for housing. In Greeley, a median income household cannot afford to purchase a median priced home.

The current problem with housing affordability is unlikely to be solved simply by increased supply. The two main needs are to increase the supply of housing for all income levels, from subsidized to executive housing, and to increase the affordability of housing for wage-earning households.

7 Key Constraints to Housing Affordability...

Escalating cost of raw water

One of the factors affecting the cost of housing has been the cost of raw water. Cities need reliable water rights to provide potable water to meet the needs of growth. The most valuable water and easiest to convert to municipal use is water supplied by the Colorado Big Thompson (CBT) Project. The price of this water, which increased by a factor of three between 2012 and 2016, became more expensive than the price for raw land for single family housing.

On a year-round average, approximately half the treated water in Greeley is used for outdoor purposes, mainly landscape irrigation. During the summer months, as much as 70% of potable water is used for outdoor uses.

Before 2018, Greeley required developers who anticipate building housing to dedicate three acre-feet of raw water for each acre of land they planed to develop. In 2010, an acre-foot of (CBT) water could be purchased for approximately \$8,500. In 2018, this amount of water costs rose to \$33,000 per acre-foot.

At a density of four units per acre, the change in price per acre-foot increased the cost per residential unit by \$24,500.

7 key constraints to housing affordability:

1. Escalating cost of raw water;
2. Rising cost of construction and development related costs;
3. Lack of financing;
4. Lack of skilled labor;
5. Rising costs of existing housing;
6. Flat wages; and
7. Missing homes not built during the Great Recession and Greeley's residential downturn.



Water use per capita has been declining for the past several years because of water conservation, cost, and other reasons. Certain kinds of landscaping are capable of lowering water demand significantly. It should be possible to lower the cost of raw water by significant permanent limitations on landscape and irrigation designs, and other water conservation measures.

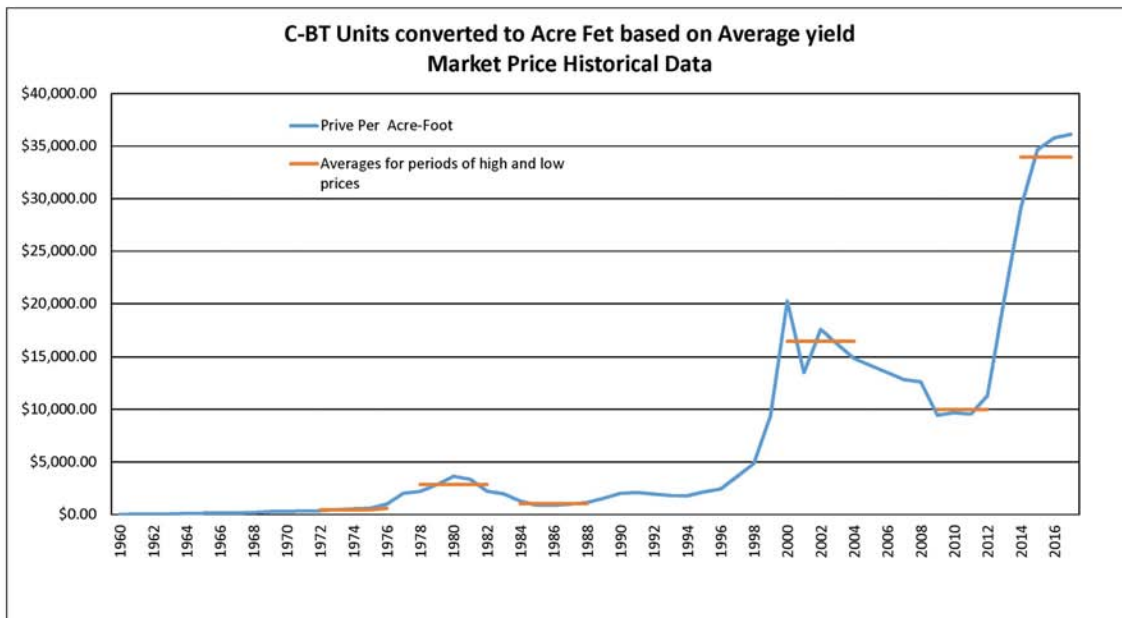
Smaller lots, multi-family housing, and xeriscaping can all contribute to lower water use and can potentially, lower the cost of housing.

Rising cost of construction and development related costs

Costs for construction of all kinds are escalating for a variety of reasons including the increased scarcity of qualified labor, depletion of raw materials, impacts of international trade, and other factors.

Other land planning techniques and housing products such as zero lot line homes, tiny homes, or construction technology such as factory built housing, manufactured components, or other proven technology should be encouraged.

Price per unit of Colorado-Big Thompson Water per Unit Converted to Acre Feet 1960-2017



Lack of financing

As a result of the mortgage crisis leading up to the Great Recession, banking regulations have been tightened to the extent that financing for land development has been almost nonexistent and construction lending for single family construction is difficult to obtain.

Lack of skilled labor

As a result of the loss of construction jobs in the Great Recession, many people left the trades for other opportunities and have not returned. In addition, their knowledge is not being passed on to younger workers. This has left a large gap in skills and limited opportunities for younger trades-people to obtain the necessary job skills.

Rising cost of existing housing

A significant driver in the increase in prices of existing homes is the price escalation of new housing. As more people find they cannot afford a new house, they compete to purchase an existing home. This drives up the price of existing homes commensurate with the price escalation of new homes. In addition, as owners of existing homes look at their options, many choose to remodel rather than move up.

Flat wages

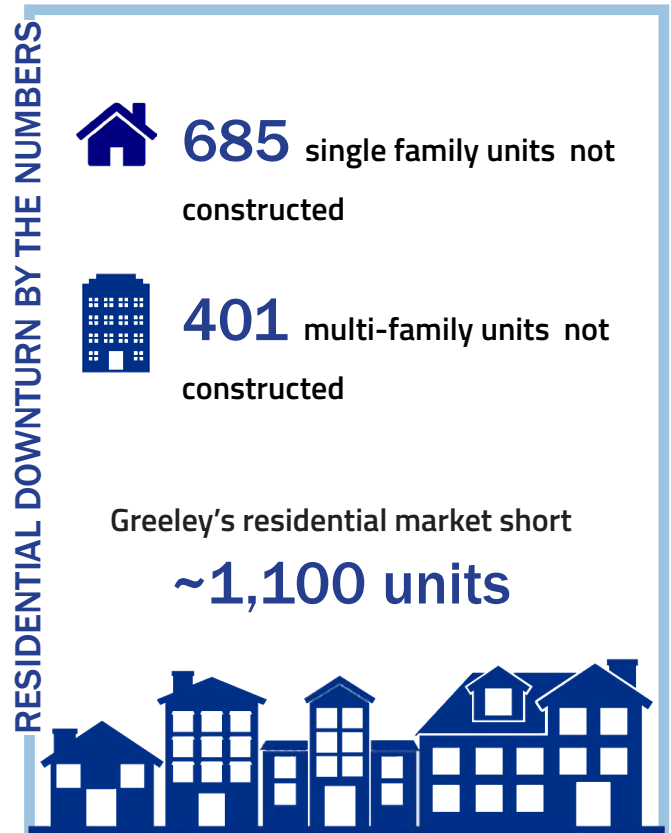
Over the last 40 years, real wages have generally risen, but at a fraction of the rate of housing cost escalation. The result is that a significantly higher population is burdened by the cost of housing than was previously the case.

Missing homes not built during the Great Recession and Greeley residential downturn

During the Great Recession, Greeley's population grew each year, with the exception of 2009. With the difficulty in obtaining financing for any real estate or construction activity, especially single family housing, very few units

were constructed. In fact, taking an average of the number of units constructed in the years leading up to the recession and 2014 and 2015, and comparing that to the recession years of 2008 through 2013, it is estimated that approximately 700 units were not constructed that would have been built in a non-recession. Then during Greeley's 2016 and 2017 residential downturn, an additional 309 residential units were not built, meaning Greeley's housing market is short approximately 1,100 residential units, of the required units needed to keep pace with population growth.

Based on data from Greeley Evans School District 6, it is estimated that there are at least 232 families living in "doubled-up" housing where more than one family shares a housing unit.



STRATEGIES

Nine Housing Strategies:

1. Amend the Development Code to promote housing choice;
2. Minimize development costs for affordable housing;
3. Engage alternative housing providers to build affordable housing;
4. Improve the housing product mix;
5. Address the impact of raw water cost on housing affordability;
6. Complete subarea and neighborhood plans;
7. Create more ownership, move-up, and executive housing options;
8. Encourage vocational training, and apprentice programs for building trades; and
9. Facilitate development of manufactured home parks as an important affordable housing option.

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STRATEGY I

Amend the Development Code to Promote Housing Choice

Correct zoning mismatches

Portions of the City have zoning that does not reflect existing land uses, recent development trends in the area, or land uses recommended in the Imagine Greeley Land Use Guidance Map. This can adversely affect the availability and cost of housing; requiring additional land use action. Money and time is lost on the preparation of zoning documents, staff review, and responding to comments, before actual permits can be applied for.

Additional burdens are placed on homeowners whose residences are considered legally nonconforming due to the underlying zoning. Homeowners of legally nonconforming properties have trouble securing financing due to restrictions placed on nonconforming buildings. For example, when a legally nonconforming residential structure is damaged by a calamity or other event, the replacement of the residence must commence and be completed within certain time frames. Furthermore, the replacement value of the structure

cannot exceed 50% of its replacement value. Owners of legally nonconforming residences are also limited in repair and expansion of their residence; restricted to valuation provisions and only allowed a one time expansion.

By adopting zoning that better reflects goals and strategies of the *Imagine Greeley Comprehensive Plan* and matches the existing residential uses, the City can reduce unnecessary burdens and costs on housing providers and citizens.

Legally nonconforming sites, buildings, and structures:

A building or structure that was allowed by the Code in effect when established, but is no longer permitted in the district in which it is located.



Accessory dwelling units

Accessory dwelling units (ADUs) can provide affordable rental options in predominantly single family neighborhoods, and act as a wealth-building tool for homeowners. ADUs can increase the overall housing supply incrementally without requiring additional land for expansion.

While a potentially significant addition to the housing stock, ADUs may not be appropriate everywhere; too many units may overburden neighborhoods and services, and appropriate site and architectural design is essential.

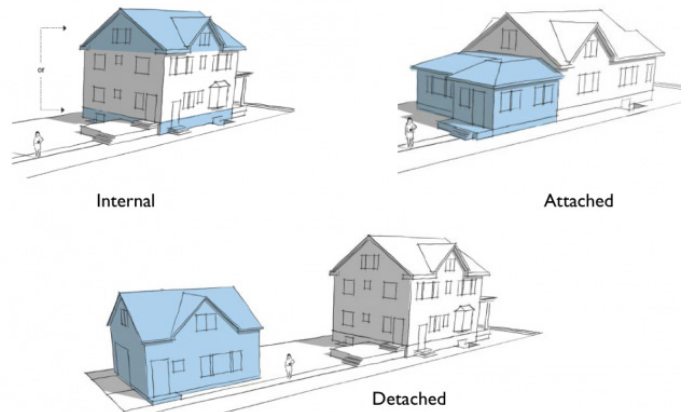
Allowing for ADUs would require future action through code changes. These would include the creation of appropriate design criteria and review processes. The City would look to peer cities that have allowed ADUs for lessons learned. Future study would be undertaken to identify appropriate lot sizes and neighborhoods in which they could be allowed. ADUs would then be reviewed based on characteristics of the lot, including size, configuration, parking availability, and neighborhood context.

Reduce minimum lot sizes for single family housing

The Residential Low Density (R-L) Zoning District has a minimum required lot size of 6,000 square feet with a minimum open space requirement of 30%. While many people prefer the type of housing defined by these zoning standards, the city's changing demographics emphasize a need for a broader mix of housing types. Many households cannot afford the housing that is typically built in single-family neighborhoods.

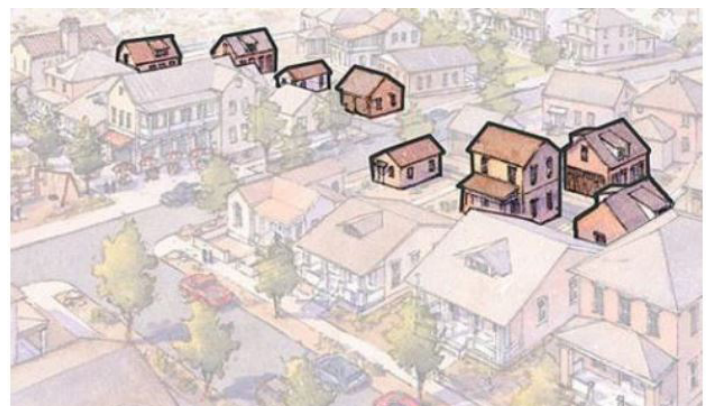
Others enjoy the character and lifestyle of suburban neighborhoods but do not need the space and/or have trouble maintaining larger lots.

What is an ADU?



Accessory dwelling unit (ADU):

A smaller, attached or detached residential dwelling unit located on the same lot as a stand alone single family home.



A development pattern based on smaller footprint configurations could yield higher density, lower costs, and lower water demand. Future action would require code changes to the zoning development standards, and considerations of changes to setbacks, open space requirements, and cluster development standards.

Provide regulatory incentives for permanent affordable housing

While requiring developers to provide affordable housing is illegal in Colorado, providing regulatory incentives is permitted. For example, cities and towns may grant additional intensity or up-zoning, if a proportion of a development is set aside for affordable housing.

Encourage complete neighborhoods

Complete neighborhoods contain a mix of land uses and services where most residents can meet most of their daily needs within a 20-minute safe and comfortable walking distance. Key elements of complete neighborhoods are a fine-scaled mix of land uses, minimal large parking lots, neighborhood schools and parks, shaded sidewalks, frequent rest stops and sitting areas, windows facing the street, interesting architecture, and other people out walking. Such neighborhoods may yield less stress and cost than autocratic neighborhoods where the automobile is required to access most needs.

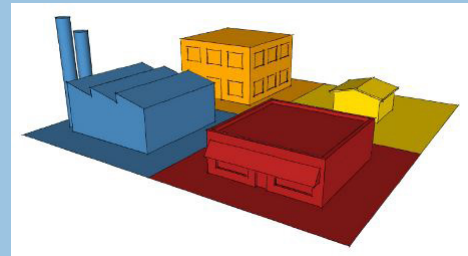
Zoning appropriately for complete neighborhoods would require finer scaled commercial districts that are incorporated more frequently at the block level. Smaller scale commercial districts that were limited to land uses necessary to support daily activities would also reduce the need for large commercial centers which often contain buildings with large footprints and large parking lots which become hard to redevelop as they age.

The City of Greeley currently has a euclidean system of zoning by which residential, commercial, and industrial uses are, for the most part, restricted to separate zoning districts. Many communities have shifted from

this traditional practice of zoning to incentive zoning, form-based code, performance-based zoning, etc. The City can support complete neighborhoods by exploring a reclassification of zoning districts using one of these practices or a hybrid zoning which allows more flexibility in uses while defining specific design criteria based on location.

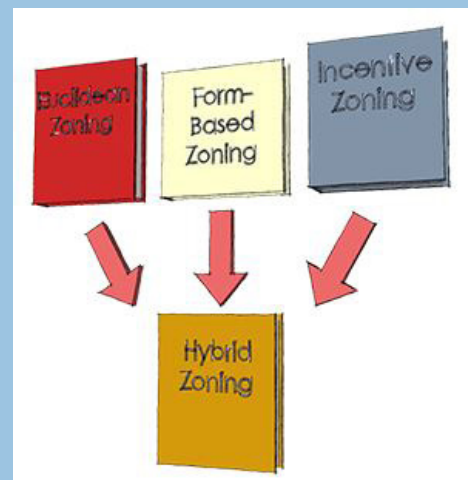
Euclidean Zoning:

System of zoning by which the town or community is divided into areas in which specific uses of land are permitted.



Hybrid Zoning:

System of zoning that identifies best elements of euclidean zoning, form-based zoning, and incentive zoning and integrates them into a new whole. Location specific, hybrid zoning allows for diversity in uses while establishing specific design criteria for districts, such as downtowns, or street frontages based on classification.



Short-term rentals

A growing problem in much of the U. S. is the conversion of housing units into short-term rental properties that operate somewhat like hotels and are known by brand names such as Air B&B, VBRO, etc. Short-term rentals can include the use of a spare bedroom or it can entail the rental of an entire housing unit or even a multi-family structure.

The City currently does not have specific Code to regulate short-term rentals. Rather they are restricted by occupancy standards, which dictate how many non-related persons can occupy a residence. The City does not have data on this trend but is aware that many short-term rentals are operating within Greeley without authorization of a business license.

The lack of regulations, enforcement, and city oversight results in lost tax revenue. Improper siting of these facilities can affect neighborhood livability with negative impacts on traffic, maintenance, and noise. There is also possibility that short-term rentals can reduce the city's housing stock and contribute to a low vacancy rate and higher housing prices.

When implemented and regulated properly, short-term rentals can be a positive addition to communities, contributing to sales tax, tourism, and housing diversity. The City should look to peer communities who have implemented short-term rental regulations when considering future Code changes and seek to legalize as many of the existing short-term rentals as appropriate.

Affordable Housing:

Housing that costs no more than 30% of a household's income.



Due to the phenomenon of drive to qualify, some definitions also include transportation costs; spending no more than 45% of household's income for housing and transport.



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STRATEGY II

Minimize Development Costs for Affordable Housing

Explore new development incentives

The City's role in providing affordable housing begins with finding ways to eliminating barriers for its development. Greeley's development regulations were implemented to ensure safety, compatibility, and to maximize the quality of development. These regulations add time and cost to housing development. Some developers see these processes as hindrances that drive up costs.

The City currently offers economic development incentives for new job creation and has recently launched incentives for large construction projects in the Redevelopment District. The City should similarly explore incentive packages to encourage the development of affordable housing. These may include density bonuses, parking reductions, or priority processing.

Evaluate having the City front-end major infrastructure

One of the factors affecting developers' ability to provide housing is the availability of adequate public facilities as defined under Title 18 of the City Code. The City currently limits development in areas where adequate public facilities, such as fire protection, police service, water and sewer service is not available. In order to develop within these area, a developer must extend the necessary services or provide an alternative acceptable to the City.

Density Bonus:

An incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals.

Major infrastructure costs such as water and sewer trunk lines or major streets can contribute significant costs to housing, limiting the number of people who can afford to purchase or rent. The City has undertaken major capital projects, extending services, when the creation of primary jobs has been the goal. More recently, the availability of housing for all income levels has emerged as a significant issue. It is recommended that the City evaluate the costs and benefits of extending major infrastructure into areas where most of the required adequate public facilities are in place to encourage development. This evaluation should include recommendations for how to fund these facility extensions as well as pay back scenarios.

Support metropolitan districts

Metropolitan districts allow development improvements to be financed with municipal bonds which offer more favorable terms than conventional bank financing.

These bonds are then paid back through a mill levee on the properties in the district. While the mill levee can be quite expensive, it may provide a better opportunity for affordability or, alternatively, more amenities than conventional financing. The City should examine how metropolitan districts may be used to incentivise affordable housing. This approach could also lead to a more heterogeneous mix of housing, helping to reduce geographic concentrations of low income households.

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STRATEGY III

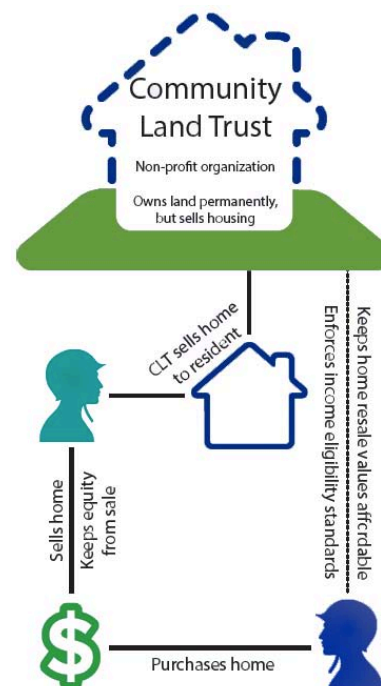
Engage Alternative Housing Providers to build Affordable Housing

Work with community land trusts

Community land trusts can provide affordable housing opportunities including ownership opportunities for households with between 80% and 120% of Area Median Income (AMI), households that usually cannot qualify for mortgages for market housing. When a household works with a community land trust to purchase a permanently affordable home, the household buys the improvements financed by a mortgage and the community land trust purchases the lot and leases it to the home buyer. The homeowner pays a small lease fee to the community land trust to cover their expenses. In this scenario, the mortgage payments and ground lease are significantly lower than a mortgage payment would be on the same house if purchased at full market price.

In return for the lower price for the home when purchased, the increased resale value for the home is shared between the community land trust and the homeowner so that the home remains affordable for the

next buyer with an income between 80% and 120% of AMI. Land trusts can partner with, or act as, builders or developers of housing projects, or work with scattered housing sites.





Partner with for-profit and non-profit housing providers

The housing problem is highly complex and there is not a simple solution. It will require the participation and cooperation of several housing providers. Any workable solution must involve a variety of players from the public, private, and nonprofit sectors to provide meaningful and realistic solutions. The City is already working with High Plains Community Development Corporation, Habitat for Humanity, and other non-profits where appropriate.

Work with major employers on shared housing programs

A major trend throughout the U. S., particularly in areas with high job growth like Northern Colorado, is that the cost of housing continues to rise and wages remain flat, resulting in a lack of affordable housing for semi-skilled labor.

