



**Remote Meeting Instructions for the City Council Worksession:**

In order to comply with all health orders and State guidelines intended to stop the spread of the COVID-19 (Coronavirus), **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Worksession. Because this is a Worksession, no public input will be accepted in any format, written or otherwise.**

The **only** way to view this Worksession is to follow the instructions below to watch the YouTube live stream.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: ([www.youtube.com/CityofGreeley](http://www.youtube.com/CityofGreeley))
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the Worksession!

Please contact the City Clerk's Office with any questions you might have at 970-350-9740. Thank you!



**Mayor**  
John Gates

**Councilmembers**

Tommy Butler  
Ward I

Brett Payton  
Ward II

Michael Fitzsimmons  
Ward III

Dale Hall  
Ward IV

Kristin Zasada  
At-Large

Ed Clark  
At-Large

A City Achieving  
Community Excellence

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

# City Council Worksession Agenda

**April 13, 2021 at 6:00 PM**

**This meeting will be conducted remotely. (See previous page for participation instructions and/or to view the YouTube live stream.)**

1. [Call to Order](#)
2. [Pledge of Allegiance](#)
3. [Roll Call](#)
4. [Reports from Mayor and Councilmembers](#)
5. [COVID-19 Update](#)
6. [Update from Area Electric Providers on Inclement Weather Electric Outages](#)
7. [Development Code Update – Chapters 1 & 2](#)
8. [Development Code Update – Placemaking](#)
9. [Scheduling of Meetings, Other Events](#)
10. [Consideration of an Executive Session to determine positions, develop strategy and instruct negotiators regarding collective bargaining with the Greeley Fire Fighters Union Local 888](#)
11. [Adjournment](#)

# Worksession Agenda Summary

April 13, 2021

**Title:**

Call to Order

# Worksession Agenda Summary

April 13, 2021

**Title:**

Pledge of Allegiance



# Worksession Agenda Summary

April 13, 2021

**Title:**

Roll Call

1. Mayor Gates
2. Councilmember Butler
3. Councilmember Payton
4. Councilmember Hall
5. Councilmember Fitzsimmons
6. Councilmember Clark
7. Councilmember Zasada

# Worksession Agenda Summary

April 13, 2021

**Title:**

Reports from Mayor and Councilmembers

**Background:**

During this portion of the meeting any Councilmember may offer a summary of the Councilmember's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Worksession.

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

# Worksession Agenda Summary

April 13, 2021

Roy Otto, City Manager, 970-350-9750

**Title:**

COVID-19 Update

**Background:**

There will be a brief update to Council regarding COVID-19 via the City's dashboard: <https://arcg.is/0zD8Pr>.

**Decision Options:**

Informational only

**Attachments:**

None

# Worksession Agenda Summary

April 13, 2021

Raymond C. Lee III, Deputy City Manager, 970-350-9785

**Title:**

Update from Area Electric Providers on Inclement Weather Electric Outages

**Background:**

On March 15, 2021, energy provider customers across Northern Colorado experienced widespread outages. On March 16, 2021, an initiative from Council Member Butler requested a report at an upcoming work session from area electric utility providers about outages impacting Greeley residents during the March 15<sup>th</sup> snow storm.

Staff has requested Xcel Energy and Poudre Valley Rural Electric Association to brief City Council on their response to the outages and enhancements moving forward. The presenters for each company will be:

- Lucas McConnell, Area Manager – Community & Local Government Affairs, Xcel Energy
- John Bowerfind, P.E., Vice President, Chief Operating Officer, Poudre Valley Rural Electric Association

**Strategic Work Program Item or Applicable Council Priority and Goal:**

N/A

**Decision Options:**

Informational only, no action is being requested.

**Attachments:**

# Worksession Agenda Summary

April 13, 2021

Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Mike Garrott, Planning Manager, 970-350-9784

**Title:**

Development Code Update – Chapters 1 & 2

**Background:**

Planning staff has been working with the consulting team of Gouldevans to update the existing Development Code. The last major update to the Development Code was completed in 1998. To kick-off the code update project, Gouldevans prepared a Plan Conformance Report which evaluated the consistency between the current Development Code (Title 18 of the Municipal Code) and the 2018 Imagine Greeley Comprehensive Plan, the Strategic Housing Plan, and Council's 3-Year Priorities. This Plan Conformance Report was reviewed with Council on October 27, 2020.

Since the initial October 27, 2020 worksession, and using the Plan Conformance Report as a guide, planning staff has been bringing forward a series of worksessions to discuss topical items and policy changes that will shape the revised regulations. Following the initial October worksession, Staff conducted 3 worksessions with Council on Housing Options, including Missing Middle, Small-Format, and Infill Strategies. These discussions relate to proposed code revisions for residential development standards, Chapter 5. Similar discussions have been conducted with an Advisory Committee (*industry representatives such as homebuilders, realtors, consulting firms, and citizens*) as well as the Planning Commission.

This worksession will cover proposed revisions to Chapters 1 and 2 of the Development Code; these two chapters are the foundation for the other chapters in the code. Chapter 1 covers general provisions, interpretations, enforcement, and administration of the code and Chapter 2 covers the procedures and processes for the various application types. The table below outlines the proposed adoption schedule for the overall code update project.

	<b>Chapter(s)</b>	<b>PC Worksession</b>	<b>CC Worksession</b>	<b>PC Hearing</b>	<b>CC Public Comment/Hearings</b>
<b>TRACK I</b>	Ch 1 – General Provisions	March 23, 2021	April 13, 2021	April 13, 2021	May 18, 2021 (Public Comment)

	Ch 2 - Procedures	March 23, 2021	April 13, 2021	May 11, 2021	June 15, 2021 (Public Comment)
<b>TRACK II</b>	Ch 7 – Access & Parking  Ch 8 – Landscape & Site Design Standards  Ch 9 – Signs  Ch 10 – Special Purpose Districts & Areas  Ch 11 – Supplemental Standards	May 11, 2021	May 11, 2021	June 8, 2021	July 20, 2021 (Public Comment)
<b>TRACK III – This track includes the policy discussions that were the subject of the Housing Options – Missing Middle, Small- Format, and Infill strategies as well as Placemaking (downtown and form- based code) worksession</b>	Ch 3 – Subdivision Standards  Ch 4 – Zoning Districts & Uses  Ch 5 – Neighborhood Development & Design Standards  Ch 6 – Non- residential Development Standards  Ch 12 – Definitions	June 22, 2021	June 22, 2021	July 27, 2021	August 17, 2021 (Public Comment)

<p><b>This is the final adoption step for the new code - Title 24 (formerly Title 18)</b></p>	<p>Final cleanup of Chapters 1-12 and</p> <p>Repeal and Replace Title 24</p>			<p>August 10, 2021</p>	<p>September 7, 2021 (1<sup>st</sup> Reading – Ordinance for adoption)</p> <p>September 21, 2021 (2<sup>nd</sup> Reading – Ordinance for adoption)</p>
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The purpose of this worksession with City Council is to discuss the key revisions in Chapters 1 & 2. The draft of Chapter 1 – General Provisions includes updates to the authority, interpretation, administration, and enforcement portions of the Development Code and includes the following sections:

- Chapter 1 – Provisions
  - Section 1.01 Overview
  - Section 1.02 Interpretation
  - Section 1.03 Administration
  - Section 1.04 Enforcement
  - Section 1.05 Nonconformities

No major revisions are proposed for Chapter 1. The revised Chapter 1 pulls sections from existing code, contained through Title 18 (soon to be Title 24), and consolidates them into one chapter, Chapter 1.