To the extent possible, a communities housing supply should reflect its workforce housing needs. The City should explore policies and programs to increase housing for Greeley's workforce in partnership with major employers. Investments in affordable housing projects by employers may be a less expensive way of making home ownership attainable than increasing wages.

Work with Habitat for Humanity to expand their role

Habitat for Humanity is already a major player in building new affordable housing in Greeley. They are also currently providing housing rehabilitation services

in other communities. Bringing rehabilitation services to Greeley could significantly help with neighborhood revitalization.

Explore land banks

Several Northern Colorado communities use land banking as a tool to acquire sites for affordable housing projects. They purchase large sites well in advance of development, hold them, and either develop them themselves or sell them at a discount to developers in return for permanently affordable housing. In Greeley this has been done on a small scale, Greeley's Urban Renewal Authority has purchased vacant land and land occupied by dilapidated structures and resold it for affordable housing.

The power of land banking is that as the cost of land rises over time, the banked land can be held and made available for affordable housing at a lower cost, reducing the price of development. The biggest challenge to establishing a land bank is establishing the funding mechanism and capital to fund purchases. The City should therefore explore funding sources such impact fees, dedicated tax funding, and state and federal funds.

4

STRATEGY IV

Improve the Product Housing Mix

Encourage diversity in housing types

The high interest rates that limited housing affordability during the 1980s stimulated significant innovation in creative product designs for housing. Concepts such as patio homes, zero-lot line housing, and other layouts were just a few of the creative land planning and building types. These creative housing designs seem to have been forgotten in the housing boom of the 1990s and early 2000s. During the recent housing recovery, there have been relatively few options from which to choose.

Promote housing innovation

Most new housing units in Greeley are produced using nearly the same process as 50 years ago. The bulk of the construction still occurs outdoors, on the site with subcontractor crews moving from house to house, frequently between subdivisions and communities. As a result, weather, traffic, and many other factors contribute to construction delays.

While land grading, wet and dry utilities, foundation, and flatwork must be constructed in place, none of the construction above the foundation needs to be constructed on-site. In fact, it is more efficient to construct housing units or components in the controlled environment of a factory. Large jigs and patterns that would be too cumbersome to use on-site as well as adhesives that cannot withstand moisture or low temperatures can be used in factories. By improving efficiency and quality, indoor construction can significantly reduce the cost of housing thereby improving housing affordability.

Update the Redevelopment Guide

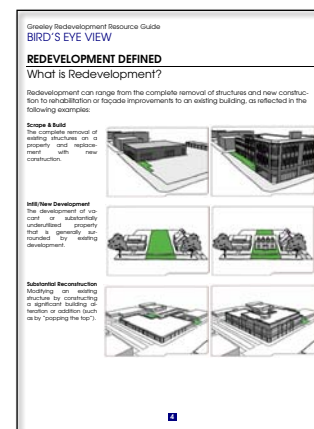
The Redevelopment Guide was created in 2011 as a resource to simplify redevelopment endeavors by compiling all the various city programs and incentives in one guide. In recent years, various city departments have been exploring new programs to lower the barriers to development/re-development. The Redevelopment Guide should be updated to incorporate the latest pilot projects and incentives.

Along with other Code update recommendations, staff also recommends that the Redevelopment District itself be re-examined contextually to identify subareas and to delineate commercial versus residential redevelopment incentives. City staff should continue to explore additional tools and programs to encourage infill in older at risk neighborhoods.

Several cities have adopted programs which provide pre-approved or "permit-ready" construction plans to the public at no or low cost. These programs reduce barriers to individual citizens through reduced design costs, project review fees, and review time.

In many older parts of the city, east of 23rd Avenue, neighborhoods are platted with relatively similar lot configurations that have little variation in dimensions throughout the subdivision. Most modern stock housing plans are designed for post-World War II lots that tend to be wider and shallower. However, many of the lots east

of 23rd Avenue are relatively narrow and deep. The City should explore the availability of model housing plans for new and accessory units that would fit spatially and contextually into the Redevelopment District. Special attention should be given to neighborhood character to ensure that pre-approved plans are architecturally compatible with the area.



5

STRATEGY V

Address the Impact of Raw Water Cost on Housing Affordability

Implement water smart neighborhood and common area policies

Greeley has traditionally required the dedication of three acre-feet of raw water rights per acre for land used for housing. The rapid escalation of the price of raw water rights has contributed significantly to the increase in the cost of housing, especially in the Residential Estate (R-E) and Residential Low (R-L) Density zones that have larger minimum lot areas.

The City is undertaking a pilot program called “Water Smart Neighborhoods” to permit a reduction in the dedication requirement in return for a firm commitment to reduce water demand. Under this pilot program, developers would have the option to propose a Water Smart Neighborhood in exchange for lower raw water dedication. A complete subdivision filing must be proposed for consideration as a Water Smart Neighborhood; individual lots or partial filings would not

be allowed. Filings can be proposed at 80% of normal consumption, 60%, or 40%. Correspondingly, raw water would be dedicated, per surface acre, at 2.5 ac-ft., 2 ac-ft., or 1.5 ac-ft. (under the current 3 ac-ft. per 1 land acre standard). These can be referred to as Water Tier 80, Water Tier 60, or Water Tier 40. The implementation of Water Smart Neighborhoods will likely be realized through water conserving landscape design and maintenance (Xeriscaping) and water efficient fixtures.

Once designated, households will be required to be maintained at or below their designated Water Tier. Lots will have a water budget, as determined by the city-wide Water Budget Program. The standard water budget for the household will then be reduced by 20%, 40%, etc., based on the assigned Water Tier. This would be noted as a Water Smart Neighborhood Water Tier 80 Reduction calculation on citizens’ individual water bills.



To successfully achieve this on a neighborhood scale will require extensive training and awareness. To ensure on-going compliance, the City will (after build-out) target Water Smart Neighborhood residents for awareness and on-going education. Such efforts can include line-item notice on water bills, brochures, and meetings with neighborhood representatives.

Develop a water smart policy for individual lots

The City can develop an approach and policies targeted to individual homeowners with incentives equivalent to those provided for the developers of new homes. The Water Smart Neighborhood methodology could be applied to “Water Smart Homeowners” whom voluntarily commit to a lower water consumption budget.

The City currently bases its water billing on a water budget. This is calculated by multiplying the number of people living in a residential unit times the average indoor use per person plus the imperious area on each lot times the irrigation water demand for that month. Water customers that exceed their allocated budget pay a higher rate.

Applying a water smart policy to at the micro level could help lower the price of city-wide housing over time. Lowering existing water demand lengthens the time before additional investment is needed to enlarge storage, transmission, and distribution infrastructure thus enhancing the affordability of living in Greeley.

6

STRATEGY VI

Complete Subarea & Neighborhood Plans

Complete plans for neighborhoods with housing opportunities

Subarea and neighborhood plans bridge the gap between broad policies of comprehensive plans and geographic specific areas. These plans identify the desired characteristics of an area that should be preserved or enhanced, identify opportunities to implement comprehensive plan goals and policies, and define a shared vision for the area which addresses housing, trails, parks, schools, and commercial services.

Neighborhood planning helps identify appropriate densities, character, and mix of uses, and the regulatory changes needed to ensure that development occurs in accordance with a shared vision. With large swaths of undeveloped land within both city limits and the Long Range Expected Growth Area, it is important for the City to get ahead of development to ensure that future development is compatible with the area and goals of the *Imagine Greeley Comprehensive Plan*. Additionally,

many older neighborhoods have opportunities for infill redevelopment of housing. With appropriate planning and design, newer housing units can be integrated into the existing urban fabric. This can have the mutual benefits of preserving neighborhood character as well as providing opportunities for redevelopment.

Large-scale master planning for complete neighborhoods

Complete neighborhoods host a mix of uses in order to provide for our daily need to live, work, play, worship, dine, shop, and interact. They are more likely to be achieved through master planning. However, larger-scale sites are challenging for multiple reasons. Larger-scale projects can encompass sites that are in multiple ownerships, which can lead to disputes over phasing and timing, where the higher value land uses go, how to pay for and locate infrastructure, and how revenues and equity are shared among the owners. Large-scale projects also take longer to implement leading to higher



financing costs, and are more susceptible to changing market conditions.

Through subarea and neighborhood plans, the City can help identify appropriate sites for public services and infrastructure such as roads, school sites, fire stations etc. setting the foundation onto which master planned communities can they be built.

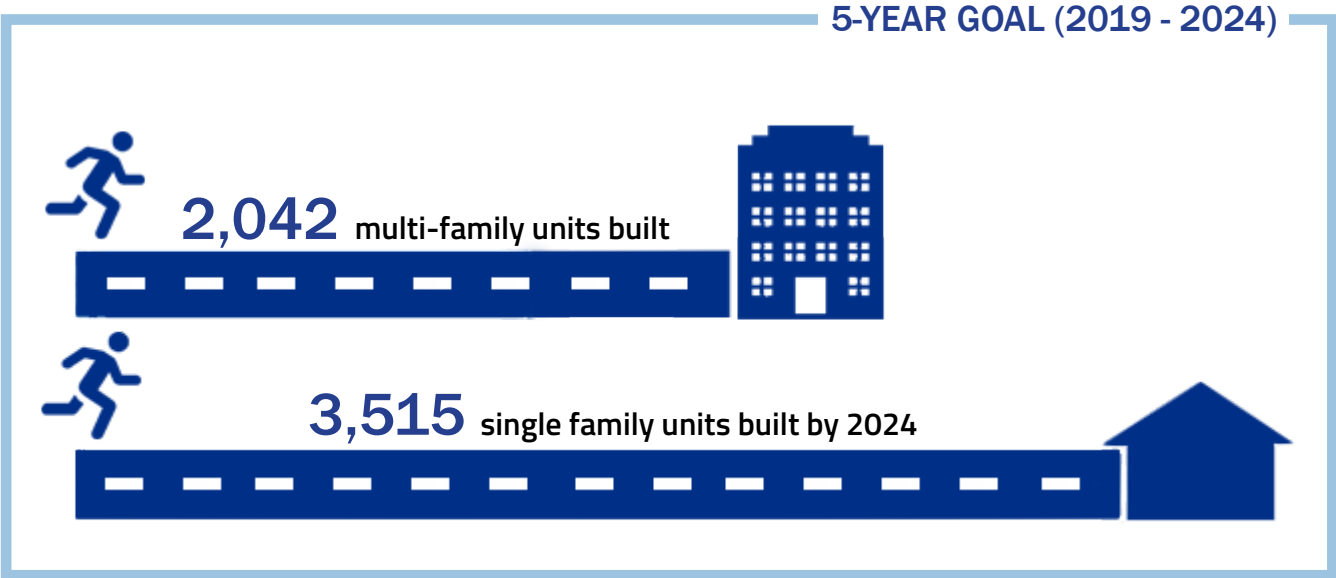
The City can also explore creating incentives for landowners to work together. For example, the City could directly provide or retain consultants to provide planning services for land owners wishing to cooperate on larger scale, multiple ownership planning projects. This could result in rezoning or appropriately-structured Planned Unit Development approvals. Such plans could avoid land use conflicts that can arise from piecemeal, small-scale planning.

Identify under-utilized sites for housing

Many areas in Greeley are underused. Such areas include un-needed parking areas and the air-rights above those parking areas. Such sites may offer opportunities for the development of housing. The City should create and maintain an inventory of underutilized sites that meet or nearly meet adequate public facilities requirements and promote their redevelopment.

Adopt a five-year housing goal

With this Plan, adopt a goal of a 5-year housing target of 2,042 multi-family and 3,515 single family units built in Greeley by 2024. The shortage of both affordable and market housing is too great to realistically expect it to be fulfilled in one year. By setting and meeting an aggressive five-year goal, it is possible to ease the housing shortage each year and reach a balanced housing market.



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STRATEGY VII

Encourage Ownership, Move-up & Executive Housing Options

Encourage a range in housing choices

As people age throughout their lives, their ability to pay for and need for housing changes. As young adults leave home to set up housing, their needs may be minimal. However, as they start families and raise children, they may need larger housing with more outdoor space. Move-down housing options are important to empty nesters who may have needed a larger home in which to raise children but no longer need the additional space or wish to clean or maintain it.

Greater options in single family housing types are needed to accommodate changing demographics. Options should include smaller footprint detached structures, town homes, attached homes, and accessory dwelling units. The inclusion of these units types should be addressed in neighborhood plans and encouraged at the neighborhood level.

Work with developers to create higher-end developments

Greeley has limited move-up and executive housing. The City should create a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments. This task force would identify barriers, develop policies, and encourage other entities to undertake activities and policies to attract higher income buyers to Greeley and supply them with appropriate housing products.

Explore cooperative housing options

One of the emerging forms of home ownership is cooperative housing. In cooperative housing, the land and buildings containing the housing units are owned by a corporation or other entity that is, in turn, owned jointly by the residents. While on the surface, this sounds a lot like condominium ownership, it is less regulated and there is less likely to be a property manager involved.

Develop additional home ownership incentive programs

G-HOPE is an employer sponsored program to provide down payment assistance to prospective home buyers purchasing homes in select neighborhoods within the Redevelopment District. Down payment assistance is available to regular full-time employees of the City of Greeley, the University of Northern Colorado, Greeley-Evans School District No. 6, Banner Health/North Colorado Medical Center, Sunrise Community Health, Frontier Academy, High Plains Library District, and Salida del Sol Academy. The City should look to expand this partnership with other major employers within the community in order to build its workforce housing.

The City can also explore other, reimbursed, home buyer assistance programs to be implemented city wide. The loan in such a program would be due back in full when the house is sold, transferred out of the buyer's name, second lien obtained, or rented.

8

STRATEGY VIII

Encourage Vocational Training & Apprenticeship Programs

Support educational institutions involved in skilled trades

Throughout Northern Colorado, builders report a lack of workers in the skilled trades necessary for home building. The City, Greeley-Evans School District 6, Aims Community College, and non-profit and for-profit builders, have been cooperating on education, training, and apprenticeship programs for the building trades. It is essential for the health of the home-building and remodeling industries that these entities continue their programs.



9

STRATEGY VIII

Facilitate Development of Manufactured Home Parks

Affordable housing options

While manufactured homes provide an affordable options to traditional housing, they provide their own set of unique challenges. Owners of manufactured homes face many similar challenges as renters; space rents can rise, they can be evicted, and then there is the possibility of income loss or a health crisis. Relocating can be a more difficult endeavor for a manufactured home owner because transport fees are costly, yearly taxes must be paid in full to obtain a moving permit, and finding a new spot in another mobile home park can be difficult.

Some of the management practices for mobile home parks can serve to trap low-income people in unsuitable housing situations. Space rents are often secured by the movable property. Therefore, manufactured homes can be seized for back rent if the resident cannot afford to move it or find another place to set it up. The unit may be resold and the process can be repeated.

Explore alternative ownership options

Developing manufactured home parks with a community land trust or as cooperative housing projects can alleviate predatory practices. Giving the residents an ownership interest in the manufactured home park is likely to lead to more equitable treatment of residents and create an incentive to maintain the park to a high level of quality.

Alternative technologies

Manufactured homes are built in factories rather than on-site. They are therefore not as susceptible to labor shortages and can capitalize on mass production efficiencies.

Recognized as the grandfather to the tiny home movement, manufactured homes are regaining popularity. Architects and new urbanists such as Andre Duany tote the social successes of mobile home parks and are re-imagining the manufactured home product.



With “bento box” like compartmentalism and sleek materials, these new designs are trying to break the stigma of mobile home parks and capture the attention of those with minimal needs and desire for affordability.

Update regulations

Much has been done in recent years to enhance the quality of mobile home parks, including the adoption of mobile home building codes and other regulations. The City’s current mobile home setback and dimensional standards do not appropriately address newer sized manufactured home products. Upgrading mobile home park regulations to address new product types as well as updated requirements for amenities, usable open space, streets and walkways, off-street parking, and other features is key to encouraging high-quality, cohesive manufactured home developments.





IMPLEMENTATION

Achieving the goals outline in the *Imagine Greeley Comprehensive Plan* will require new polices, new programs, new and deeper partnerships with non-profit organizations, land use development code changes, and possible zoning district changes.

Similarly, the strategies discussed in this *Strategic Housing Plan* will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item nor legally bind the City to implement any particular strategy. Given that the actions are intended to take place in the future and that we cannot bind future Councils, there must be enough flexibility to permit future Councils to set priorities based on the City's needs.

The table below provides specific actions or "next steps" the City can pursue to implement the nine strategies. For each action a lead department or organization is identified who would likely spearhead the effort. Each actions was also assigned a time frame based on need and feasibility. Time frames are described as short-term meaning one to three years, mid-term meaning three to five years, long-term meaning five years or more, or ongoing for actions that needs to continue over time.

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
1. AMEND THE DEVELOPMENT CODE TO PROMOTE HOUSING CHOICE	Identify and initiate strategic rezones to correct zoning mismatches	✓			CD	
	Identify geographic and contextually appropriate locations for accessory dwelling units (ADUs) and amend the Development Code to include ADU regulations	✓			CD	
	Amend minimum lot sizes, open space requirements, building height, setbacks and/or performance options in residential zoning districts	✓			CD	
	Amend the Development Code to create incentives to encourage complete neighborhoods	✓			CD	
	Amend the Development Code to incentivize the inclusion of affordable housing in new development	✓			CD	
	Amend housing occupancy standards	✓			CD	
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Explore financial incentives to encourage permanent affordable housing	✓			EHH	CD
	Explore private activity bonds, forgivable loan/ grants, tax credits, Kansas City forgivable loan funds, and other funding sources	✓			EHH	

CD = COMMUNITY DEVELOPMENT
EHH = ECONOMIC HEALTH AND HOUSING
WS = WATER AND SEWER
PW= PUBLIC WORKS
CM = CITY MANAGERS OFFICE

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS	Evaluate the risks, costs, and benefits of having the City front-end required trunk lines which would be reimbursed with impact fees	✓			EHH	CD
	Based on a positive recommendation, implement having the City front-end required trunk lines which would be reimbursed with impact fees	✓			CM	CD PW WS EHH
	Support metropolitan districts or other special districts as potential financing tools	✓			CD	EHH
	Explore alternative housing finance options	✓			EHH	
	Update the Redevelopment Resource Guide to include current pilot programs and incentive packages	✓			CD	WS
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Explore working with community land trusts to create a shared equity home ownership program	✓			EHH	CD
	Partner with one or more housing providers to construct attainable housing	✓			EHH	CD

EHH = ECONOMIC HEALTH AND HOUSING
WS = WATER AND SEWER
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STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
3. ENGAGE ALTERNATIVE HOUSING PROVIDERS	Work with major employers for shared equity housing (e.g., down payment assistance programs, employer sponsored savings plan)	✓			EHH	CD
	Explore the feasibility of a land bank for affordable housing	✓			EHH	CM CD
	Explore the potential to expand Habitat for Humanity's role to include housing rehabilitation	✓			EHH	CD
	Explore alternative housing finance options	✓			EHH	CD
4. IMPROVE THE HOUSING PRODUCT MIX	Explore alternative housing technologies, products, production methods, and housing types including factory built housing		✓		EHH	CD
	Explore working with community land trusts to create a shared equity home ownership program		✓		EHH	CD
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Implement the "Water Smart Neighborhood Policy" and the "Water Smart Common Area Policy"	✓			WS	CD
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY	Develop a "Water Smart Individual Lot Policy" to reduce the cost of water for existing and future homeowners	✓			WS	CD
6. COMPLETE SUBAREA & NEIGHBORHOOD PLANS	Complete subarea or neighborhood plans for areas that have the potential to provide a significant amount of housing in the near future		✓		CD	EHH WS PW
	Complete subarea or neighborhood plans for areas in distress or those that are prime for redevelopment		✓		CD	EHH WS PW
	Collaborate with housing providers on large scale master plans			✓	CD	EHH WS PW
	Identify under-utilized sites that could be re-purposed for housing	✓			CD	
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Develop more home ownership incentive programs		✓		EHH	
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

STRATEGY	ACTION	PRIORITY			IMPLEMENTED BY	
		Ongoing + Short Term (1-3 years)	Mid-Term (3-5 years)	Long Term (5 or more years)	City Lead	Partners
7. CREATE MORE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS	Work with a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments		✓		CD	EHH
	Explore the attraction of cooperative housing providers		✓		EHH	CD
8. ENCOURAGE VOCATIONAL, TRAINING, AND APPRENTICE PROGRAMS FOR BUILDING TRADES	Continue to support school districts and post-secondary educational institutions involvement in developing courses and apprenticeships in skilled trades	✓			CM CD WS PW	
9. FACILITATE DEVELOPMENT OF MANUFACTURED HOMES	Update zoning regulations for mobile homes to address changing products and assure there is safe and adequate infrastructure and amenities		✓		CD	
	Explore alternative ownership options including non-profits, cooperative ownership, and community land trust		✓		CD	EHH
EHH = ECONOMIC HEALTH AND HOUSING WS = WATER AND SEWER PW= PUBLIC WORKS CM = CITY MANAGERS OFFICE						

IMPLEMENTATION ROAD MAP



Staff Research



Public Outreach & Engagement



Code Rewrites/ New Policy Creation



Public Hearing



Mapping/Modeling

STRATEGY 1. AMEND THE DEVELOPMENT CODE TO PROMOTE HOUSING CHOICE

Action: Identify and initiate strategic rezones to correct zoning mismatches



- Research and identify areas of legal non-conforming residential use that could benefit from a rezone or strategic overlay
- Consider additional zoning actions/strategies to prevent gentrification and/or displacement
- Hold neighborhood meetings
- Process rezones and/or amend portions of the Development Code (e.g. possible revisions to Overlay Districts Section 18.34.010 and Non-Conforming Uses, Buildings, and Structures Section 18.58.040)
- Go to public hearing for adoption

Action: Identify geographic and contextually appropriate locations for accessory dwelling units (ADUs) and amend the Development Code to include ADU regulations



- Research best practices from other communities whom have adopted ADU regulations
- Conduct a GIS analysis to identify properties that meet decided upon minimum lot size requirements
- Research HOA covenants to identify neighborhoods which restrict ADUs
- Hold neighborhood meetings
- Work with consultants on a Code rewrite
- Hold public meetings
- Go to public hearing for adoption

Action: Amend the Development Code to create incentives to encourage complete neighborhoods



- Conduct research of peer cities and how their address complete neighborhoods
- Consider a restructuring of zoning districts into new district types or a reclassification of permitted uses within the existing zoning districts
- Work with consultants to rewrite mix-use standards and other possible zoning changes
- Hold public meetings
- Go to public hearing for adoption

Action: Amend minimum lot sizes, open space requirements, building height, setbacks and/or performance options in residential zoning districts



- Study alternative standards in relation to neighborhood “types” and character
- Model design outcomes
- Work with consultant on Code rewrites (e.g. possible revisions to Zoning District Development Standards 18.38.020 and Overlay Districts Section 18.34.010)
- Hold public meetings
- Go to public hearing for adoption

Action: Develop short-term rental development regulations



- Conduct research of peer cities and how their address short-term rentals
- Conduct study of on current short-term rental operations in Greeley
- Draft Code changes
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 2. DEVELOP FINANCIAL STRATEGIES THAT MINIMIZE DEVELOPMENT COSTS

Action: Evaluate the risks, costs, and benefits of having the City front-end required trunk lines which would be reimbursed with impact fees



- Research best practices from other communities
- Map extension scenarios
- Model funding and payback scenarios
- Meet with industry professionals
- Hold public meetings

Action: Based on a positive recommendation, implement having the City front-end required trunk lines which would be reimbursed with impact fees



- Write new policy/update impact fee schedule
- Go to Public Hearing

Action: Support metropolitan districts or other special districts as potential financing tools



Action: Explore alternative housing finance options



Action: Update the Redevelopment Resource Guide to include current pilot programs and incentive packages



Action: Explore financial incentives to encourage permanent affordable housing



Action: Explore private activity bonds, forgivable loan/grants, tax credits, Kansas City forgivable loan funds, and other funding sources



Action: Explore changes to development standards to incentivize affordable housing



- Research best practices from other communities
- Meet with industry professionals
- Model/map appropriate areas for implementation
- Work with consultants on Code rewrite
- If supported go to public hearing for adoption

STRATEGY 3. ENGAGE ALTERNATIVE HOUSING PROVIDERS

Action: Explore working with community land trusts to create a shared equity home ownership program



Action: Partner with one or more housing providers to construct attainable housing



Action: Work with major employers for shared equity housing (e.g., down payment assistance programs, employer sponsored savings plan)



Action: Explore the feasibility of a land bank for affordable housing



Action: Explore the potential to expand Habitat for Humanity’s role to include housing rehabilitation



STRATEGY 4. IMPROVE THE HOUSING PRODUCT MIX

Action: Explore alternative housing technologies, products, production methods, and housing types including factory built housing



Action: Amend the Development Code to incentivize the inclusion of affordable housing in new development



- Conduct research on best practices from other communities
- Work with consultants on code updates (e.g. possible additions to Performance options Section 18.38.100 or the creation of a new sections of Code)
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 5. ADDRESS THE IMPACT OF RAW WATER ON HOUSING AFFORDABILITY

Action: Implement the “Water Smart Neighborhood Policy” and the “Water Smart Common Area Policy”



- Conduct research on best practices
- Draft new policy
- Meet with industry professionals
- Go to public hearing for adoption

Action: Develop a “Water Smart Individual Lot Policy” to reduce the cost of water for existing and future homeowners



- Conduct research on best practices
- Draft new policy
- Meet with industry professionals
- Go to public hearing for adoption

STRATEGY 6. COMPLETE SUBAREA & NEIGHBORHOOD PLANS

Action: Complete subarea or neighborhood plans for areas that have the potential to provide a significant amount of housing in the near future



- Identify geographic scope of subarea plans
- Study the characteristics of the area and residents
- Create stakeholder committee
- Create a technical advisory committee
- Hold neighborhood meetings
- Draft plan
- Hold public meetings
- Go to public hearing for adoption

Action: Complete subarea or neighborhood plans for areas in distress or those that are prime for redevelopment



- Identify geographic scope of subarea plans
- Study the characteristics of the area and residents
- Create stakeholder committee
- Create a technical advisory committee
- Hold neighborhood meetings
- Draft plan
- Hold public meetings
- Go to public hearing for adoption

STRATEGY 7. ENCOURAGE OWNERSHIP, MOVE-UP & EXECUTIVE HOUSING OPTIONS

Action: Develop more home ownership incentive programs



- Research alternative programs
- Designate eligible areas
- Draft program policy
- Seek approval from City Council

Action: Work with a task force that includes developers, financial, professionals, and real estate professionals to address barriers to creating higher-end developments



Action: Explore the attraction of cooperative housing providers



STRATEGY 8. ENCOURAGE VOCATIONAL TRAINING, AND APPRENTICE PROGRAMS FOR BUILDING TRADES

Action: Continue to support school districts and post-secondary educational institutions involvement in developing courses and apprenticeships in skilled trades



STRATEGY 9. FACILITATE DEVELOPMENT OF MANUFACTURED HOMES

Action: Update zoning regulations for mobile homes to address changing products and assure there is safe and adequate infrastructure and amenities



- Research peer city regulations for manufactured homes
- Meet with mobile home park managers
- Draft Code rewrite
- Go to public hearing for adoption

Action: Explore alternative ownership options including non-profits, cooperative ownership, and community land trust





PLANNING COMMISSION Proceedings

February 12, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Rarick called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Yeater, Briscoe and Modlin were present. (Commissioner Hice-Idler was absent.)

II. Approval of minutes for meeting held on January 22, 2019

Commissioner Andersen moved to approve minutes of the meeting held on January 22, 2019. Commissioner Briscoe seconded the motion. The motion carried 6-0. (Commissioner Hice-Idler was absent.)

Mr. Mueller addressed the Commission and noted that USR 2018-0015 SRC Ridge 33-17 Use by Special Review would be continued.

III. A public hearing to consider a request for a Use by Special Review for 32 horizontal oil and gas wells, with associated equipment on one centralized pad site, and one production facility on a 41.55 acre parcel zoned H-A (Holding Agriculture), with 10.93 acres proposed for drilling and extraction operations

Project Name: SRC Ridge 33-17 Use by Special Review
Case No: USR20180015
Applicant: Corey Sheahen on behalf of SRC Energy Inc.
Location: South of US Highway 34, east of 83rd Avenue, North of 28th Street
Presenter: Marian Duran, Planner II

Ms. Duran addressed the Commission and requested permission to continue this item to February 26, 2019.

Chair Yeater opened the public hearing at 1:26 p.m. There being no comment, the public hearing was closed at 1:26 p.m.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the request for an approval of a minor subdivision for Lot 14, Block 1 and Lot 1, Block 2, Gateway Estates 2nd Filing replat Gateway Estates 2nd Filing is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 18.04.500, Easement Dedication, Vacation, and Recordation outlined in Section 18.04.700, and Right-of-Way Dedication and Vacation criteria outlined in Section 18.04.800; and, therefore, approve the requested minor subdivision as presented. Commissioner Rarick seconded the motion. The motion carried 6-0. (Commissioner Hice-Idler was absent.)

VII. A public hearing to consider adoption *City of Greeley Strategic Housing Plan*

Presenter: Rachel Prelog, Planner II

Ms. Prelog addressed the Commission and entered the staff report into the record. She explained the origin of the plan beginning from the *Imagine Greeley* Comprehensive Plan. Ms. Prelog described how the different plans are broken down to help better understand the strategies implemented. She pointed out the example of the Transportation Master Plan and how it was broken down into the Transit Master Plan.

Ms. Prelog stated that the Comprehensive Plan called for the creation of a strategic housing plan with the idea that this would be a plan under the overarching document of the *Imagine Greeley* Comprehensive Plan. She added that it would produce other plans such as the sub area plans and neighborhood plans. Ms. Prelog noted that the *Imagine Greeley* Comprehensive Plan had two main goals for housing. The first was to improve access to housing for all income levels, ages and physical abilities, and the second was to encourage broad diversity of housing options. Ms. Prelog presented several graphs showing projected growth and development. She also presented a map showing the job growth and the demand for better housing in Greeley. She talked about the increases and decreases of housing and its comparisons. Ms. Prelog briefly explained the imbalance between housing demands and jobs created.

Chair Yeater expressed his concerns about this topic and asked Ms. Prelog what the ideal balance would be. Ms. Prelog responded that it would be a 1 to 1 and she had no ideal number. She added that her research only goes back 2011. Commissioner Rarick asked about the decrease in the number of yearly job increases. Ms. Prelog referenced the chart and stated that the big decreases in yearly new jobs were involved with oil and gas. Commissioner Schulte noted that most homes are two income households. Chair Yeater asked how many builders build more than 25 houses in one year. Ms. Prelog stated that there were two builders. Chair Yeater asked how many multi-family homes were developed in 2018. Ms. Prelog clarified that there were 208 homes built. Commissioner Briscoe asked for a breakdown of the average home price. Ms. Prelog shared a personal comparison about her household income and the affect it had when purchasing a home.

Ms. Prelog responded to several questions about slow growth and the lack of diversity. She presented seven key constraints and described the nine strategies discussed in a previous hearing and worksession. Staff requested support from all departments and the Commission to help engage in this plan and assist the public needs.

Ms. Prelog stated that there are many areas that need to be explored in the future. She stated that this is a growth plan and noted that many things change within the city. Commissioner Rarick thanked staff for the hard work put into the staff report and the presentation. Commissioner Modlin asked about moving forward with implementation. Ms. Prelog suggested that more work is needed for implementation. Mr. Mueller noted that the plan refers more to the quality of life and not the exact number homes built. Commissioner Briscoe noted how much Greeley job creation is restricted to one industry.

Chair Yeater asked about the changes being cost effective and noted that the builder of a home will not recognize the added profit. Economic Development Director, Ben Snow, addressed the Commission about the Strategic Housing Plan. He stated that the city is being responsive to this matter and the housing issue and that financing and regulations do have an impact. Chair Yeater questioned the assumption that the market would correct the price change or benefit for the contractor. He asked whether lowering the prices of housing in Greeley would change the whole market of Northern Colorado. Commissioner Modlin asked where building would take place. Commissioner Schulte asked if harmful impacts would incur by this plan. Commissioner Modlin asked about perception and the image that this plan would have on the City of Greeley.

Chair Yeater opened the public hearing at 2:15 p.m.

Kris Pickett addressed the Commission and provided his opinion of the Strategic Housing Plan. He shared his point of view on profitability. Mr. Pickett compared the cost to build or remodel from today back to 16 years ago.

Jim Neufeld addressed the Commission and provided input about the cost for a small builder in Greeley and provided his personal experience as a builder in the area.

The public hearing was closed at 2:23 p.m.

Commissioner Rarick moved that the Planning Commission recommend that the City Council adopt the *City of Greeley Strategic Housing Plan*. Commissioner Schulte seconded the motion. The motion carried 6-0. (Commissioner Hice-Idler was absent.)

VIII. Staff Report

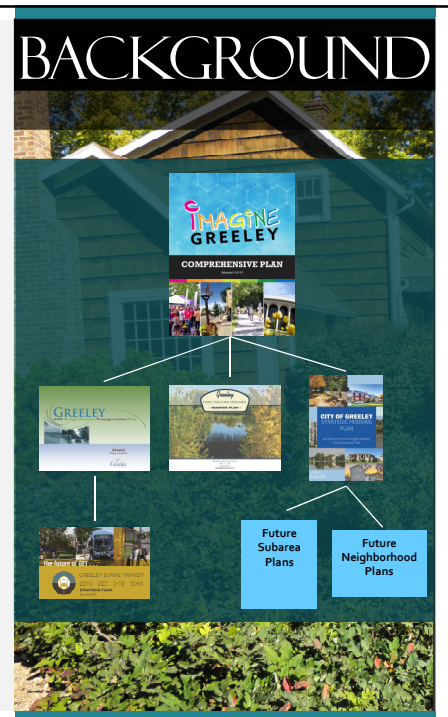
Mr. Mueller reported that the newspapers sent out the report of a plan that had not yet been discussed by the Planning Commission. He talked about staffing in several departments being filled and introduced Kendra Ortiz, the new administrative specialist.



ORIGIN OF THE PLAN

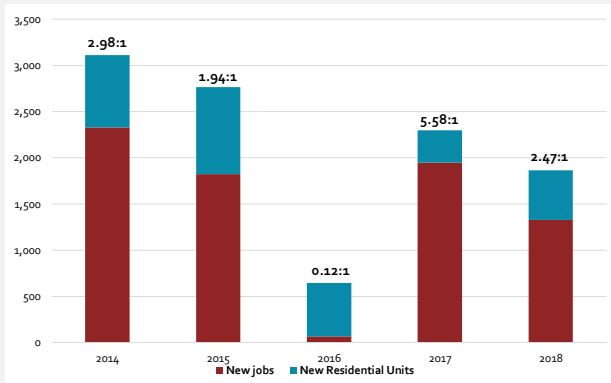
- ❑ *Imagine Greeley Comprehensive Plan:*
 - Goal HO.1: Improve access to housing for all incomes levels, ages, and physical abilities
 - Goal HO.2: Encourage a broad diversity of housing options
 - A tool for identifying strategies to address housing issues

- ❑ Key input from a Housing Task Force



HOUSING TRENDS

Job/Housing Balance



Job/Housing Balance
Greeley, CO 2014-2018

NEED

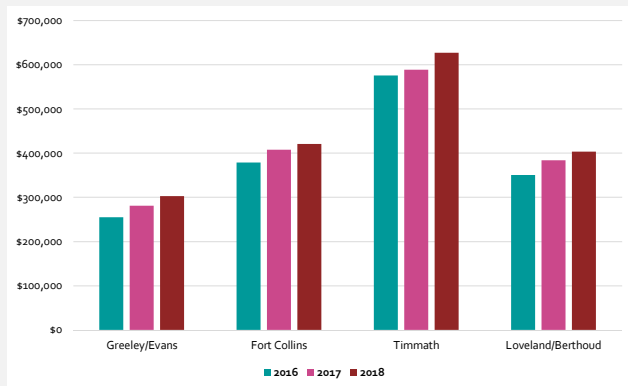
JOBS/HOUSING BALANCE:
Ratio of new job to new residential units constructed



2.35
average 2014-2018

HOUSING TRENDS

Rising Home Costs



Average Home Sale Price
Northern Colorado, 2016-2018

NEED

\$302,758

GREELEY

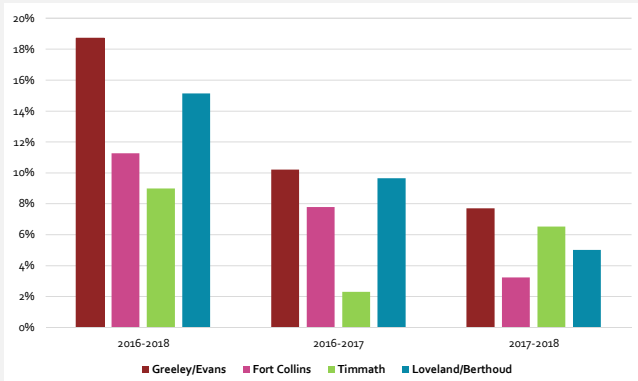


\$420,879

FORT COLLINS

HOUSING TRENDS

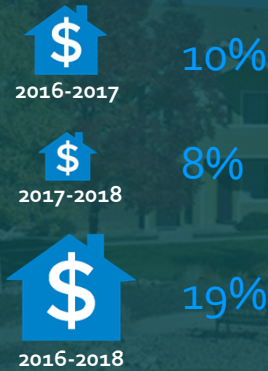
□ Rising Home Costs



Home Sale Price Growth Rate
Northern Colorado, 2016-2018

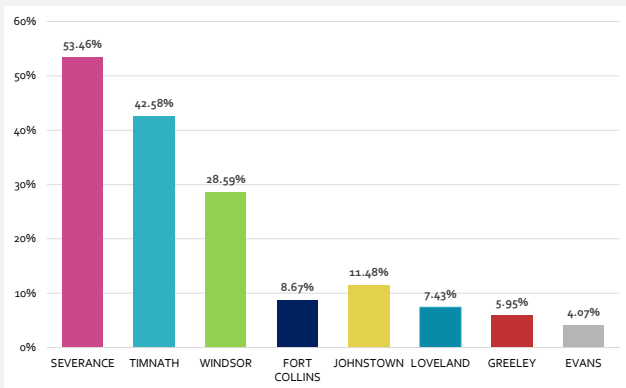
NEED

GREELEY



HOUSING TRENDS

□ Slow Growth



New Permits as a Percent of Total Housing Stock
Northern Colorado, 2015-2018

NEED



HOUSING TRENDS

- ❑ Lack of Housing Diversity
 - Middle income, single-family housing
 - Market-rate apartments
 - Higher-end executive homes being built in other communities

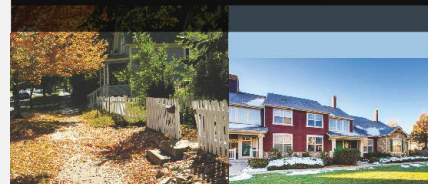
NEED



PLAN OBJECTIVES

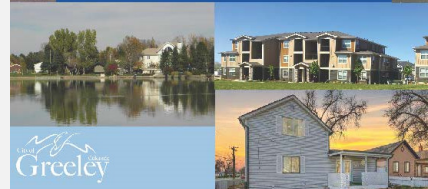
- ❑ Identify key constraints or factors contributing to current housing conditions
- ❑ Develop strategies to address housing affordability (access) and supply
- ❑ Identify implementation strategies and future possible future action items

INTENT



CITY OF GREELEY STRATEGIC HOUSING PLAN

An Element of the Imagine Greeley
Comprehensive Plan



7 KEY CONSTRAINTS

- 1) Escalating costs of raw water
- 2) Rising cost of construction and development related costs
- 3) Lack of financing
- 4) Lack of skilled labor
- 5) Rising costs of existing housing
- 6) Flat wages
- 7) Missing homes not built during the Great Recession and Greeley's residential downturn

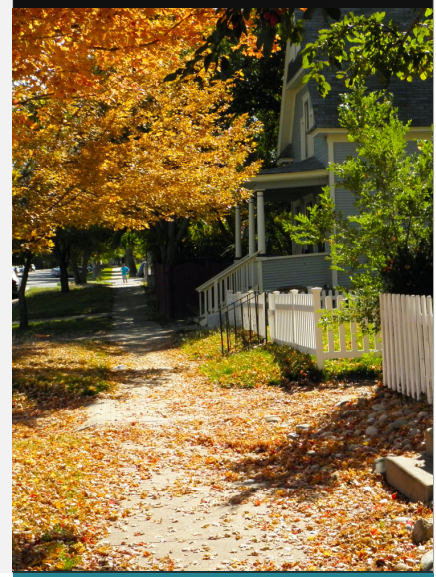
CONTENT



9 STRATEGIES

1. Amend the Development Code to promote housing choice
2. Minimize development costs for affordable housing
3. Engage alternative housing providers to build affordable housing
4. Improve the housing product mix
5. Address the impact of raw water costs on housing affordability

CONTENT



9 STRATEGIES

6. Complete subarea and neighbourhood plans
7. Create more ownership, move-up, and executive housing options
8. Encourage vocational training and apprentice programs for building trades
9. Facilitate development of manufactured home parks as an important affordable housing option

CONTENT



IMPLEMENTATION

- ❑ Implementation Strategy
 - Identifies specific actions
 - Assigned timeframe based on need and feasibility (order in plan does not imply priority)
 - Identifies the department or organization that would likely lead the action
- ❑ Implementation Road Map
 - Breaks down the implementation strategies further into anticipated steps

CONTENT



Staff Research



Public Engagement



Mapping/Modeling



Code Rewrites/ New Policy Creation



Public Hearings

IMPLICATIONS

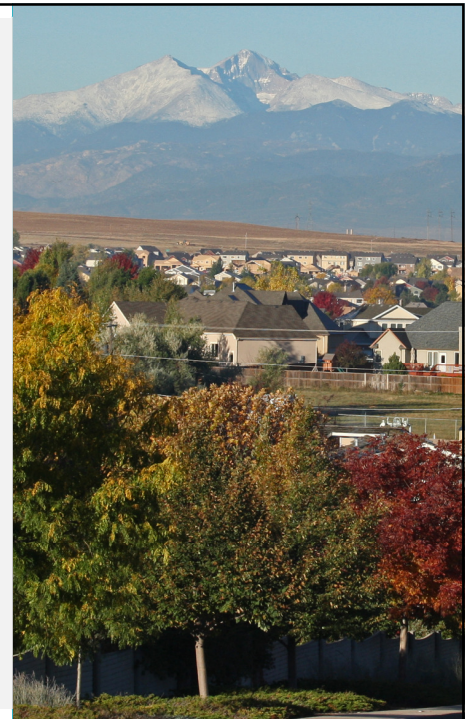
- ❑ Staff
 - Proactive planning for the future
 - Commitment of resources and staff
- ❑ Planning Commission & City Council
 - Support
 - Collaboration
 - Help engaging the public
 - Be the City's sturdy guiderails

NEXT STEPS



RECOMMENDATION

- ❑ Approval
 - Planning Commission, February 12



Council Agenda Summary

February 19, 2019

Agenda Item Number 20

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an Ordinance for the 2nd Amendment to the Centerplace North Development Concept Master Plan (DCMP)

Summary:

The applicant is requesting a 2nd amendment to the existing Development Concept Master Plan to clarify that single-family, two-family, townhouse, and multi-family dwellings will no longer be subject to the commercial standards outlined in the Development Concept Master Plan (DCMP).