The draft of Chapter 2 - Procedures includes updates and revisions to the various application types and processes and includes the following sections:

- Chapter 2 – Procedures
  - Section 2.1 General – All Applications
  - Section 2.2 Minor Subdivision
  - Section 2.3 Major Subdivision
  - Section 2.4 Rezoning
  - Section 2.5 Planned Unit Development
  - Section 2.6 Use by Special Review
  - Section 2.7 Site Plan
  - Section 2.8 Alternative Compliance
  - Section 2.9 Variance
  - Section 2.10 Appeals of Administrative Decision
  - Section 2.11 Code Amendments
  - Section 2.12 Vacation and Dedication of Easements

Section 2.13 Vacation and Dedication of Right-of-way  
Section 2.14 Annexation

Planning Staff, along with the relevant Technical Committee members (*Technical Committee includes: internal staff representatives from Planning, Engineering Development Review, Public Works, Transportation, Water and Sewer, Parks, and Building*), are working with the consulting team to draft code language for Chapter 2. Staff will be discussing the proposed revisions to Chapter 2 with Planning Commission and Council in May. Proposed revisions to Chapter 2 include:

- Modifications to the Planned Unit Development (PUD) procedures to separate the platting process from the PUD zoning process, which would allow for PUD zoning approval without requiring concurrent subdivision approval
- Revisions to the subdivision regulations including the addition of a simple process for lot line adjustments and adding a process for condominium plats
- Clear criteria for Alternative Compliance
- Revisions to the criteria for variances, to require all criteria, rather than some, be met

The draft of Chapter 1, as well as the highlights of Chapter 2, have been discussed with the Planning Commission at a worksession on March 23, 2021. A draft of Chapter 1 has been included with this Council memo (see Attachments). Chapter 1 is scheduled for a public hearing before the Planning Commission on April 13, 2021. Chapter 2 will follow a similar path, with a Council worksession planned for May, 2021.

**Decision Options:**

Staff is requesting direction regarding the proposed revisions to Chapters 1 & 2 of the Greeley Development Code. Staff will be bringing additional drafts of the Development Code chapters to Council for direction per the adoption schedule. Final adoption will occur in September through an Ordinance to repeal and replace Title 24 with the 2021 Development Code.

**Attachments:**

Draft Table of Contents for Title 18 (Title 24)  
Draft Code Chapter 1  
Section Map for Chapter 1  
PowerPoint Presentation – Chapters 1 & 2



## Chapter 1. General Provisions

- 1.01 Overview
- 1.02 Interpretation
- 1.03 Administration
- 1.04 Enforcement
- 1.05 Nonconformities

## Chapter 2. Procedures

- 2.01 General – All Applications
- 2.02 Minor Subdivision
- 2.03 Major Subdivision
- 2.04 Rezoning
- 2.05 Planned Unit Development
- 2.06 Use By Special Review
- 2.07 Site Plan
- 2.08 Alternative Compliance
- 2.09 Variance
- 2.10 Appeal of Administrative Decision
- 2.11 Code Amendment
- 2.12 Vacation & Dedication of Easements
- 2.13 Vacation & Dedication Right-of-way
- 2.14 Annexation

## Chapter 3. Subdivision Standards

- 3.01 Streets
- 3.02 Open and Civic Spaces
- 3.03 Blocks & Lots
- 3.04 Required Improvements
- 3.05 Adequate Public Facilities

## Chapter 4. Zoning Districts & Uses

- 4.01 Zoning Districts
- 4.02 Allowed Uses
- 4.03 Accessory Uses
- 4.04 Specific Use Standards
- 4.05 Special Purpose Districts

## Chapter 5. Neighborhood Development & Design Standards

- 5.01 Intent & Applicability
- 5.02 Residential Building Type Development Standards
- 5.03 Neighborhood Design Standards
- 5.04 Character Overlay
- 5.05 Small Format and Manufacture Housing Plans