A DCMP is a voluntary tool that landowners can use to more narrowly define the “ground rules” of zoning on a particular property. In this case, the original developer created rules requiring certain architectural features and materials that are consistent with the retail look that has evolved in Centerplace. Some, such as the prohibition for asphalt shingles, probably were not envisioned for residential, but nonetheless apply because of the current form of the DCMP language. This amendment would simply exclude residential from these limits; existing city-wide design standards for multi-family would still apply.

The Planning Commission considered this request on January 22, 2019, and unanimously recommended approval.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process that will, on second reading, include:

- 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 noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

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 that, based on the application received and the project summary and accompanying analysis, the proposed 2nd Amendment to the Centerplace North Development Concept Master Plan meets the applicable Development Code criteria, Section 18.30.050(c)(3) f and g; and, therefore, is approved.

Attachments:

Ordinance

Draft Planning Commission Minutes (January 22, 2019)

Planning Commission Summary (Staff Report) (January 22, 2019)

PowerPoint

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

AN ORDINANCE FOR THE 2ND AMENDMENT TO THE CENTERPLACE NORTH DEVELOPMENT CONCEPT MASTER PLAN (DCMP)

WHEREAS, the Centerplace North rezoning was approved on June 5, 2007; and,

WHEREAS, this rezoning included a Development Concept Master Plan (“DCMP”), a voluntary tool available to developers and landowners that allows certain restrictions or standards to be required of the zoned area; and,

WHEREAS, the DCMP defined certain architectural features and materials of future development; and

WHEREAS, such architectural requirements are consistent with retail development, but not as much so with potential residential development; and,

WHEREAS, The Planning Commission recommended approval of a 2nd Amendment to the DCMP that would eliminate such limitations for residential uses.

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

Section 1. The Centerplace North Subdivision Development Concept Master Plan (DCPM, is hereby amended (2nd Amendment) relative to property described as following, located in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. 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 _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

Legal Description

A parcel of land being part of South Half (S1/2) of Section Fourteen (14), Township Five North (T.5N.), Range Sixty-six West (R.66W.) 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 West Quarter Corner of said Section 14 and assuming the North line of the Southwest Quarter (SW1/4) of said Section 14 as bearing South 89°59'10" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2986.65 feet, with all other bearings contained herein relative thereto:

THENCE South 89°59'10" East along said North line a distance of 1320.00 feet;
THENCE South 00°50'19" West a distance of 485.36 feet to the beginning point of a curve. The aforesaid line being non-tangent to said curve;
THENCE along the Arc of a curve that is concave to the North a distance of 21.52 feet, whose Radius is 675.00 feet, whose Delta is 01°49'36", and whose Long Chord bears South 81°41'30" East a distance of 21.52 feet;
THENCE South 00°12'11" East a distance of 455.44 feet to the **TRUE POINT OF BEGINNING**:

THENCE South 89°34'11" East a distance of 1967.21 feet;
THENCE South 00°49'46" West a distance of 507.32 feet to the centerline of Centerplace Drive:
THENCE along said centerline by the following Three (3) courses and distances:
THENCE South 71°28'10" West a distance of 393.26 feet to a Point of Curvature (PC);
THENCE along the Arc of a curve which is concave to the North a distance of 304.46 feet, whose Radius is 920.00 feet, whose Delta is 18°57'39", and whose Long Chord bears South 80°56'59" West a distance of 303.07 feet to the PT;
THENCE North 89°34'11" West a distance of 1303.89 feet;
THENCE North 00°00'50" East a distance of 308.87 feet;
THENCE South 89°59'09" East a distance of 17.46 feet;
THENCE North 00°12'11" West a distance of 376.03 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel of land contains 29.884 Acres, more or less (\pm) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.



PLANNING COMMISSION Proceedings

January 22, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Rarick called the meeting to order at 1:19 p.m. Commissioners, Andersen, Hice-Idler and Modlin were present. (Commissioners Schulte, Yeater and Briscoe were absent.)

II. Approval of minutes for meeting held on December 11, 2018

Commissioner Modlin moved to approve minutes of the meeting held on December 11, 2018. Commissioner Andersen seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

III. Approval of minutes for meeting held on January 8, 2019

Commissioner Andersen asked about specific code changes that were addressed for this matter. Chair Rarick stated that the minutes were only an overview and that the details will be addressed and carried to the work session held on January 29, 2019.

Commissioner Andersen moved to approve minutes of the meeting held on January 8, 2019. Commissioner Modlin seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

IV. Election of Chair

Chair Rarick stated this item would be postponed until next hearing.

V. Election of Vice Chair

Chair Rarick stated this item would be postponed until next hearing.

X. A public hearing to consider amendment of the Centerplace North Development Concept Master Plan (DCMP) to clarify that single-family, two-family, townhouse and multi-family dwellings will no longer be subject to the commercial standards outlined in the DCMP

Project Name: Centerplace North 2nd DCMP Amendment
Case No: ZON2018-0016
Applicant: 2010-1 RAD/CADC Property XI, LLC
Location: North Centerplace Drive, South of 24th Street Road
Presenter: Kira Stoller, Planner I

Ms. Stoller addressed the Commission and entered the staff report into the record. She provided a history of the past amendment and described the current proposed amendment. Ms. Stoller presented a map showing the location of the property. She stated that the applicant is requesting to amend the Centerplace North Development Concept Master Plan (DCMP) to clarify that the commercial standards, outlined in the DCMP would not apply to single family, two-family, townhouse and multi-family dwellings. She added that although the DCMP made no indication that residential uses would need to abide by the commercial design standards, the fact that there was no discussion pertaining to residential design guidelines left the matter open to interpretation. Ms. Stoller noted that a second amendment is being proposed to clarify that all residential uses will be required to comply with the Development Code design standards. Ms. Stoller described redevelopment in and around the surrounding areas. She provided photographs of vacant lots north and southwest of the site. Staff recommended approval.

Commissioner Andersen requested clarification about approval criteria A, regarding zoning. Ms. Stoller stated that the DCMP was established as part of a rezone, and the process to follow for an amendment is classified as a rezone request. Commissioner Andersen noted that staff comments stated the DCMP amendment is not needed to encourage development. Ms. Stoller clarified that residential development is already permitted through a USR, and that the requested amendment will only clarify the design standards.

Mark Bradley, Realtec Commercial Real Estate, addressed the Commission and offered to answer any questions regarding this matter. Commissioner Modlin asked whether a financial hardship would be created by removing the commercial aspect. Mr. Bradley mentioned that there would be no impact. He stated that the change would open up other uses and development work.

Chair Rarick opened the public hearing at 2:31 p.m. There being no public input, the hearing was closed at 2:31p.m.

Commissioner Hice-Idler moved that, based on the application received and the Project Summary and accompanying analysis, the Planning Commission finds that the proposed amendment to the Centerplace North Development Concept Master Plan meets the applicable Development Code criteria, Sections 18.30.050(c)(3) F and G and therefore, recommends approval of the rezone to the City Council. Commissioner Andersen seconded the motion. The motion carried 4-0. (Commissioners Schulte, Yeater and Briscoe were absent.)

PLANNING COMMISSION SUMMARY

ITEM: Amendment to the Centerplace North Development Concept Master Plan (DCMP)

FILE NUMBER: ZON2018-0016

PROJECT: Centerplace North 2nd DCMP Amendment

LOCATION: North of Centerplace Drive, south of 24th Street Road, approximately 0.25 miles east of 44th Avenue and 0.13 miles west of 44th Avenue.

APPLICANT: Corey Walker, on behalf of 2010-1 RAD/CADC Property XI, LLC

CASE PLANNER: Kira Stoller, Planner I

PLANNING COMMISSION HEARING DATE: January 22, 2019

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 18.30.050(c)(3).

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Corey Walker, on behalf of 2010-1 RAD/CADC Property XI, LLC, to amend the Centerplace North Development Concept Master Plan (DCMP) to clarify that single-family, two-family, town house and multi-family dwellings are not subject to the commercial standards outlined in the DCMP (*See Attachment A – Vicinity Map and Attachment B – Narrative*).

A. REQUEST

The applicant is requesting approval of a Development Concept Master Plan (DCMP) Amendment (*see Attachment C – Centerplace North 2nd Development Concept Master Plan Amendment*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-M (Residential Medium Density) & C-L (Commercial Low Intensity)

South: PUD (Planned Unit Development)

East: PUD (Planned Unit Development)

West: PUD (Planned Unit Development)

Surrounding Land Uses:

North: Vacant

South: Commercial (Centerplace Shopping Center)

East: Vacant

West: Commercial (Panera Bread, Homewood Suites)

Site Characteristics:

The DCMP area is approximately 29.884 acres in size and includes seventeen (17) parcels, within the Centerplace North Subdivision. The area is located north of Centerplace Drive, south of 24th Street Road and extends to the east and west of 44th Avenue. Five (5) parcels within the DCMP have been developed, mainly as restaurants, one (1) lot serves as a detention pond, three (3) lots are currently under construction and the remaining eight (8) parcels are vacant.

D. BACKGROUND

The subject site was originally zoned for a Planned Unit Development (Gateway Park Conceptual PUD). The area was rezoned to Commercial High Intensity (C-H) as part of the Centerplace North Rezone (Z 21:05), which was approved on June 5, 2007 (Ordinance No. 22, 2007, Rec No. 3481533). This rezone included the establishment of the Centerplace North DCMP, which outlined specific commercial design guidelines that were more stringent than those required by the Development Code. The original DCMP also identified permitted land uses and it restricted certain uses that would normally be permitted in the C-H zone district, either by right or through approval from Planning Commission. The Centerplace North 1st DCMP Amendment (Z 18:17), was approved on February 6, 2018 (Ordinance No. 3, 2018, Rec No. 4376683), added intermediate & long-term care, assisted living units (more than 8 residents) as an allowable use.

The applicant is requesting to amend the Centerplace North Development Concept Master Plan (DCMP) to clarify that the commercial standards, outlined in the DCMP would not apply to single-family, two-family, town house and multi-family dwellings. While the aforementioned residential uses are permitted within the DCMP area (through a Use by Special Review approval), the original DCMP only outlined specific commercial design standards. Although the DCMP made no indication that residential uses would need to abide by the commercial design standards, the fact that there was no discussion pertaining to residential design guidelines left the matter open to interpretation. To ensure that any future residential projects within the DCMP are not encumbered by this ambiguity, a second amendment is being proposed to clarify that all residential uses will just be required to comply with the Development Code design standards.

E. APPROVAL CRITERIA

Development Code Section 18.30.050 Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment application.

- a) **Has 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: This DCMP amendment is not needed to encourage development within the Centerplace North area. The subject site is already steadily developing with numerous commercial uses. However, there has not been any residential development thus far and approving this DCMP amendment might encourage the proposal of such projects.

This criterion is not applicable to this request.

- b) **Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The subject site has been zoned Commercial High Intensity (C-H) with a Development Concept Master Plan for nearly 12 years. This zoning designation does not appear to be obsolete because substantial development has occurred and is continuing to take place within the area.

This criterion is not applicable to this request.

- c) **Are there clerical or technical errors to correct?**

Staff Comment: There are no clerical or technical errors to correct. However, this DCMP amendment is meant to clarify that the commercial design standards outlined in the Development Concept Master Plan do not apply to residential projects.

This criterion is not applicable to this request.

- d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?**

Staff Comment: The site does not contain any known detrimental environmental conditions.

This criterion is not applicable to this request.

- e) Is the proposed rezoning necessary in order to provide land for a community related use, which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: This Development Concept Master Plan amendment would not change any of the permitted land uses within the DCMP, but rather, would clarify the design standards that apply to residential development. No City policies have changed to warrant the need for the DCMP amendment.

This criterion is not applicable to this request.

- f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?**

Staff Comment: Approving the Centerplace North 2nd DCMP Amendment would not directly affect the density of the area because residential development is already allowed (through a Use by Special Review approval). However, clarifying the design standards for residential development may bring about proposals for such projects. Any future residential projects would be required to evaluate the potential impacts on the surrounding area and would need to demonstrate that adequate public facilities are in place to service the development. There are currently no corresponding residential projects that have been submitted to the City within the DCMP area.

The proposal complies with this criterion.

- g) Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with the applicable zoning overlay requirements?**

The following City of Greeley Comprehensive Plan objectives apply to this request:

Growth & City Form:

▪ **GC-6.1 – Complete Neighborhoods**

- *Foster the development of “Complete Neighborhoods” that incorporate architectural features that are visually interesting and add a cohesive identity, both internally and as a transition to other adjacent neighborhoods.*

Housing:

▪ **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.*

Staff Comment: The existing DCMP allows for residential uses, but there are currently no such developments in the area. Amending the DCMP to clarify that any future residential projects would be required to comply with the Development Code design requirements. The amendment would enable developers to create projects with a variety of styles that provide a unified transition from the existing commercial uses. This would directly align with the preceding Comprehensive Plan objectives, whereas establishing strict residential design standards for the DCMP could severely limit this desired outcome.

The proposal complies with this criterion.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Summary: The proposed DCMP amendment should have no impact on the Zoning Suitability Plan that was previously approved as part of the Centerplace North Rezone, since the permitted uses for the area are not changing. Although the DCMP is zoned C-H, single-family, two-family, town house and multi-family dwellings are already allowed uses (through a Use by Special Review approval).

This criterion is not applicable to this request.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Centerplace North Subdivision, which was platted in 2008 (Rec # 3528542). The area has since gone through numerous additional filings and replats.

2. HAZARDS

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

3. WILDLIFE

The site is not located in an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

There are no concerns with drainage and/or erosion on the subject site.

6. TRANSPORTATION

The subject site can be accessed from either Centerplace Drive or 24th Street Road along 44th Avenue. There are also two (2) private drives access points from Centerplace Drive. GET (Greeley-Evans Transit) provides service to the area along 46th Avenue. There should be no direct impact on transportation in the area due to the proposed DCMP amendment.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in close proximity to all of the parcels within the subject site and can adequately serve the area.

3. EMERGENCY SERVICES

The subject site is within the adequate response area of Greeley Fire Station #5 and is within police department's service area.

4. PARK/OPEN SPACES

No parks or regional open space areas are proposed with this rezone. Any future development projects will be required to evaluate the need to provide a park or regional open space.

5. SCHOOLS

No schools are proposed or located within the subject area. The schools that currently serve the area are Meeker Elementary, Brentwood Middle School and Greeley West High School.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the DCMP amendment at this time.

2. NOISE

There are no proposed site changes corresponding to the DCMP amendment at this time.

I. PUBLIC NOTICE AND COMMENT

Notice letters were mailed to surrounding property owners on January 11, 2019, per Development Code requirements. All the property owners within the Centerplace North DCMP were notified of the proposal as well. Additionally, five (5) public notice signs were posted on the subject site on January 11, 2019. No comments have been received to date, January 16, 2019.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Centerplace North Development Concept Master Plan meets the applicable Development Code criteria, Sections 18.30.050(c)(3) f and g; and therefore, recommends approval of the rezone to the City Council.

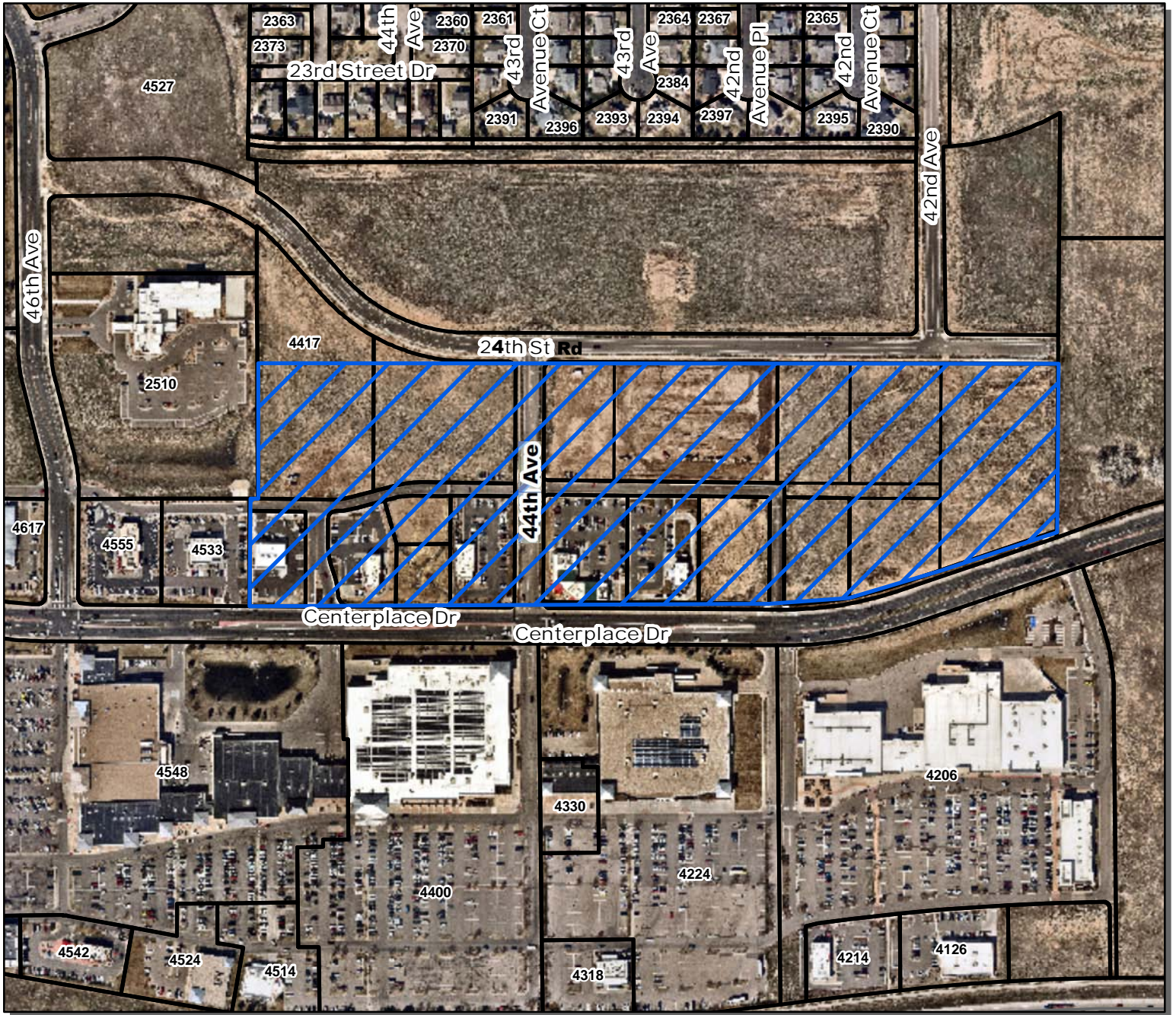
L. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Narrative

Attachment C – Centerplace North 2nd Development Concept Master Plan Amendment

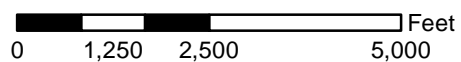
Vicinity Map



ZON2018-0016 Centerplace North 2nd DCMP Amendment

Legend

-  Parcels
-  DCMP Area



Attachment B

December 10, 2018

Mike Garrott
City of Greeley
1100 10th Street
Greeley, CO 80631

RE: Centerplace North Development Master Plan Amendment

Dear Mr. Garrott,

Thank you for considering the attached proposed amendment to the existing Centerplace North Development Master Plan ("DCMP"). 2010-1 RADC/CADC PROPERTY XI, LLC ("Owner") is proposing to amend the DCMP that currently encumbers the Centerplace North Subdivision ("Development"), referenced in the current DCMP as a 29.88 acre area. The area is also known as Tract C and Tract D of the Centerplace North Subdivision and is part of the Centerplace North Commercial I Owners Association, Inc. ("Association") which the Owner is currently the Declarant.

The proposed amendment recommends the following "Allowed Uses" will no longer be subject to the Commercial Standards outlined in the DCMP:

- Single-family dwellings
- Two-family dwellings
- Town house dwellings
- Multi-family dwellings

The Owner believes this change to the DCMP will better clarify the intent of the document so that the Commercial Standards will not apply to the four residential dwelling Allowed Uses. The change will also help to make the residential uses more competitive when compared to other residential developments within the City of Greeley. This is because allowed residential uses will still need to adhere to the high standards set forth in the City of Greeley codes and regulations but not standards that are more common to commercial development.

Thank you for your consideration.