## Chapter 6. Nonresidential Development & Design Standards

- 5.01 Intent & Applicability
- 5.02 Nonresidential Building Type Development Standards
- 5.03 Open Space Design
- 5.04 Building & Frontage Design

## Chapter 7. Access & Parking Standards

- 7.01 Intent & Applicability
- 7.02 Access & Circulation
- 7.03 Required Parking
- 7.04. Parking Design
- 7.05 Loading Areas
- 7.06 Alternate Access & Parking

## Chapter 8. Landscape & Site Design Standards

- 8.01 Intent & Applicability
- 8.02 Landscape Design
- 8.03 Buffer & Screening Design
- 8.04 Plant Specifications
- 8.05 Alteration, Replacement & Removals
- 8.06 Fences & Walls

## Chapter 9. Signs

- 9.01 Intent & Applicability
- 9.02 Exempt Signs
- 9.03 Prohibited Signs
- 9.04 Standards Applicable to All Signs
- 9.05 Specific Sign Allowances
- 9.06 Historic Signs
- 9.07 Nonconforming Signs
- 9.08 Sign Measurements & Interpretation
- 9.09 Relief From Standards
- 9.10 Sign Chart

## Chapter 10. Special Purpose Districts and Areas

- 10.01 Floodplain Overlay District
- 10.02. Airport Overlay District
- 10.03. Historic Preservation
- 10.04. Conservation District
- 10.05 Areas of Ecological Significance
- 10.06 Character Overlay (if not in Chapter 5)
- 10.7 Downtown General Improvement District (if not in Chapter 6)

## Chapter 11. Supplemental Standards

- 11.01 Wireless Communication Facilities
- 11.02 Oil & Gas
- 11.03 Adult Uses
- 11.04 Marijuana Uses
- 11.05 Hillside Development Standards (if not in Chapter 5)

## Chapter 12 Definitions & Terms

- 11.01 Description of Uses
- 11.02 Glossary of Architecture & Design Terms
- 11.03 Definitions

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## Chapter 1. General Provisions

Section 1.01	Overview
Section 1.02	Interpretation
Section 1.03	Administration
Section 1.04	Enforcement
Section 1.05	Nonconformities

### Section 1.01 Overview

- A. **Title.** This Title 18 is known as the Greeley Development Code. References to “this code,” “the development code,” or “these regulations” shall be considered a reference to the Greeley Development Code.
- B. **Authority.** The development code is enacted pursuant to the purposes and authority granted by Article XX of the Colorado Constitution and the Greeley Charter, independent of and in addition to the Colorado Revised Statutes, Title 31, Article 23 Planning and Zoning. This Title also supersedes any state legislative enactments which are, by their terms, subject to being superseded by adopted home rule city charters or ordinances.
- C. **Jurisdiction.** The Greeley Development Code applies to all structures and land within the incorporated area of the City of Greeley, as depicted on the official zoning map, and other maps accompanying the City’s plans and policies. It shall be unlawful to conduct any development or use of land until all specified development review processes have been followed, all applicable standards have been fulfilled, and all required approvals, permits or other authorizations have been issued.
- D. **Purposes.** This development code is adopted to promote the public safety, health, and general welfare for the City of Greeley and its citizens and businesses. Specifically, the regulations have the following purposes:
1. Implement the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan.
  2. Promote the physical, social, and economic well-being of residents and businesses, the long-term value and viability of public investments, and individual property values by balancing the co-equal rights of property owners.
  3. Invest public funds effectively and efficiently, and in a manner that creates lasting value for the community.
  4. Promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Greeley.
  5. Provide parks, trails, and civic spaces that help organize development around systems of connected open spaces and emphasize significant natural landscapes
  6. Secure proper arrangement and design of streets to shape efficient development patterns, coordinate with existing and planned streets, create multi-modal networks, improve access and circulation, and support abutting land uses.