Sincerely,



Corey Walker
Senior Vice President
Platform Ventures

Attachment C

Centerplace North
Development Concept Master Plan
Second Amendment

Original Applicant:

Edgewood Companies, LLLP
711 10th Street, Suite 200
Greeley, CO 80631
Phone: 970-356-5500
Fax: 970-356-5500

Original Owner:

Arbors II, LLC
711 10th Street, Suite 200
Greeley, CO 80631
Phone: 970-356-5500
Fax: 970-356-5500

Municipality:

City of Greeley
1100 10th Street
Greeley, CO 80631
Phone: 970-356

Amendment Applicant:

2010-1 RAD/CADC PROPERTY XI, LLC
4220 Shawnee Mission Pkwy, Ste 200-B
Fairway, KS 66205
Phone: 816-285-3872

PURPOSE

The purpose of this Development Concept Master Plan [DCMP] is to establish architectural and site themes and guidelines for the design and development of that portion of the Centerplace North project zoned Commercial High-Intensity (CH), more fully described on the legal description attached hereto as Exhibit A. This DCMP together with the requirements of the City of Greeley are intended to result in the development of a high-quality, aesthetically pleasing, cohesive project. **Notwithstanding anything to the contrary contained herein, any single family dwellings, two-family dwellings, town house dwellings or multi-family dwellings shall not be subject to the Commercial Standards outlined below. Residential uses shall be requested to comply with the City as amended.**

COMMERCIAL STANDARDS

General Overview

Within Exhibit A, all future building applications to the City will be subject to these standards. The City may deny building applications that are not consistent with these standards. These standards are intended to be complementary to the surrounding improvements by incorporating certain landscape, building forms, colors, and materials of those surrounding improvements. Exhibit B is attached as a pictorial representation. Improvements are not intended to be without variety, individuality, or visual interest, however Architect Plans must include specific references and details, showing by example how their plans incorporate, pay homage to, and compliment surrounding improvements.

Commercial Associations

There will be a Commercial Owner Association(s) [Association] governing all properties within Exhibit A and all property owners will be obligated pay monthly dues and to be part of the Association. The Association(s) will govern maintenance, repair, and replacement of exterior improvements and general appearance.

Building Design and Orientation

All buildings, whether single- or multi-tenant, shall be required to incorporate a minimum level of specific architectural features as identified below in order to create and maintain a cohesive design as a unified and distinct set of contextual buildings. No single tenant may occupy more than 80,000 square feet GFA. Businesses may utilize certain architectural features that are consistent with maintaining a national or regional identity, which do not distract or negatively impact surrounding improvements.

All sides of the buildings shall have equal or greater architectural treatment as the primary facade regardless of the orientation of the customer entrance. Buildings shall incorporate a variety of architectural design features, such as (though not limited to): canopies, overhangs, recesses/projections, raised parapets, arches, changes on color, changes in material and changes in texture. Exhibit B is attached as a pictorial representation.

Customer Entries

Primary customer entries shall be clearly defined and easily identifiable to both vehicular and pedestrian traffic, and shall be protected from the elements of the weather. Customer entries shall be identified through a change in horizontal plane, vertical plane, material, color, or roof plane. Facades shall incorporate a minimum of the following architectural features: 1) Glazing appropriate to the scale of the building and consistent with the business operation; 2) Masonry pilasters; 3) Awnings or canopies; 4) Signage.

Non-Service Areas

In order to prevent a patchwork of materials or the use of too many different materials each exterior building elevations shall incorporate the use of a dominant material selected from the list of preferred materials and colors (as detailed below). In addition:

- All prominent parapet features shall have a depth of at least four feet, and no parapets greater than four feet in height shall be allowed.
- Aluminum storefronts shall be pre-finished in Clear, White, Black or Champaign anodized finish.
- Roofing materials shall be in keeping with the overall architectural theme of the development; asphalt, fiberglass, wood, or metal shingles shall not be allowed.

Service Areas & Screening

Loading docks, outdoor storage, service areas, and accessory uses shall be screened from view, shielded from public streets where possible, and be separated from pedestrian traffic. The use of screen walls for loading and delivery areas may be used provided the visible side utilizes architectural treatment consistent with the other sides of the building. All accessory structures such as trash enclosures and screen walls shall be constructed of a material compatible with the primary structure. All roof-mounted equipment shall be screened by use of an extended parapet wall of at least the same height as the equipment it is screening. Trash dumpsters shall be completely contained within an enclosed structure.

Prohibited Features

Prohibited exterior building materials include: painted concrete masonry, asphalt shingles, exposed concrete panels, chain link, plain or painted plywood/oriented strand board. No more than four different roof materials and colors shall be allowed within the development.

Preferred Materials

Materials must be chosen to create a cohesive overall design within the development as well as with the existing surrounding projects. Preferred building materials include:

- Brick
- Stone (or synthetic stone products)
- Synthetic Stucco
- Textured architectural precast panels
- Textured concrete block with integral color
- Glazing

Preferred Colors

Colors shall be chosen to create a cohesive overall theme within the development as well as with the existing surrounding projects. Preferred colors include earth tones, muted greens/blues, and reds/browns. Bright high contrast colors shall be prohibited as dominant colors.

Accent Colors

Accent colors are intended to compliment the dominant building colors and, if used, shall be limited to 5% of the building facade unless otherwise approved by the City of Greeley (however, in no event shall accent colors exceed 15-20% of the façade). Bright high contrast colors shall be used sparingly.

Pedestrian Areas and Circulation

Site designs shall include an appropriate amount of outdoor pedestrian spaces and shall seek to minimize the number of pedestrian crossings by providing sidewalks adjacent to large parking areas. Pedestrian crossings shall be clearly identified with pavement markings, signage, paving materials or similar alternatives, and pedestrian connections shall be provided where safe and practical along logical circulation routes and along buildings.

Open Spaces and Landscape Treatment

A minimum of 85% of the area defined as open space shall be vegetated landscaped areas. The development shall be landscaped with regionally appropriate materials; streetscapes shall have a mix of tree groupings along with seasonal shrubs flowers. Landscaping shall be used to both screen and break up parking areas. Hardscape elements such as colored or stamped concrete, concrete pavers or tooled joints are encouraged in order to enhance outdoor pedestrian areas where living plant materials are not appropriate. Planters shall be utilized within sidewalk areas where practical.

Allowed Uses

The City of Greeley Development Code identifies a number of uses allowed in the Commercial High Intensity (C-H) zone. This Development Concept Master Plan will limit the allowed uses on the subject 29.88 acres zoned C-H to the following list. Those uses identified as design review and uses by special review in the Development Code must follow the applicable review procedures.

- single-family dwellings
- two-family dwellings
- town house dwellings
- multi-family dwellings
- libraries, museums, public or quasi-public
- recreation buildings, facilities, parks, open space, indoor, outdoor, extensive
- schools
- schools – adult (business, trade)
- universities, colleges
- animal shelter without outdoor kennels or runs
- veterinary clinic without outdoor kennels or runs
- art, dance, photo

- studios, galleries
- auction houses (excludes livestock)
- auto parts/service/tires up to 4 bays, (excludes paint, body, drive-train large truck repair) car wash (over 3 bays)
- banks, savings and loans, financial institutions, ATMs, drive-up windows
- bars, taverns, lounges, brewpubs
- bed and breakfasts, hotels, motels
- bowling alleys
- builders, contractors supply, offices & yards
- convenience stores with gas sales
- dry cleaning, laundromats
- emission testing centers
- medical & dental offices & clinics, massage therapists, medical supply, sales & rental
- indoor movie theaters
- intermediate & long-term care, assisted living units (more than eight [8] residential)
- nurseries, greenhouses, garden shops
- offices
- parking lots & structures
- personal service shops (beauty, barber, tanning & nail salons, shoe repair)
- pet stores
- printing, copying shops, mail centers
- radio & TV stations
- repair shops
- restaurants - cafes, & other eating establishments
- drive-in or drive-thru facilities (including outdoor seating areas) - drive-up window
- retail sales, under 3,000 square feet GFA
- retail sales, 3,000 to 20,000 square feet GFA
- retail sales, large retail (over 20,000 sq. ft. up to 80,000 sq. ft.GFA per tenant)
- shuttle, bus depots/hub (less than 1,000 sq. ft.)
- upholstery shops

Residential Use

All residential uses shall be required to comply with all development code standards, within the City of Greely's Development Code and as amended.

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EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being part of South Half (S1/2) of Section Fourteen (14), Township Five North (T.5N.), Range Sixty-six West (R.66W.) 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 West Quarter Corner of said Section 14 and assuming the North line of the Southwest Quarter (SW1/4) of said Section 14 as bearing South 89°59'10" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2986.65 feet, with all other bearings contained herein relative thereto:

THENCE South 89°59'10" East along said North line a distance of 1320.00 feet;

THENCE South 00°50'19" West a distance of 485.36 feet to the beginning point of a curve. The aforesaid line being non-tangent to said curve;

THENCE along the Arc of a curve that is concave to the North a distance of 21.52 feet, whose Radius is 675.00 feet, whose Delta is 01°49'36", and whose Long Chord bears South 81°41'30" East a distance of 21.52 feet;

THENCE South 00°12'11" East a distance of 455.44 feet to the **TRUE POINT OF BEGINNING**:

THENCE South 89°34'11" East a distance of 1967.21 feet;

THENCE South 00°49'46" West a distance of 507.32 feet to the centerline of Centerplace Drive:

THENCE along said centerline by the following Three (3) courses and distances:

THENCE South 71°28'10" West a distance of 393.26 feet to a Point of Curvature (PC);

THENCE along the Arc of a curve which is concave to the North a distance of 304.46 feet, whose Radius is 920.00 feet, whose Delta is 18°57'39", and whose Long Chord bears South 80°56'59" West a distance of 303.07 feet to the PT;

THENCE North 89°34'11" West a distance of 1303.89 feet;

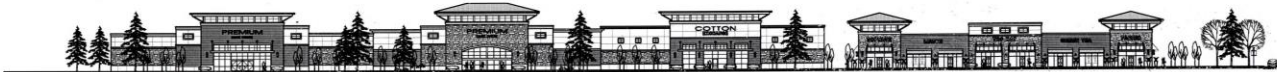
THENCE North 00°00'50" East a distance of 308.87 feet;

THENCE South 89°59'09" East a distance of 17.46 feet;

THENCE North 00°12'11" West a distance of 376.03 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel of land contains 29.884 Acres, more or less (\pm) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

EXHIBIT B





ZON2018-0016
CENTERPLACE NORTH 2ND DCMP AMENDMENT



REQUEST

- Amend the Centerplace North Development Concept Master Plan (DCMP) to clarify that single-family, two-family, townhouse and multi-family dwellings are not subject to the commercial design standards.
- Instead such projects would just be required to comply with the Development Code design standards.

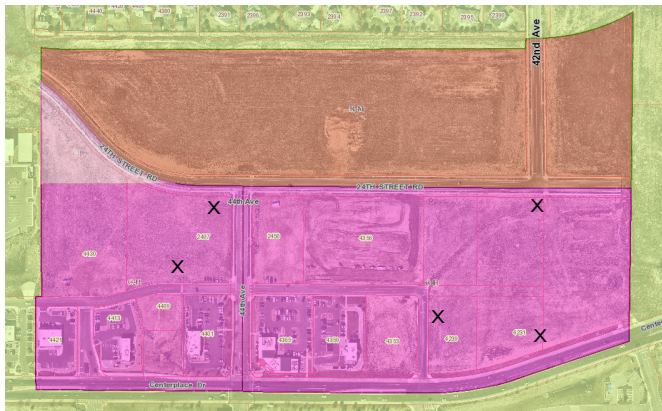


BACKGROUND

- Centerplace North Development Concept Master Plan (DCMP)
 - Established in 2007 as part of the Centerplace North Rezone
 - Identified permitted land uses (either by right or through Planning Commission approval)
 - Outlined specific commercial design guidelines that were more stringent than Development Code



LOCATION



- North of Centerplace Drive, south of 24th Street Road & extends east and west of 44th Avenue
- 29.884 acres
- Zoned C-H (Commercial High Intensity) with a Development Concept Master Plan
- Surrounding Land Uses
 - North: Vacant (zoned R-M)
 - East: Vacant (zoned PUD)
 - South: Commercial (Centerplace Shopping Center)
 - West: Commercial (Panera & Homewood Suites)

SITE PHOTOS

Facing Northwest



Facing Southwest



Facing Southwest



APPROVAL CRITERIA & RECOMMENDATION

- Two (2) of the eight (8) approval criteria are applicable to the request (18.30.050(c)(3) f and g).
 - Clarifying the DCMP design standards may bring about proposals for residential projects in the area.
 - The potential impacts of such projects would be evaluated through the required Use by Special Review process.
 - No corresponding residential projects within the DCMP have been submitted at this point in time.
 - Aligns with comprehensive plan objectives:
 - GC-6.1 – Complete Neighborhoods
 - HO-2.1 – Diversity in New Development
- NOTICING
 - Notice letters were mailed to property owners within 500 feet of property & all the DCMP property owners
 - Five (5) signs were posted within the DCMP area, with no inquiries received
- PLANNING COMMISSION REVIEW
 - Recommend approval unanimously

Council Agenda Summary

February 19, 2019

Agenda Item Number 21

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Public hearing and final reading of an Ordinance amending Section 6.16 of Greeley's Municipal Code regarding Alcohol Beverages

Summary:

During the course of the last few years, a couple of key Senate Bills were passed into law, specifically 16-197 and 18-243, that changed a number of licensing provisions to which Greeley's Code needs some alignment.

A majority of these changes did not take effect until January 1 of this year with additional provisions taking effect moving forward in future years. This new legislation gave City staff an opportunity to conduct a comprehensive review of Chapter 6.16 for any needed additions and modifications, which took place in the last quarter of 2018.

Greeley's Liquor Code essentially adopts the Colorado State Liquor Codes, (§44-3 (Liquor); 44-4 (Beer); 44-5 (Special Event)), by reference and then anything where State Code allows municipalities to deviate, or opt in or out of, is what is found in Greeley's Code, Chapter 6.16. A couple of examples of this would be Retail Liquor Code Tastings and Common Consumption Areas and Entertainment Districts. They are authorized in the State Code, but local municipalities must adopt an ordinance or resolution to allow them and to set forth local parameters for them. As such, a majority of the changes proposed within this Ordinance are housekeeping in nature and serve to clean up our local Code and to simplify and clarify particular words or phrases and to better mirror how particular sections are being applied.

A summary of changes include:

1. Retitles Liquor, Beer & Special Event Codes to reflect the recodification of the State Code to different articles and titles within the Colorado Revised Statutes;
2. defines "Alcohol" to include Fermented Malt Beverages and eliminates 3.2% Beer references;
3. incorporates additional distance restrictions for Retail Liquor Stores, Liquor Licensed Drugstores, and Fermented Malt Beverage classes of licenses;
4. clarifies the restrictions of alcohol beverages when on, in or using Glenmere Park;
5. updates the hours that beer and liquor tastings can occur; as well as the manner with which unused samples are to be removed following a tasting event.

This Ordinance was introduced at the February 5, 2019, Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

Chapter 13 of Greeley Municipal Code is also being amended as a companion to amendments to this Chapter later on this agenda.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Economic Health & Development: Foster and maintain public and private investment in business development.

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

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 Amending Chapter 6.16
Chapter 6.16 – Redline Version

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING CHAPTER 6.16 OF GREELEY’S MUNICIPAL CODE REGARDING ALCOHOL BEVERAGES

WHEREAS, the Greeley Liquor Licensing Authority is charged with granting or refusing licenses for the sale, at retail, of malt, vinous, & spirituous liquor; to conduct investigations; and to suspend or revoke such licenses for cause in the manner provided by law; and shall have all of the powers of the local licensing authority, as set forth in Articles 3, 4, and 5 of Title 44 of the Colorado Revised Statutes; and

WHEREAS, Colorado State Law, through Senate Bills 16-197 and 18-243 amended Colorado Liquor, Beer, and Special Event Codes in a number of ways including the way beer and alcohol is defined; distance restrictions for certain classes of licenses; the manner in which beer, wine, and spirituous liquor tastings are conducted; and the location of the Liquor, Beer, and Special Event Codes within the Colorado Revised Statutes; and,

WHEREAS, these statewide amendments provided an opportunity for a comprehensive review of Greeley’s Liquor Code, Chapter 6.16, and to also address some general housekeeping or ministerial-type changes to Chapter 6.16 for clarity, alignment, and modernization; and

WHEREAS, Chapter 6.16 of the Greeley Municipal Code addresses alcohol beverage licensing regulatory functions, and it is appropriate to update this Chapter to address current State Law and the desire to continue to allow the sale and service of alcohol beverages in a manner that is current and in alignment with State provisions and local practices.

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

Section 1. Chapter 6.16 of the Greeley Municipal Code shall be amended as shown on “Exhibit A,” which is attached to this Ordinance and incorporated herein by this reference.

Section 2. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED, SIGNED AND APPROVED this _____ day of

_____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

By: _____
Mayor

Chapter 6.16 - Alcohol Beverages

Article I - Local Licensing Authority; Definition

6.16.010 - State law applicable.

Title ~~44-12~~, Articles ~~3-46~~, ~~4-47~~ and ~~5-48~~, C.R.S., and the Rules and Regulations of the Executive Director of the Colorado Department of Revenue, as the State Licensing Authority, effective ~~October 1, 2018~~ January 1, 2003, with all subsequent supplements thereto, are adopted by the City. A copy of these provisions is on file with the City Clerk and is available for inspection. The same is incorporated and adopted as if fully as if set out at length in this Chapter, except as otherwise provided in this Chapter.

(Ord. 1, 2003 §1; Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.020 - Licensing authority established.

- (a) There is established a Local Licensing Authority, which shall be a Hearing Officer appointed by the City Council by resolution, which shall have and is vested with the authority to grant or refuse licenses for the sale at retail of malt, vinous or spirituous liquors and fermented malt beverages (collectively referred to herein as "alcohol"), as provided by law, conduct investigations as are required by law, and suspend or revoke such licenses for cause in a manner provided by law ~~which shall be a Hearing Officer appointed by the City Council by resolution~~. Such Authority shall have all of the powers of the Local Licensing Authority, as set forth in Title 44, Articles 3-46, 43-47 and 5-48, of Title 44-12, C.R.S.
- (b) The Hearing Officer shall be appointed by the City Council by resolution and may be removed with or without cause by a majority vote of the City Council.

(Ord. 10, 2001 §1(part); Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.025 - Definition.

- (a) Certain terms and expressions used herein shall have the following meanings:

Alcohol means malt, vinous or spirituous liquors and fermented malt beverages, as those terms are defined by state law.

Applicant means one making an application for a license under this Chapter, and includes:

- a. If an individual, that person making the an application for a license under this Chapter;
- b. If a partnership, all the partners of the partnership which is are making the application for a license under this Chapter;
- c. If a corporation, any officer, director, manager or stockholder therein making the application; or
- d. If a limited liability company, any member therein making the application.

Authority or Licensing Authority means the Hearing Officer appointed by the City Council by resolution.

Hearing Officer means the individual, licensed to practice law in Colorado, appointed by the City Council, to carry out the duties as described in Section 6.16.020 and other rules, regulations, policies and procedures as may be established.

Manager means and includes that person or those persons who manage, direct, supervise, oversee and administer the acts, transactions and acts of servants of the establishments governed by this Chapter.

Person includes a natural person, partnership, association, company, corporation, limited liability company, organization or manager, agent, servant, officer or employee of any of them.

- (b) All other words and phrases used in this Chapter shall have the meanings attached by the state statutes regulating the sale of ~~alcohol~~ ~~liquor~~ ~~and~~ ~~fermented~~ ~~malt~~ ~~beverages~~, or if not otherwise defined by law, as are used in their common, ordinary and accepted sense and meaning.

(Ord. 10, 2001 §1(part); Ord. 29, 2000 §1; Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

Article II - Licenses

6.16.030 - License required.

It is unlawful for any person to sell or to offer for sale at retail within the City any ~~alcohol~~ ~~fermented~~ ~~malt~~ ~~beverage~~ or any ~~malt~~, ~~vinous~~ or ~~spirituous~~ liquors, as those terms are defined by state law, without first having been granted and issued a license to do so by the City.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.040 - Secretary of the Authority.

The City Clerk shall receive all applications for licenses, and shall issue all licenses granted by the Authority, upon receipt of such license fees and taxes as are required by law and this Chapter. The City Clerk shall serve as the official secretary of the Authority and shall designate a person or persons to provide the necessary administrative ~~secretarial~~ and reporting and support services for the Authority. The City Clerk or his or her designee shall attend the meetings of the Authority. All public notice by publication in a newspaper and by the posting of signs, as required by state law ~~the Colorado Liquor Code of 1935, as amended~~, shall be accomplished by the City Clerk.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.050 - Application.

The applicant shall fully complete an application for license as required by the State Licensing Authority. No application for a new license or for the renewal of an existing license, or for the transfer of location or ownership of an existing license shall be submitted to the City until the applications have been complete in all respects.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.070 - Special event permit applications; approval and issuance procedure.

- (a) The Authority shall grant or refuse applications for special event permits, without notification to the State Licensing Authority for the State Authority's approval or disapproval of said permits in accordance with Title ~~44-12~~, Article ~~5-48~~, C.R.S., as amended from time to time.
- (b) The Authority shall report to the State Licensing Authority ~~Liquor Enforcement Division~~ within ten (10) days after it issues a permit, the name of the organization to which the permit was issued, the address of the permitted location and the permitted dates of alcohol beverage service.

- (c) The Authority, ~~in electing to not notify the State Licensing Authority, shall~~ Authority shall promptly act upon each application and either approve or disapprove each application for a special event permit.

(Ord. 22, 2011 §1)

6.16.090 - License application hearings; procedure.

The procedures set forth in Title ~~44-12~~, Chapters ~~3-46~~ and ~~4-47~~, C.R.S., and the regulations that may from time to time be adopted by the State Licensing Authority, shall be followed in all ~~liquor~~-license application hearings before the Licensing Authority.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.095 - Public hearing notice.

- (a) In addition to following the posting and publication requirements ~~of state law included in the Colorado beer and liquor codes~~, the City will make all reasonable attempts to mail a courtesy notice of any public hearing at which a new or change of location application is to be considered to those property owners within approximately five hundred (500) feet, ~~generally~~, of the proposed site.
- (b) The information typically provided in the courtesy ~~notice~~ letter shall contain the same information as that required for ~~posting and publication~~ the sign and publication and a statement that additional information about the application is available at the City Clerk's office.
- (c) Failure of the City to provide a courtesy notice ~~all forms of public notice~~ as provided herein shall not affect the validity of any hearing or determination by the Licensing Authority.

(Ord. 34, 2007 §1; Ord. 1, 2003 §5; Ord. 29, 2000 §3)

6.16.100 - Public hearing.

- (a) The Licensing Authority may promulgate rules of procedure for the conduct of all hearings on applications for licenses or for revocation or suspension of licenses. Those rules of procedure shall be available at the City Clerk's office.
- (b) The Licensing Authority shall have the power to administer oaths and issue subpoenas to require the presence of persons and the production of papers, books, ~~and records~~ or other evidence necessary to ~~at the~~ determination ~~in~~ of any hearing which the Licensing Authority is authorized to conduct. It shall be unlawful for any person to fail to comply with any subpoena issued by the Authority in the proper conduct of its hearings. The Municipal Court or the District Court shall enforce the subpoenas of the Licensing Authority and, upon good cause shown, shall enter its orders compelling witnesses to attend and testify or produce books, records or other evidence, and shall impose penalties or punishment for contempt in case of failure to comply with such orders.
- (c) A subpoena shall be served in the same manner as a subpoena issued by ~~at the~~ District Court of the State. Upon failure of any witness to comply with such subpoena, the City Attorney shall, at the direction of the Authority:
- (1) Petition any judge of the Municipal Court, setting forth that due notice has been given of the time and place of attendance of the witness and the service of the subpoena, that the Court, after hearing evidence in support of or contrary to the petition, enter its order compelling the witness to attend and testify or produce books, records or other evidence, under penalty of punishment for contempt in case of willful failure to comply with such order of court; or
 - (2) Petition the District Court in and for the county, setting forth that due notice has been given of the time and place of attendance of the witness and the service of the subpoena, that the court after

hearing evidence in support of or contrary to the petition, enter its order as in other civil actions, compelling the witness to attend and testify or produce books, records or other evidence, under penalty of punishment for contempt in case of willful failure to comply with such order of court.

- (d) Any attorney at law who appears before the Licensing Authority at any hearing shall be required to provide, in advance, state the names and addresses of all persons whom he or she has been authorized to represent at the hearing.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.120 - Fees.

- (a) License and application fees and other charges for services related to ~~liquor~~-licensing under this Chapter shall be paid to the Director of Finance and submitted to the City Clerk annually in advance of consideration by the Licensing Authority. The license and application fees and other charges shall be set annually by the Licensing Authority in an amount determined by the City Manager within the limitations set by the state law~~Colorado Revised Statutes~~.
- (b) No rebate of any fees paid for any license issued hereunder shall be made except upon approval of the Licensing Authority.

(Ord. 34, 2007 §1; Ord. 7, 2007 §2; Ord. 1, 2003 §7; Ord. 29, 2000 §4; Ord. 56, 1997 §§1, 2; Ord. 42, 1996 §1; Ord. 4, 1996 §§1, 2; Ord. 4, 1995 §2(part); Ord. 20, 1990 §§3, 4; Ord. 51, 1989 §1; Ord. 86, 1985 §1; Ord. 23, 1982 §2(part))

6.16.133 - Penalty guidelines.

Violations of any provisions of this Chapter shall result in penalties according to the generally accepted and practiced state penalty guidelines provided below. Nothing in the following guidelines is meant to restrict the ~~Local~~-Licensing Authority from issuing a lesser penalty, a higher penalty, or additional penalties as allowed by this ~~Chapter~~Code or state law, up to an including suspension of revocation of a ~~liquor~~-license or the imposition of a fine in lieu of suspension as provided under the provisions of Section 12-47-601, C.R.S.

Code Violation	Suspension
<i>Sale to Minor:</i>	
First Incident 1 Charge	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations
2 Charges	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
3 + Charges	45 days total, 15 served and 30 held in abeyance for a period of one year from date of hearing, pending no further violations.
Second Incident	Days held in abeyance automatically imposed from first incident, plus additional

Within 1 Year	suspension as stated in first incident above.
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<i>Code Violation</i>	<i>Suspension</i>
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Purchase of ~~Alcohol~~ Liquor from Someone Other Than a Wholesaler:

First Incident 1 Charge	10 days total, 3 served and 7 held in abeyance for a period of one year from date of hearing, pending no further violations.
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2 Charges	10 days total, 5 served and 5 held in abeyance for a period of one year from date of hearing, pending no further violations.
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Sale to Intoxicated Patron:

First Incident 1 Charge	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations.
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2 Charges	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
-----------	--

3 + Charges	45 days total, 15 served and 30 held in abeyance for a period of one year from date of hearing, pending no further violations.
-------------	--

Second Incident Within 1 Year	Days held in abeyance automatically imposed from first incident, plus additional suspension as state in first incident above.
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Failure to Meet Food Requirement (H & R/Brew Pubs):

First Incident	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations, with 30 days to comply.
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Second Incident Within 1 Year	Days held in abeyance automatically imposed from first incident, plus additional suspension as stated in first incident above.
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Video Poker Gambling:

First Incident	45 days total, 15 served and 30 held in abeyance for a period of one year from date
----------------	---

	of hearing, pending no further violations.
Second Incident	Days held in abeyance automatically imposed from first incident, plus additional suspension as stated in first incident above.
<i>Permitting Illegal Gambling:</i>	
First Incident	10 days total, 3 served and 7 held in abeyance for a period of one year from date of hearing, pending no further violations.
Second Incident	45 days total, 15 served and 30 held in abeyance for a period of one year from date of hearing, pending no further violations.
Third Incident	Days held in abeyance automatically imposed from first incident, plus additional suspension as stated in first incident above.
<i>Failure to Maintain Adequate Books/Records:</i>	
First Incident	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations
Second Incident	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
<i>Sale After Legal Hours:</i>	
First Incident	10 days total, 3 served and 7 held in abeyance for a period of one year from date of hearing, pending no further violations.
Second Incident	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
<i>Permitting Disturbances:</i>	
First Incident	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
Second Incident	Days held in abeyance automatically imposed from first incident, plus additional suspension as stated in first incident above.

Violations on Follow-up Inspections:	
For each incident	3 days total, 1 served and 2 held in abeyance for a period of one year from date of hearing, pending no further violations.
Failure to Report Manager Corporate, Financial Change:	
First Incident	5 days total, all 5 held in abeyance for a period of one year from date of hearing, pending no further violations.
Second Incident	10 days total, 3 served and 7 held in abeyance for a period of one year from date of hearing, pending no further violations.
Underage Employee Selling or Serving:	
First Incident 1 Charge	7 days total, 2 served and 5 held in abeyance for a period of one year from date of hearing, pending no further violations.
2 Charges	14 days total, 4 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations.
3 Charges	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
Shake a Day (Dice or Dice Cup Pools):	
1 Charge	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations.
2 Charges	30 days total, 10 served and 20 held in abeyance for a period of one year from date of hearing, pending no further violations.
Altered <u>Alcohol</u>Liquor:	
1 Charge	15 days total, 5 served and 10 held in abeyance for a period of one year from date of hearing, pending no further violations.

(Ord. 1, 2003 §9)

6.16.135 - Conditions imposed on suspension or renewal.

The Licensing Authority shall have the power to impose on a licensee as a condition of a period of suspension held in abeyance or as a condition of renewal, any condition(s) reasonably related to the offense(s) leading to the suspension or the conduct of the business forwith which the license is to be renewed.

(Ord. 4, 1995 §2(part))

6.16.138 - Violation; penalty.

The standards for payment of a fine in lieu of suspension shall be as provided for in Section 44-3-601-47-601, C.R.S., and shall apply to any licensee who violates or whose employees violate any terms of this Chapter or of Title 44-12, Articles 3-46, 4 or 47 and 5-48, C.R.S., or the rules and regulations related thereto. Such licensee shall be subject to suspension or revocation of his or her license.

(Ord. 1, 2003 §10)

6.16.170 - Fees not refundable.

In the event a license is suspended or revoked, as provided in this ChapterArticle, no part of the fees paid therefor for the license shall be returned to the holder.

(Ord. 1, 2003 §1; Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.180 - Buildings to meet standards.

- (a) No license shall be issued, renewed or transferred unless the building in which the business or licensed activity is conducted~~carried on~~ meets all of the requirements of the zoning, building, electrical, plumbing, fire, mechanical, housing and dangerous building codes of the City.
- (b) A special event permit allowing alcohol beverages ~~on~~ the premises may be issued under circumstances where the premises do not comply with requirements of the Uniform Fire Code, if the following requirements are satisfied:
 - (1) The special event permit applicant shall arrange for a fire watch, comprised of a minimum of two (2) persons, to be conducted during the entire time of the special event occurrence. Arrangements for hire and payment of fire watch personnel shall be the responsibility of the applicant.
 - (2) If the Chief of the Greeley Fire Department, or his or her designee, requires that a fire watch for a particular special event be staffed by more than two (2) persons, the applicant must arrange for a fire watch in accordance with the directions of the Fire Chief or his or her designee.
 - (3) The fire watch for any special event occurring on premises which are not strictly in compliance with the Uniform Fire Code must be staffed by persons who are state certified fire fighters with direct radio contact with Weld County 911 Emergency Dispatch.
 - (4) The special event permit applicant must finalize arrangements for the required fire watch prior to issuance of the liquor license.

(Ord. 29, 2000 §8; Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.190 - Continuation of existing licenses.

Any license issued by the Licensing Authority of the City prior to the effective date of the ordinance codified in this Chapter shall remain in full force and effect until the expiration of such license under the former law; provided, however, that any suspension, revocation, renewal or transfer of any such license shall be governed by this Chapter.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.215 - Optional premises licenses.

- (a) The following standards for the issuance of optional premises licenses or for optional premises for a hotel and restaurant license are hereby adopted pursuant to the provisions of Section ~~44-3-413 and 44-3-415~~ 12-47-135.5, C.R.S. These standards ~~adopted herein~~ shall be considered in addition to all other standards applicable to the issuance of licenses under state law ~~the Colorado Liquor Code~~ for optional premises license or for optional premises for a hotel and restaurant license. These two types of licenses for optional premises will be collectively referred to as "optional premises" in these standards unless otherwise provided.
- (b) Eligible facilities. An optional premises may only be approved when that premises is located on or adjacent to an outdoor sports and recreational facility as defined in Section ~~44-3-310~~ 12-47-103, C.R.S. The types of outdoor sports and recreational facilities in the City which may be considered for an outdoor premises license include the following:
 - (1) Country clubs;
 - (2) Golf courses and driving ranges;
 - (3) Ice skating areas;
 - (4) Ski areas;
 - (5) Swimming pools;
 - (6) Parks and arenas.

There are no restrictions on the minimum size of the outdoor sports and recreational facilities which may be eligible for the approval of an optional premises license. However, the Local Licensing Authority may consider the size of the particular outdoor sports or recreational facility in relationship to the number of optional premises requested for the facility.

- (c) Number of optional premises. There are no restrictions on the number of optional premises which any one (1) licensee may have on his or her or its outdoor sports or recreational facility. However, any applicant requesting approval of more than one (1) optional premises shall demonstrate the need for each optional premises in relationship to the outdoor sports or recreational facility and its guests.
- (d) Submittal requirements. When submitting a request for the approval of an optional premises, in addition to meeting the license application requirements of this Chapter ~~6.16~~, an applicant shall also submit the following information:
 - (1) A map or other drawing illustrating the outdoor sports or recreational facility boundaries and the approximate location of each optional premises requested.
 - (2) A description of the method which shall be used to identify the boundaries of the optional premises when it is in use.
 - (3) A description of the provisions which have been made for storing alcohol ~~malt, vinous and spirituous liquors~~ in a secured area on or off the optional premises for ~~the future use on the~~ optional premises.
- (e) ~~Advance notification.~~ Pursuant to Title 44 ~~2~~, Article 3 ~~47~~, C.R.S., as amended from time to time, no alcohol ~~beverages~~ may be served on the optional premises until forty-eight (48) hours after the

licensee has provided written notice to the Greeley City Clerk's Office Police Department Drug and Alcohol Enforcement Division ~~forty-eight (48) hours prior to serving alcohol beverages on the premises~~, unless notice is waived by the Authority. Such notice must contain the specific days and hours on which the optional premises are to be used. In this regard, there is no limitation on the number of days which a licensee may specify in each notice. However, no notice may specify any date of use which is more than one hundred eighty (180) days from the notice date.

- (f) Fees for application and processing of an optional premises license shall be as set forth in Title 44-12, Article 3-47, C.R.S., as amended from time to time, and Section 6.16.120 of this ChapterCode.

(Ord. 07, 2011 §1; Ord. 29, 2000 §8; Ord. 4, 1995 §2(part))

6.16.217 - Promotional associations and common consumption areas.

- (a) The ~~Local~~-Licensing Authority is hereby authorized to: certify and decertify promotional associations; designate the location, size, security and hours of operation of common consumption areas; and allow attachment of licensed premises to common consumption areas consistent with this Chapter and the provisions included herein.
- (b) The following standards related to promotional associations and common consumption areas are hereby adopted pursuant to the provisions of Section 44-3-910-12-47-301(11), C.R.S., as may be amended from time to time, and the Entertainment District regulations found in Title 18, Article VIII of Section 18.34.700 of this Code. The standards adopted herein shall be considered in addition to all other standards applicable to the issuance of licenses under the ~~Colorado Liquor Code and Section 18.34.700 of this ChapterCode~~.
- (c) Certification of a promotional association shall be applied for in a manner consistent with this Section as determined by the ~~Local~~-Licensing Authority and include the following minimum information:
- (1) A copy of the articles of incorporation and bylaws and a list of all directors and officers of the promotional association.
- (a) The promotional association shall have at least two (2) licensed premises attached to the common consumption area.
- (b) A member of each of the licensed premises attached to the promotional association shall serve as one (1) of the directors on the board on the Board of Directors of the promotional association. ~~which shall have at least two (2) licensed premises attached to the common consumption area.~~
- (2) A detailed map of the proposed common consumption area, including: location of physical barriers, entrances and exits, location of attached licensed premises, and identification of licensed premises that are adjacent but not to be attached to the common consumption area. The size of the common consumption area shall not exceed the area approved as the Entertainment District within which the common consumption area is located, but may be a smaller area within the Entertainment District ~~at any time~~, provided that the new area is clearly delineated using physical barriers to close the area to motor vehicle traffic and to limit pedestrian access.
 - (3) A security plan, including evidence of training and approval of personnel as required under the Entertainment District regulations at Section 18.34.730 of this Code, a detailed description of security arrangements and the approximate location of security personnel within the common consumption area during operating hours.
 - (4) A list of dates and beginning and ending hours of operation of the common consumption area.
 - (5) Documentation showing possession of the common consumption area by the promotional association.

- (6) A list of the attached licensees listing the following information: ~~alcohol~~liquor license number, a ~~list of any past liquor-violations of this Code or state law,~~ and a copy of any operational agreements.
 - (7) An insurance certificate of general liability and liquor liability insurance naming the City as an additional insured in a minimum amount of one million dollars (\$1,000,000.00).
 - (8) Documentation of how the application addresses the reasonable requirements of the neighborhood and the desires of the adult inhabitants as evidenced by petitions, written testimony or otherwise.
 - (9) Application fee.
 - (10) Upon approval of a certification by the ~~Local~~Licensing Authority, the terms and conditions of the approval shall remain effective until and unless a revised or amended application is submitted to the ~~Local~~Licensing Authority and approved using the same procedures under which the original application was approved.
- (d) Application for recertification of a promotional association must be made by January 31 of each year in a manner consistent with the provisions of this Section and include, but not be limited to:
- (1) A copy of any changes to the articles of incorporation, bylaws and/or the directors and officers of the promotional association.
 - (2) All items noted under Subsection (c), Paragraphs (2) through (9) above.
- (e) Once certified by the ~~Local~~Licensing Authority as a promotional association, the association may operate a common consumption area within an Entertainment District and authorize the attachment of a licensed premises to the common consumption area, subject to approval by the ~~Local~~Licensing Authority. Application for attachment of a licensed premises to the common consumption area by a certified promotional association shall be made in a manner consistent with the provisions of this Section and include, but not be limited to, the following information:
- (1) Authorization for attachment from the certified promotional association.
 - (2) Name of the representative from the licensed premises proposed for attachment who would serve as an additional director on the board of the certified promotional association.
 - (3) A detailed map of the common consumption area, including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the common consumption area and approximate location of security personnel.
- (f) The ~~Local~~Licensing Authority shall consider the merits of the application for a promotional association of a common consumption area and may refuse to certify or may decertify a promotional association if the association:
- (1) Fails to submit the annual report as required under Subsection (d) by January 31 of each year;
 - (2) Fails to establish that the licensed premises and common consumption area can be operated without violating this Article or creating a safety risk to the neighborhood;
 - (3) Fails to have at least two (2) licensed premises attached to the common consumption area;
 - (4) Fails to obtain or maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the Local Licensing Authority and names the City as an additional insured;
 - (5) Fails to demonstrate that the use is compatible with the reasonable requirements of the neighborhood or the desires of the adult inhabitants; or
 - (6) Is in violation of Section ~~44-3-909~~42-47-909, C.R.S., as may be amended from time to time, related to common consumption area operations.

(Ord. 2, 2013 §1; Ord. 7, 2012 §3)

Article III - General Provisions; Unlawful Acts

6.16.220 - Licensee to report disorderly conduct.

~~A licensed~~ Each licensee shall conduct his or her establishment must be conducted in a decent, orderly and respectable manner, and shall not permit within or upon the licensed premises the loitering of habitual drunkards or intoxicated persons, lewd or indecent displays, profanity, rowdiness, undue noise or other disturbance or activity offensive to the sensitivities of the average citizen, or to the residents of the neighborhood in which the establishment is located.

~~(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))~~

6.16.230 - Lighting in licensed premises.

All licensees shall be required to maintain a level of light within the licensed premises which would permit the checking of identification materials without resort to other lighting.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.240 - Licensed premises to be open for inspection.

All premises licensed under this Chapter shall be open to inspection by the Greeley Police Department, the County Health Department, the State Licensing Authority and any other federal, state, county or City agency which is permitted or required by law to inspect licensed premises. It is unlawful for the licensee, its employees or agents or for any other person to refuse to permit any such inspection of the licensed premises or to otherwise interfere with any such inspection.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.250 - License requirements.

The licensee shall be a resident of the State and, if a corporation, must be incorporated under the laws of the State and duly qualified to do business in the State. If a nonresident corporation, partnership or limited liability company wishes to hold a liquor license within the City pursuant to this Code and the Colorado Revised Statutes, such entity shall be properly registered and licensed to do business within the State by the Secretary of State.

(Ord. 4, 1995 §2(part); Ord. 23, 1982 §2(part))

6.16.260 - Character and reputation requirements.

The licensee shall be of good moral character and reputation. No license shall be issued to or held by any corporation if any of its officers, directors or stockholders holding over ten percent (10%) of the outstanding and issued stock thereof is not of good moral character and reputation.

- (1) In determining whether an applicant for a license or a licensee is of good moral character, the Licensing Authority shall be governed by the provisions of Section 24-5-101, C.R.S.
- (2) In investigating the character of an applicant or a licensee, the Licensing Authority may have access to criminal record information furnished by a criminal justice agency subject to any restrictions imposed by such agency. In the event the Licensing Authority takes into

consideration information concerning the applicant's criminal history record, the Licensing Authority shall also consider any information provided by the applicant regarding such criminal history record, including but not limited to evidence of rehabilitation, character references and educational achievements, especially those pertaining to the period of time between the applicant's last criminal conviction and the consideration of his or her application for a license.

- (3) As used in this Section, *criminal justice agency* means any federal, state or municipal court or any governmental agency or subunit of such agency which performs the administration of criminal justice pursuant to a statute or executive order and which allocates a substantial part of its annual budget to the administration of criminal justice.

(Ord. 4, 1995 §2(part); Ord. 56, 1994 §1; Ord. 23, 1982 §2(part))

6.16.270 - Open containers in certain public areas.

- (a) It is unlawful for any person to serve, consume or ~~possess~~have any open container of ~~alcohol~~liquor or ~~fermented malt beverage~~ when on, in or using, by conveyance or otherwise, ~~Glenmere Park and any of its adjacent public streets, parking lots, alleys or sidewalks.~~any public street, parking lot, alley, park, public place, avenue or sidewalk within the following designated areas in the City: the north boundary of 6th Street on the north, the west boundary of the Union Pacific Railroad tracks on the east, the south boundary of 16th Street on the south, the west boundary of 14th Avenue on the west; and also the Glenmere Park area and adjacent streets, being all of Glenmere Park and of the following streets: all of 14th Avenue from the north side of the intersection of Glenmere Boulevard and 14th Avenue to the south side of the intersection of Lakeside Drive and 14th Avenue, all of Lakeside Drive from the east side of its intersection with 14th Avenue to the west side of its intersection with Glenmere Boulevard, all of Glenmere Boulevard from the west side of its intersection with 17th Avenue to the east side of its intersection with 14th Avenue, all of Duckwalk Lane and all of Prospect.
- (b) ~~It is unlawful for any person to serve, consume or possess an open container of alcohol when on, in or using, by conveyance or otherwise, the premises of the Jesus Rodarte Cultural Center.~~This Section shall not apply to the purchase or consumption of alcohol beverages from a group or organization holding a special event, which event is occurring on or near a designated public street, ~~parking lot, alley, park, public place, avenue, or sidewalk, alley, parking lot, park or public place~~ within the City for which a special event permit has been obtained pursuant to Title 12, Article 48, C.R.S.
- (c) This Section shall not apply to the serving or consumption of alcohol beverages within the premises of the Union Colony Civic Center, ~~Greeley R~~recreation ~~C~~center, ~~Greeley Active Adult~~senior citizen ~~C~~center, ~~Greeley lice~~ Haus~~center~~ or the ~~Greeley History M~~museum when the serving or consumption of alcohol beverages is in conjunction with an event under the control of an authorized liquor licensee or at authorized social gatherings (such as banquets, luncheons, wedding receptions) held within the confines of those facilities.
- (d) It is unlawful for any person to serve, consume or ~~possess~~have an open container of ~~alcohol~~liquor or ~~fermented malt beverage~~ when on, in or using, by conveyance or otherwise, the premises of the Jesus Rodarte Cultural Center.

(Ord. 13, 2004 §1; Ord. 1, 2003 §14; Ord. 29, 2000 §8; Ord. 46, 1998 §1; Ord. 4, 1995 §2(part); Ord. 56, 1994 §1; Ord. 118, 1985, §1; Ord. 89, 1984 §1; Ord. 23, 1982 §2(part))

6.16.272 - Restrictions in Lincoln Park for alcohol; possession of alcohol restricted.

- (a) It is unlawful for any person to serve, consume ~~or~~, possess ~~or have~~ any open container ~~or cup~~ of ~~alcohol~~spirituous, vinous or malt liquor or ~~fermented malt beverage~~ in Lincoln Park, which is located between 7th to 9th Streets and 9th to 10th Avenues.

- (b) This Section shall not apply to areas contained within the ~~licensed premises holding~~ a liquor license issued by the ~~local~~-Liquor Authority. That a person is a bona fide ~~alcohol~~liquor delivery person en route to make such deliveries would be an ~~absolute~~ defense to a violation of this Section.
- (c) Notwithstanding any other part of this Chapter, a violation of this ~~specific~~-Section shall be punishable under Chapter 1.32 of this Code.

(Ord. 26, 2006 §1)

6.16.275 - Restrictions in Island Grove Park.

- (a) It is unlawful for any person to~~A person commits a violation of this Section if he or she serves, consumes or possesses any open container of alcohol~~which contains spirituous, vinous or malt liquor or fermented malt beverage within the area boundaries of Island Grove Park on any calendar day during which the Greeley Independence Stampede or the Greeley Fiesta is being conducted the premises is subject to a Special Event Permit.
- (b) This Section shall not apply to areas contained within the ~~licensed premises holding~~ of a liquor license issued by the ~~local~~-Liquor Authority.

(Ord. 1, 2003 §15; Ord. 4, 1995 §2(part))

6.16.290 - Elimination of distance requirements.

As authorized by Section ~~44-3-313~~~~12-47-313~~(d)(III), C.R.S., the Licensing Authority hereby eliminates the distance restrictions for all classes of licenses with the exception of Retail Liquor Store licenses and Liquor-Licensed Drugstore licenses issued after June 4, 2018. These license types shall not locate within 1,500 (fifteen hundred) feet of a Retail Liquor Store license or a Liquor-Licensed Drugstore license. Additionally, no new Fermented Malt Beverage licenses issued on or after January 1, 2019, shall be located within 500 (five hundred) feet of a Retail Liquor Store license. These distance restrictions also apply to any change of location for a Retail Liquor Store license, Liquor-Licensed Drug Store license, and/or a Fermented Malt Beverage licenses.

(Ord. 29, 2000 §7; Ord. 4, 1995 §2(part); Ord. 54, 1991 §1)

6.16.295 - Teen night/boxing tournaments.

- (a) ~~No premises holding a license issued by the Liquor business establishment holding a license of any classification pursuant to the Colorado Beer Code, Section 12-46-101, et seq., C.R.S., or the Colorado Liquor Code, Section 12-47-101, et seq., C.R.S., shall~~ Authority may promote, hold, conduct or allow in its premises to be promoted, held or conducted any "teen night" or similar event, in which underage persons are specially solicited, attracted and/or invited by the licensee or anyone recruited by the licensee on the licensee's behalf to the licensed premises during evening hours after 8:00 p.m. of any day during which the establishment is open for business, and during which time adult patrons are present primarily for the purpose of consuming alcohol beverages, except that this Section shall not apply to licensed premises in which multiple facilities are located and at such times as two (2) or more unrelated and otherwise lawful activities or events are taking place simultaneously.
- (b) This Section is not intended to prohibit or limit teenage activities which, as otherwise provided and allowed by applicable law(s), may be advertised and/or held in or upon any such licensed establishment which ceases all alcohol sales for the time of such activity, making alcohol unavailable for sale or provision on the premises during that time.

(cb) Boxing tournaments or similar events.

- (1) Except as set forth below, no ~~premises holding a license issued by the Liquor Authority~~~~business establishment holding a license of any classification pursuant to the Colorado Beer Code, Section 12-46-101, et seq., C.R.S., or the Colorado Liquor Code, Section 12-47-101, et seq., C.R.S.,~~ shall may promote, hold, conduct or allow anywhere on its premises or grounds to be promoted, held or conducted any boxing tournament, kickboxing tournament or similar event, in which persons are engaged, encouraged and/or compensated for fighting in a manner creating a public display and intended or purported to serve as entertainment.
- (2) Island Grove Regional Park shall be authorized to promote, hold, conduct or allow on its premises or grounds to be promoted, held or conducted any boxing tournament, kickboxing tournament or similar event, provided that:
 - a. Such event is sanctioned and approved by the Colorado Boxing Commission pursuant to the Colorado Professional Boxing Safety Act, Section 12-10-101, *et seq.*, C.R.S.
 - b. AnAll individuals involved in the event as a promoter, fighter, boxer, referee, judge, second or inspector shall maintain current licensure through the Colorado Boxing Commission.
 - c. The event abides by the security policies and procedures established for boxing, kickboxing or related events by Island Grove Regional Park management.

~~(c) This Section is not intended to prohibit or limit teenage activities which, as otherwise provided and allowed by applicable law(s), may be advertised and/or held in or upon any such licensed establishment which ceases all alcohol sales for the time of such activity, making alcohol unavailable for sale or provision on the premises during that time.~~

(d) Penalties.

- (1) Any person, firm, corporation or other entity who violates any of the provisions of this Section or who allows any provision of this Section to be violated commits a misdemeanor and, upon conviction thereof, may be punished as set forth in Chapter 1.32 of this Code, except that any term of imprisonment imposed shall not exceed ninety (90) days.
- (2) The issuance of a charge or summons and complaint hereunder against the owner or licensee of a ~~tavern~~-licensed establishment shall not foreclose or prevent the issuance of a similar charge or complaint against the individual who actually committed the violation or allowed the violation of this Section to occur.

(e) Severability. If any provision of this Section or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this Section which can be given effect without the invalid provision or application, and to this end the provisions of this Section are declared to be severable.

(Ord. 41, 2009 §1; Ord. 29, 2000 §8; Ord. 18, 1998 §1)

Article IV - Occupational License Fees

6.16.370 - ~~Alcohol~~Liquor and fermented beverage licensees determined; separate occupation.

The City Council finds, determines and declares that, considering the nature of the business of selling ~~alcohol~~malt, vinous or spirituous liquors and fermented beverages, and the relation of such business to the municipal welfare as well as the relation thereof to the expenditures required of the City and a ~~licensee~~property, just and equitable distribution of the financial burdens within the City, and all other matters properly to be considered in relation thereto, the classification of such business as a separate occupation is reasonable, proper, uniform and nondiscriminating and necessary for a just and proper distribution of financial burdens within the City.

(Ord. 4, 1995 §2(part); Ord. 12, 1983 §2; prior code §3-21(a))

6.16.380 - Fee levied and assessed.

- (a) There is levied and assessed for each year an annual occupational license fee upon the business of selling ~~alcohol~~malt, vinous or spirituous liquors and fermented beverages.
- (b) Occupational license fees shall be paid to the Director of Finance and submitted to the City Clerk annually in advance of consideration by the Licensing Authority as follows:

<i>Type</i>	<i>Occupation License Fee</i>
Retail liquor <u>S</u> store	\$ 500.00
Liquor- <u>L</u> -licensed <u>D</u> rugstore	500.00
Beer and wine	600.00
Hotel/restaurant	1,500.00
Tavern	2,000.00
<u>Lodging & Entertainment</u>	<u>2,000.00</u>
Club	500.00
Arts	500.00
Racetrack	2,000.00
<u>Fermented Malt Beverage 3.2% beer, on premises</u>	500.00
<u>Fermented Malt Beverage 3.2% beer, off premises</u>	250.00
<u>3.2% beer, on and off premises</u>	500.00
Optional premises	2,000.00
Brew pub	1,500.00

(Ord. 34, 2007 §1; Ord. 4, 1995 §2(part); Ord. 12, 1983 §4; prior code §3-21(b))

6.16.390 - Payment of fee; posting of receipt.

The occupational license fee for licenses issued on or after February 1, 1976, shall be due and payable to the Director of Finance at the time ~~the a license to sell alcohol for a malt, vinous or spirituous liquor license or a fermented beverage license~~ is issued and thereafter when the license is renewed. The full-year occupational license fee shall be coterminous with the license year of each licensee.

(Ord. 34, 2007 §1; Ord. 4, 1995 §2(part); Ord. 12, 1983 §6; prior code §3-21(c))

6.16.400 - Refund of fee on closure of business.

~~Upon written notice of discontinuation to the City Clerk, a~~ Any licensee who has paid an occupational license fee under Section 6.16.380 ~~of this Chapter above and who discontinues the his or her applicable~~ business prior to the expiration of ~~the his or her~~ license shall be entitled to a prorated refund of the fee for that period of the license year during which the business was discontinued ~~upon written notice of the discontinuation to the City Clerk~~. The occupational license fee shall be prorated by months for the purpose of this Section and the licensee shall receive a refund for those months that the licensee's business was discontinued following written notice of the discontinuation.

(Ord. 34, 2007 §1; Ord. 4, 1995 §2(part); Ord. 12, 1983 §8; Ord. 56, 1980 §12; prior code §3-21(d))

6.16.460 - Recovery right of City.

It is unlawful to operate any ~~establishment, the purpose of which is to sell alcohol, malt, vinous or spirituous liquor establishment or fermented malt beverage establishment~~ within the City without paying the applicable fee imposed by this Article IV, and any person attempting to doing so shall be punished as provided in Chapter 1.32 of this Code. Each day that the non-payment delinquency continues shall constitute a separate violation. In addition, the City shall have the right to recover all sums due under this Article IV by judgment and execution thereon in a civil action in any court of competent jurisdiction.

(Ord. 4, 1995 §2(part); prior code §3-23(b))

Article V. - ~~Alcohol~~ Beer, Wine, and Spirituous Liquor Tastings

6.16.500 ~~-- Alcohol~~ Beer, wine, and spirituous liquor tasting authorized; permit required.

- (a) ~~Alcohol~~ Beer, wine, and spirituous liquor tastings on the licensed premises of a Retail Liquor Sstore licensee or of a Liquor-Licensed Drugstore licensee are authorized to be conducted within the City in accordance with Section ~~44-3-301(10)~~ 12-47-304(10), C.R.S., and subject to the provisions of this Article.
- (b) The Authority is authorized to issue alcohol beer, wine, and spirituous liquor tasting permits in accordance with the requirements of this Article.
- (c) It shall be unlawful for any person to conduct alcohol beer, wine, and spirituous liquor tastings within the City without having first received a permit issued in accordance with this Section.
- (d) Retail Liquor Sstore licensees and Liquor-Licensed Drugstore licensees desiring to conduct alcohol beer, wine, and spirituous tastings shall submit a tasting permit application to the City Clerk accompanied by the fee stated in Section 6.16.120 of this Code.
- (e) Submittal requirements. Annually, the licensee shall submit a completed alcohol beer, wine, and spirituous liquor tasting permit application obtained from the City Clerk's office, ~~complete and~~ including the following:

- (1) Licensee information, including but not limited to name, address, contact information and license number;
 - (2) Verification that the licensee and employee(s) who will be conducting the tastings have completed a seller/server training program that meets the standards established by the State Licensing Authority Liquor Enforcement Division in the Colorado Department of Revenue and is qualified to conduct an alcohol beverage tasting.
- (f) ~~Advance notification. No alcohol beer, wine, or spirituous liquor can be provided as samples during a tasting until forty-eight (48) hours after the licensee has provided written notice of the tasting to the Greeley Police Department and the City Clerk's Office at least forty-eight (48) hours prior to conducting said tasting. Such notice must shall contain the specific days and hours on which the alcohol beer, wine, and spirituous tasting will occur. In this regard, there is no limitation on the number of days which a licensee may specify in each notice.~~
- (g) Renewal of tasting permits shall be concurrent with the renewal of licenses for Retail Liquor Stores and Liquor-Licensed Drugstores. A licensee's initial tasting permit shall expire on the same date as the date that the licensee's Retail Liquor Store or Liquor-Licensed Drugstore license expires. The initial tastings permit application fee shall not be prorated or refunded if the permit expires in less than a year.
- (h) ~~Alcohol Beer, wine, and spirituous liquor~~ tasting permits shall be conspicuously and prominently posted by the licensee on the licensed premises at all times during ~~business~~ operating hours.
- (i) ~~An alcohol beer, wine, and spirituous liquor~~ tasting permit shall only be issued to a Retail Liquor Store licensee or a Liquor-Licensed Drugstore licensee whose license is valid, not subject to a current or pending enforcement action by the City or the State and in full force and effect.

(Ord. 2, 2016, § 1(Exh. A), 1-19-2016; Ord. 7, 2007 §1)

6.16.510 - Limitations on ~~alcohol beer, wine, and spirituous liquor~~ tastings.

- (a) ~~Alcohol Beer, wine, and spirituous liquor~~ tastings within the City shall be subject to the following limitations:
- (1) ~~Alcohol Beer, wine, and spirituous liquor~~ tastings shall be conducted only on a licensed premises by a person who has completed a seller/server training program that meets the standards established by the State Licensing Authority Liquor Enforcement Division of the Colorado Department of Revenue and who is either a Retail Liquor Store licensee or a Liquor-Licensed Drugstore licensee or an employee of a licensee, ~~and only on a licensee's licensed premises;~~
 - (2) The ~~alcohol beer, wine, and spirituous liquor~~ used in tastings ~~must shall~~ be purchased through a licensed wholesaler, licensed brew pub, licensed distillery pub or winery licensed pursuant to Section 44-4-403-42-47-403, C.R.S., at a cost that is not less than the laid-in cost for such alcohol;
 - (3) The size of an individual sample shall not exceed one (1) ounce ~~offer~~ malt, vinous or fermented malt beverages ~~malt or vinous liquor~~ or one-half of one ounce of spirituous liquor;
 - (4) The licensee shall not serve more than four (4) individual samples of alcohol malt, vinous, or spirituous liquor to a patron during a ~~beer, wine, and spirituous liquor~~ tasting;
 - (5) ~~Alcohol Beer, wine, and spirituous liquor~~ tastings shall not exceed a total of five (5) hours in duration per day, which need not be consecutive;
 - (6) ~~Alcohol Beer, wine, and spirituous liquor~~ tastings shall be conducted only during the operating hours in which the licensee on whose premises the ~~alcohol beer, wine, and spirituous liquor~~ tastings occur is permitted to sell alcohol beverages, and in no case earlier than 11:00 a.m. or later than 9:00 7:00 p.m.;

- (7) The licensee shall prohibit patrons from leaving the licensed premises with a ~~n~~ unconsumed sample;
- (8) The licensee shall promptly remove ~~any~~ open and unconsumed alcohol beverage samples from the licensed premises, ~~or shall destroy the samples immediately following the completion of the alcohol beer, wine, and spirituous liquor tastings;~~ or store any closed open open containers of unconsumed alcohol beverages in a secure area outside the sales area of the licensed premises for use at a tasting conducted at a later time or date.
- (9) The licensee shall not serve a person who is under twenty-one (21) years of age, ~~or who is visibly intoxicated~~ or is a habitual drunkard;
- (10) The ~~alcohol beer, wine, and spirituous liquor~~ samples used in the tastings shall be served in clear, open containers and shall be provided to a patron free of charge;
- (11) ~~The licensee may conduct tastings on no more than one hundred fifty-six (156) days per year. Alcohol Beer, wine, and spirituous liquor tastings may occur on no more than four (4) of the six (6) days from a Monday to the following Saturday, not to exceed one hundred four (104) days per year;~~
- (12) The licensee shall maintain on the licensed premises a log of all ~~alcohol beer, wine, and spirituous liquor~~ consumed as tastings on forms obtained from prescribed by the Authority, to be submitted to the City Clerk each year with the alcohol beer, wine, and spirituous liquor tasting permit renewal application, and during all operating business hours the log shall be subject to inspection by the Greeley Police Department, the County Health Department, the State Licensing Authority and any other federal, state, county or City agency which is permitted or required by law to inspect licensed premises ~~City and state officials authorized to enforce the Colorado Liquor Code and/or this Code upon request; and~~
- (13) No manufacturer of ~~alcohol spirituous or vinous liquor~~ shall induce a licensee through free goods or financial or in-kind assistance to favor the manufacturer's products being sampled at an alcohol tasting, and the licensee shall bear the financial and all other responsibility for an alcohol tasting.

(Ord. No. 2, 2016, § 1(Exh. A), 1-19-2016; Ord. 7, 2007 §1)

6.16.520 - Violations.

- (a) A violation of this Article or Section ~~44-3-301(10) 12-47-301(10)~~, C.R.S., by a ~~R~~retail ~~L~~liquor ~~S~~store licensee or a ~~L~~liquor-~~L~~icensed ~~D~~drugstore licensee, whether by the licensee, licensee's employees, agents or otherwise, shall be the responsibility of the ~~retail liquor store or liquor-licensed drugstore licensee who is conducting the alcohol tasting.~~
- (b) Retail ~~L~~liquor ~~S~~store licensees and ~~L~~liquor-~~L~~icensed ~~D~~drugstore licensees conducting an alcohol beer, wine, and spirituous liquor tasting shall be subject to the same revocation, suspension and enforcement provisions as otherwise apply to those licensees, including the hearings described in Section 6.16.100. The Authority shall conduct a hearing with regard to any violation of this Article in accordance with this Chapter, the City's rules and regulations and Section 44-3-601 12-47-601, C.R.S.
- (c) Nothing in this Chapter shall affect the ability of a Colorado winery licensed pursuant to Section ~~44-3-402 12-47-402 or 44-3-403 12-47-403~~, C.R.S., to conduct an alcohol tasting pursuant to the authority of Section ~~44-3-402(2) 12-47-402(2) or 44-3-403(2)(e) 12-47-403(e)~~, C.R.S.

(Ord. 2, 2016, § 1(Exh. A), 1-19-2016; Ord. 07, 2007 §1)

Council Agenda Summary

February 19, 2019

Agenda Item Number 22

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Public hearing and final reading of an Ordinance amending Chapter 13.40 of the Greeley Municipal Code to update certain park regulations

Summary:

The State of Colorado adopted Senate Bill 243 in 2018 which changed how the definition of beer in Colorado was addressed. Essentially, the new law, which took effect January 1, 2019, eliminated past references and the previous definition of “fermented malt beverage” which we commonly knew as “3.2%” beer.

The new Colorado law also enables local government to decide what kind(s) of alcohol consumption can be allowed in public spaces, and most notably in this case, Greeley’s public parks.

As “full strength beer” is now equally applicable in State law, and there has been no known presence or desire to eliminate the consumption of beer in Greeley’s parks, staff recommends amending Chapter 13.40 of the Municipal Code to reflect the same. As there are other fermented beverages such as wine, malt liquors, meads, and hard ciders, and potentially other products of similar nature and alcohol content, staff is also recommending the allowance of consumption of those types of product as well.

It is recommended, however, that the Code **continue to not allow** “hard liquor” (spirituous alcohol) in parks nor the presence of glass beverage containers.

It should be noted that the Code continues to address that alcohol consumption of any type is prohibited in Glenmere Park. The original Warranty Deed for Glenmere Park, dated September 23, 1911, specifically includes conditions that “intoxicating liquors shall never be manufactured, sold, or given away as a beverage on these premises”. If Council does wish to address this issue (potentially reverse the restriction), it is not a simple process and staff recommends further legal review upon request and with specific policy direction.

The historical prohibition of alcohol consumption of any kind will also continue in Lincoln Park with the exception of the issuance of Special Event Permits.

Concurrently, recommended changes reflect amendments to Chapter 6.16 to assure consistency and equivalent language.

Other minor edits, without changing intent, are also being recommended to correct

language and to simplify the Code.

The Parks and Recreation Advisory Board did discuss this item at their regular meeting of February 1, 2019. A vote to recommend adoption of the Ordinance was approved on a vote of 6-1.

This Ordinance was introduced at the February 5, 2019, Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	Click & Select.
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

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

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

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

Exhibit A – Redline Exhibit of edits to Chapter 13.40 of the Greeley Municipal Code

Exhibit B – “Clean” version of revised Chapter 13.40 of the Greeley Municipal Code

Original Warranty Deed

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING CHAPTER 13.40 OF THE GREELEY MUNICIPAL CODE TO UPDATE CERTAIN PARK REGULATIONS.

WHEREAS, Colorado Senate Bill 243, effective January 1, 2019, enacted changes to the state’s liquor laws affecting manufacturers, wholesaler, retailers and consumers; and,

WHEREAS, one of the changes made by SB-243 is to enable local governments to decide what kind of alcohol consumption will be allowed in public parks, which prior state law had limited to consumption of fermented malt beverage (3.2% beer) only; and,

WHEREAS, Chapter 13.40 of the Greeley Municipal Code addresses City parks and their regulations and it is appropriate to update this Chapter to address current state law; and,

WHEREAS, the City desires to continue to allow the consumption of certain alcoholic beverages within most City parks as appropriate, except for Glenmere Park, which was deeded to the City on September 23, 1911, with the condition that “intoxicating liquors shall never be manufactured, sold, or given away as a beverage on these premises;” and,

WHEREAS, in addition, it is appropriate to take this opportunity to correct some syntactical errors in Chapter 13.40.

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

Section 1. Chapter 13.40 of the Greeley Municipal Code shall be amended as shown on “Exhibit A,” which is attached to this Ordinance and incorporated herein by this reference.

Section 2. This ordinance shall become effective five (5) days following its final publication, as provided by the Greeley Municipal Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED this _____ day of _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

By: _____
Mayor

Chapter 13.40

Parks

13.40.010 - Administration of public parks in the City.

The construction, development, planning, operation and maintenance of public parks in the City ("City parks") shall be under the administration of the Director of Culture, Parks and Recreation.

~~(Ord. 31, 2012 §2; Ord. 05, 2010 §1; Ord. 66, 1992 §2(part))~~

13.40.020 - Closed hours.

All City public parks ~~within the City~~ shall be closed to the public between the hours of 11:00 p.m. and 5:00 a.m.

~~(Ord. 8, 2012 §1; Ord. 66, 1992 §2(part))~~

13.40.030 - Posting notices of closed hours.

The Director of Culture, Parks and Recreation shall post notices ~~at the entrances of all City parks~~ in conspicuous places in City parks ~~therein in conformity with the provisions as to the closing hours~~, sufficient to inform the public of the closing hours of in the ~~such~~ parks.

~~(Ord. 31, 2012 §2; Ord. 05, 2010 §1; Ord. 66, 1992 §2(part))~~

13.40.040 - Violation of closed hours unlawful; exceptions.

It is unlawful for any person to be within ~~at the~~ City parks at ~~any~~ time when the park is closed to the public unless travel on ~~park~~-streets therein is necessary for through traffic and for those residing in areas adjoining ~~the~~ such parks or ~~unless on occasions or during~~ events of a public nature for which a permit has been previously granted. This prohibition shall not extend to persons employed within ~~the~~ such parks or to persons who have obtained written permission from the Director of Culture, Parks and Recreation for entry into ~~the~~ such parks during ~~closed~~ such hours.

~~(Ord. 31, 2012 §2; Ord. 8, 2012 §1; Ord. 05, 2010 §1; Ord. 66, 1992 §2(part))~~

13.40.050 - Vandalism and interference with facilities or vegetation unlawful.

It is unlawful for ~~any~~ person to injure, damage, remove, deface or destroy ~~any~~ City park facility, tree, shrub, vine, flower or other property ~~within any~~ City park, or to commit any act of vandalism therein. Violation of this section shall be treated as a misdemeanor infraction.

~~(Ord. 66, 1992 §2(part))~~

13.40.060 - Orderly conduct required; certain behavior prohibited.

~~Any~~ person making use of ~~any public City park in the City~~ shall at all times conduct themselves in an orderly manner and shall not make or create any noise emitted at levels prohibited by Section 9.24.010 of this Code. Violation of this section shall be treated as a misdemeanor infraction.... ~~disport themselves in a loud, boisterous or unseemly manner or in such fashion as to disturb, be offensive to or annoy other users of such park or residents adjacent thereto.~~ Smoking is prohibited by Chapter 9.44 of this Code.

~~(Ord. 66, 1992 §2(part))~~

13.40.065 – Alcohol consumption in parks.

Hard alcohol or spirituous liquor is prohibited, but beer, wine and other fermented malt beverages may be consumed by adults in City parks except the following:

(a) Glenmere Park and any of its adjacent public streets, parking lots, alleys or sidewalks;

(b) Lincoln Park, located between 7th to 9th Streets and 9th to 10th Avenues, except within premises holding a license or permit issued by the Liquor Licensing Authority; and

(c) Island Grove Regional Park on any calendar day during which the premises is subject to a Special Event Permit.

13.40.055 – Glass beverage containers~~Bottles~~ prohibited in parks.

It is unlawful for ~~any~~ person to bring, or have in his or her possession, any glass beverage bottle or other glass container in ~~any City park of the City.~~

~~(Ord. 19, 1993 §1)~~

13.40.070 - Authority. Posting.

(a) The Director of Culture, Parks and Recreation shall have ~~nonexecutive~~ authority to enforce ~~the~~ rules and regulations promulgated ~~by the Director~~ for the proper management, operation and control of ~~City~~ parks, parkways and other recreational facilities within the City, as well as ~~and all~~ rules and regulations adopted by the City Council which affect ~~or are applicable within~~ City parks.

(b) Notices of applicable~~Any such~~ rules and regulations shall be ~~effective upon the required posted~~posting of notices at in conspicuous places in ~~City parks~~the affected parks, parkways and other recreational facilities ~~which give giving~~ notice ~~to the public~~ of the proscribed behavior ~~and the effective date thereof.~~

(c) It is unlawful to engage in posted, proscribed behavior and violation of this section shall be treated as a misdemeanor infraction....

EXHIBIT A

~~(Ord. 31, 2012 §2; Ord. 05, 2010 §1; Ord. 66, 1992 §2(part))~~

13.40.080 - Golf course enterprise fund; use of moneys.

All moneys accumulated in the golf fund heretofore established shall be used for the purchase, construction and maintenance of clubhouse grounds, clubhouse buildings and the interior furnishing of the clubhouse building, and for improvements to and the maintenance of the golf course and related recreational facilities at the municipal golf courses. All gifts received by the City from a donor who expresses the desire that the gift be used for golf course and golf clubhouse purposes, and all assessments, fees or charges made for golf course or golf clubhouse purposes, shall be credited to the above-mentioned fund.

(Ord. 66, 1992 §2(part))

13.40.090 - Boating.

- (a) Except ~~where notice is posted prohibiting boating, as allowed in the applicable rules and regulations now in effect or as may hereafter be adopted, it shall be unlawful for it is permitted any person~~ to bring into or operate ~~any~~ boat, raft or ~~other~~ water craft, whether motor-powered or not, upon any water owned or controlled by the City.
- (b) It shall be unlawful for any person to navigate, direct or handle any boat in such a manner as to ~~unjustifiably or unnecessarily~~ annoy, frighten or endanger the occupants of any other boat, wildlife, or other users of the water, or to operate such boat in a reckless or careless manner.

~~(Ord. 8, 2012 §2)~~

Chapter 13.40

Parks

13.40.010 - Administration of public parks in the City.

The construction, development, planning, operation and maintenance of public parks in the City (“City parks”) shall be under the administration of the Director of Culture, Parks and Recreation.

13.40.020 - Closed hours.

All City parks shall be closed to the public between the hours of 11:00 p.m. and 5:00 a.m.

13.40.030 - Posting notices of closed hours.

The Director of Culture, Parks and Recreation shall post notices in conspicuous places in City parks, sufficient to inform the public of the closing hours of the parks.

13.40.040 - Violation of closed hours unlawful; exceptions.

It is unlawful for any person to be within a City park at a time when the park is closed to the public unless travel on streets therein is necessary for through traffic and for those residing in areas adjoining the parks or during events of a public nature for which a permit has been previously granted. This prohibition shall not extend to persons employed within the parks or to persons who have obtained written permission from the Director of Culture, Parks and Recreation for entry into the parks during closed hours.

13.40.050 - Vandalism and interference with facilities or vegetation unlawful.

It is unlawful for a person to injure, damage, remove, deface or destroy a City park facility, tree, shrub, vine, flower or other property in a City park, or to commit any act of vandalism therein. Violation of this section shall be treated as a misdemeanor infraction.

13.40.060 - Orderly conduct required; certain behavior prohibited.

Any person making use of a City park shall at all times conduct themselves in an orderly manner and shall not make or create any noise emitted at levels prohibited by Section 9.24.010 of this Code. Violation of this section shall be treated as a misdemeanor infraction. Smoking is prohibited by Chapter 9.44 of this Code.

13.40.065 – Alcohol consumption in parks.

Hard alcohol or spirituous liquor is prohibited, but beer, wine and other fermented malt beverages may be consumed by adults in City parks except the following:

- (a) Glenmere Park and any of its adjacent public streets, parking lots, alleys or sidewalks;
- (b) Lincoln Park, located between 7th to 9th Streets and 9th to 10th Avenues, except within premises holding a license or permit issued by the Liquor Licensing Authority; and

EXHIBIT B

(c) Island Grove Regional Park on any calendar day during which the premises is subject to a Special Event Permit.

13.40.055 – Glass beverage containers prohibited in parks.

It is unlawful for a person to bring, or have in his or her possession, any glass beverage container in a City park.

13.40.070 - Authority. Posting.

- (a) The Director of Culture, Parks and Recreation shall have authority to enforce rules and regulations promulgated for the proper management, operation and control of City parks, parkways and other recreational facilities within the City, as well as rules and regulations adopted by the City Council which affect City parks.
- (b) Notices of applicable rules and regulations shall be posted in conspicuous places in City parks, parkways and other recreational facilities giving notice of the proscribed behavior.
- (c) It is unlawful to engage in posted, proscribed behavior and violation of this section shall be treated as a misdemeanor infraction.

13.40.080 - Golf course enterprise fund; use of moneys.

All moneys accumulated in the golf fund heretofore established shall be used for the purchase, construction and maintenance of clubhouse grounds, clubhouse buildings and the interior furnishing of the clubhouse building, and for improvements to and the maintenance of the golf course and related recreational facilities at the municipal golf courses. All gifts received by the City from a donor who expresses the desire that the gift be used for golf course and golf clubhouse purposes, and all assessments, fees or charges made for golf course or golf clubhouse purposes, shall be credited to the above-mentioned fund.

(Ord. 66, 1992 §2(part))

13.40.090 - Boating.

- (a) Except where notice is posted prohibiting boating, it is permitted to bring into or operate a boat, raft or water craft, whether motor-powered or not, upon any water owned or controlled by the City.
- (b) It shall be unlawful for any person to navigate, direct or handle any boat in such a manner as to annoy, frighten or endanger the occupants of any other boat, wildlife, or other users of the water, or to operate such boat in a reckless or careless manner.

This Deed, Made this 23rd day of Sep. in the year of our Lord one thousand nine hundred and Eleven

between The Glenmere Park Association,

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and

The City of Greeley,

of the Weld County of Weld and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One DOLLAR\$1

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof in hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, and its successors and assigns forever, all the following described lots or parcels of land, situate, lying and being in the City of Greeley County of Weld and State of Colorado, to-wit:

Block All of Block A and B of Glenmere Park according to the recorded plot thereof: - subject, however, to the following conditions, viz: that the same shall be used in perpetuity as a public park, free to the people of the City of Greeley and its successors, and the further provision that intoxicating liquors shall never be manufactured, sold or given away as a beverage on these premises, and that should any of these conditions be violated, then in such case this deed shall be come null and void, and the title to the property herein conveyed shall revert to the party of the first part, its successors or assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, and its successors, heirs and assigns forever. And the said

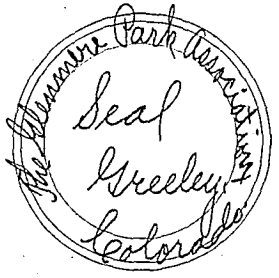
The Glenmere Park Association

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, and its successors, heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

Save as to above mentioned conditions

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, and its successors, heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.



Attest: Albert F. Carter Secretary

The Glenmere Park Association

By A. E. Beardsley President

STATE OF COLORADO,

County of Weld ss.

I, Vernon McKelvey a Notary Public in and for said

Weld County, in the State aforesaid, do hereby certify that

Arthur E. Beardsley and Albert F. Carter

who are personally known to me to be the same persons whose names are subscribed to the foregoing deed as having executed the same respectively as President and Secretary of The

Glenmere Park Association

a corporation, and who are known to me to be such officers respectively, appeared before me this day in person, and severally acknowledged: That the seal affixed to the foregoing instrument is the corporate seal of said corporation; that the same was thereunto affixed by the authority of said corporation; that said instrument was by like authority subscribed with its corporate name; that the said

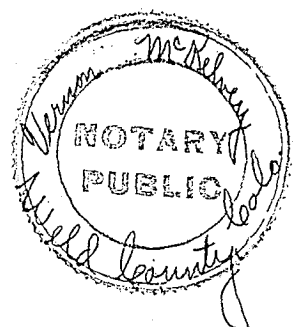
Arthur E. Beardsley is the President of said corporation, and the said Albert F. Carter

is the Secretary thereof; that by the authority of said corporation they respectively subscribed their names thereto as President and Secretary, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 25th day of September A. D. 1911

My commission expires May 4 1913

Vernon McKelvey Notary Public



COMPALED BY LUTHER & WEBER.

No. 170499

I HEREBY CERTIFY that this instrument was filed for record in my office at 3:40 o'clock P. M., Sept. 28 1911, and is duly recorded

in book 320 page 271

A. J. Luther Recorder

By Deputy

Council Agenda Summary

February 19, 2019

Agenda Item Number 23

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Appointment of applicants to the Golf Board, Island Grove Advisory Board, Parks and Recreation Advisory Board, and the Stormwater Board.

Summary:

Council appointment is needed to the above-mentioned boards and commissions due to vacancies and term expirations. Staff continues to actively recruit to fill all vacant positions.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

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 serving on a Board or Commission in general, just that particular agenda item.

Other Issues and Considerations:

Not applicable.

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) Appoint or reappoint the individuals to serve on applicable board or commission; or
- 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

February 2019 Boards and Commissions Transmittal Summary



Applicants for the boards and/or commission listed below are in alphabetical order and recommendations from the interviewing team of Councilmembers are shown in bold.

***** BALLOT *****

Golf Board	
<i>1 Vacancy</i>	
<input type="checkbox"/>	Larry Chenault
<input type="checkbox"/>	KEAGAN DOLLARD
<input type="checkbox"/>	Doy Hampton (I)
<input type="checkbox"/>	(Recruit For Additional Applicants)

Parks & Recreation Advisory Board	
<i>3 Vacancies</i>	
<input type="checkbox"/>	CAITLIN ALEXANDER
<input type="checkbox"/>	Nicole Armendaviz
<input type="checkbox"/>	Trevor Burley
<input type="checkbox"/>	Samantha DuVall
<input type="checkbox"/>	Todd Hampton (I)
<input type="checkbox"/>	MARSHALL PARKS
<input type="checkbox"/>	Jessica Schwan
<input type="checkbox"/>	MIKYLA SILVA (I)
<input type="checkbox"/>	Kathleen Stewart (I)
<input type="checkbox"/>	(Recruit For Additional Applicants)

Island Grove Advisory Board	
<i>1 Vacancy</i>	
<input type="checkbox"/>	MARY BOHLENDER (I)
<input type="checkbox"/>	(Recruit For Additional Applicants)

Stormwater Board	
<i>2 Vacancies</i>	
<input type="checkbox"/>	JIM LORD (I)
<input type="checkbox"/>	PATRICK MCDONALD (I)
<input type="checkbox"/>	(Recruit For Additional Applicants)

(I) = Incumbent

Boards & Commissions Transmittal

February 8, 2019

Key Staff Contact: Jerry Harvey, Assistant City Clerk, 350-9746

Interview Date

February 13, 2019

Council Interview Team

Councilmembers Smail and Suniga

Council Appointment Date

February 19, 2019

Boards and Commissions Being Interviewed

- **Golf Board**
- **Island Grove Advisory Board**
- **Parks & Recreation Advisory Board**
- **Stormwater 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. Membership Rosters & Input from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:  Roy Otto, City Manager

 Cheryl Aragon, Deputy City Clerk

Council Agenda Summary

February 19, 2019

Agenda Item Number 24

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 Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings/Other Events Calendar
Council Meeting/Worksession Schedule

February 2019 - March 2019

February 2019						
Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	1	2
10	11	12	13	14	8	9
17	18	19	20	21	15	16
24	25	26	27	28	22	23

March 2019						
Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	1	2
10	11	12	13	14	8	9
17	18	19	20	21	15	16
24	25	26	27	28	22	23
31					29	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 17	18	19 6:30pm City Council Meeting (1001 11th Avenue)	20 7:30am Visit Greeley 2:00pm Water & Sewer Board (Gates) 3:00pm Officer Mark Forgue Retirement	21 7:30am DDA (Casseday/Smail) 3:00pm Officer Andrew 3:30pm Airport 5:30pm Greeley	22	23
24	25 11:30am Greeley Chamber of Commerce (Gates) 6:00pm Youth Commission (Smail)	26 5:00pm City Council Worksession (1001 11th Avenue)	27 7:00am Upstate (Gates/Hall) (Upstate Colorado Conference) 4:30pm Upstate Annual Meeting (Pelican)	28 5:00pm Greeley Fire Department Annual Awards Ceremony (Greeley Recreation Center, 651 10th)	Mar 1	2
3	4	5 6:30pm City Council Meeting (1001 11th Avenue)	6	7 7:00am Poudre River Trail (Hall) 3:30pm IG Adv. Board (Smail) 6:00pm MPD	8	9
10	11	12 5:00pm City Council Worksession (1001 11th Avenue)	13	14	15	16 10:00am City Chat with Councilmember Suniga (TBD)
17	18	19 6:30pm City Council Meeting (1001 11th Avenue)	20 7:30am Visit Greeley (Fitzsimmons) 2:00pm Water & Sewer Board (Gates)	21 7:30am DDA 3:30pm Airport Authority 4:00pm CML Open House honoring Sam	22	23 6:00pm Longs Peak Council - Boy Scouts of America Reception and Dinner (919 7th Street, DoubleTree)

City Council Meeting Schedule

<u>Date</u>	<u>Description</u>	<u>Staff Contact</u>	
February 26, 2019 Worksession Meeting	PROpel Update (leave first on list)	Roy Otto	0.50
	2019 Carryover Recommendations	Renee Wheeler	0.50
	Executive Session - Annual Review of the Municipal Court Judge	Sharon McCabe	
March 5, 2019 Council Meeting	Ordinance - Intro - Parking Code Changes	Joel Hemesath	Consent
	Ordinance - Final - Fiber Conduit Colocation	Mark Hoekstra	Regular
	Ordinance - Final - 65th Ave and HWY 34 Eminent Domain	Joel Hemesath	Regular
	Ordinance - Final - Gateway Estates 2nd Filing 1st Replat	Brad Mueller	Regular
March 12, 2019 Worksession Meeting	End of Year Financial Report	Renee Wheeler	0.50
	CDBG Annual and 5-year Reports and Setting of Funding Priorities	Becky Safarik	0.75
	Multi-Family and Commercial Raw Water Requirements	Sean Chambers	0.50
	Atmos Pipe Improvement Program Overview	Joel Hemesath	0.50
March 19, 2019 Council Meeting	Volunteer Week Proclamation	Betsy Holder	Recognitions
	Acceptance of the CDBG Annual and 5-year Reports and Funding Priorities	Becky Safarik	Consent
	Ordinance - Intro - Second Additional Appropriation	Renee Wheeler	Consent
	Ordinance - Intro - Historic Preservation Code Repeal/Replace	Brad Mueller	Consent
	Ordinance - Final - Parking Code Changes	Joel Hemesath	Regular
March 26, 2019 Worksession	Board & Commission Appointments	Betsy Holder	Regular
	ACE/Workforce Development Presentation	Ben Snow	0.50
April 2, 2019 Council Meeting	Monthly Financial Report	Renee Wheeler	0.50
	National Youth Service Day Proclamation	Betsy Holder	Recognitions
	Mayor's Water Challenge Proclamation	Betsy Holder	Recognitions
April 9, 2019 Worksession Meeting	Ordinance - Final - Second Additional Appropriation	Renee Wheeler	Regular
	Ordinance - Final - Historic Preservation Code Repeal/Replace	Brad Mueller	Regular
April 16, 2019 Council Meeting			
April 23, 2019 Worksession Meeting	Board & Commission Appointments	Betsy Holder	Regular
	Monthly Financial Report	Renee Wheeler	0.50
May 7, 2019 Council Meeting	National Tourism Week Proclamation	Betsy Holder	Recognitions
May 14, 2019 Worksession Meeting			
May 21, 2019 Council Meeting			
May 28, 2019 Worksession Meeting	Board & Commission Appointments	Betsy Holder	Regular
	Monthly Financial Report	Renee Wheeler	0.50
June 4, 2019 Council Meeting			
June 11, 2019 Worksession Meeting			

Council Agenda Summary

February 19, 2019

Agenda Item Number 25

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 at 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

February 19, 2019

Agenda Item Number 26

Title

Adjournment