7. Divide the city into zones and districts that promote the character and development patterns of distinct places identified in the Comprehensive Plan.
8. Regulate and restrict the development and use of buildings and land within each zoning district to create a compatible scale and range of building types within districts, and to promote the appropriate transitions to adjacent property and to supporting districts.
9. Provide a variety of housing opportunities for all residents and citizens.
10. Secure adequate provisions for transportation, water, drainage, sanitary sewer facilities, utilities, and other public improvements in coordination with development.
11. Protect the natural environment and conserve environmentally sensitive lands by directing new development into areas with few natural or environmental constraints and mitigating adverse impacts when developing in sensitive areas.
12. Allow for the removal of minerals prior to development.
13. Ensure fair consideration of development applications through clear and consistent procedures.
14. Provide for coordinated development of Greeley consistent with established policies of the City.

**E. Severability.**

1. If any court of competent and final jurisdiction declares any part of this development code to be invalid, that ruling shall not affect any other provisions of this development code not specifically included in that ruling.
2. If any court of competent and final jurisdiction declares that the application of this development code to a particular property or structure is invalid, that ruling shall not affect the application of the regulations to any other property or structure, or to development with different circumstances.
3. No provision of this code shall enable any circumstance that is unlawful under superseding federal or state law. If any section, subsection, sentence, clause, phrase, or portion of this code is now or in the future superseded or preempted by state or federal law, or found by a court of competent jurisdiction to be unauthorized, such provision shall be interpreted and applied as required by law.

**F. Transition Provisions.** This section shall be used to guide the transition from previously existing regulations. Unless specifically stated otherwise in this code, the following rules shall apply:

1. **Generally.** All standards in this code shall apply after the effective date of the ordinance adopting these standards, and all subsequent amendments shall become effective in the same manner.
2. **Applications.** Any official application submitted prior to the effective date of the ordinance adopting these standards, and determined a complete application by the Director, shall be reviewed and processed according to the prior standards and procedures. An application submitted prior to the effective date, but determined

incomplete, shall be resubmitted and processed according to the regulations in effect at the time of submittal of a complete application.

3. **Prior Approvals.** All permits, site plans, or other approvals issued under an administrative capacity prior to the effective date of this code shall remain effective for the duration specified with that approval or under the prior code as it existed on [effective date.]. If no date is specified, the duration of the most applicable approval under this code shall be used. Any changes or amendments to a prior approval requested after the effective date of this code shall be subject to all provisions of this code.
4. **Plats.** Any approved preliminary plat may continue to advance to final plat according to the standards, procedures and time limits of the prior code. Each subsequent approval of a final plat for a phased project may renew the validity of that preliminary plat for the duration specified in Section 2.02. However, a new preliminary plat shall be required subject to all provisions if:
  - a. The preliminary plat expires under the conditions of the prior approval or the duration specified for preliminary plats in Section 2.02, whichever is sooner.
  - b. A major amendment is proposed to the preliminary plat.
  - c. Any final plat proposes a substantial change to the preliminary plat.
 Final plats submitted after the effective date of this code shall meet all provisions of this code, to the extent it is consistent with the approved preliminary plat.
5. **Continuation of Enforcement.** Any violations of a previously valid regulation that continues after adoption of this code may be enforced as provided by this code. The City may, in its discretion enforce either the previous regulation or the standards of this Code.

## Section 1.02 Interpretation

- A. **Rules of Construction.** The following rules shall apply to the application and interpretation of these regulations, unless the context clearly indicates otherwise:
  1. All words shall have the customary dictionary meaning, unless specifically defined in these regulations.
  2. The present tense includes the future tense and the future tense includes the present tense.
  3. The singular includes the plural and the plural includes the singular.
  4. Lists of examples prefaced by “including the following,” “such as,” or other similar clauses shall not be construed as exclusive or exhaustive, and shall not preclude an interpretation of the list to include other similar and non-mentioned examples.
  5. The conjunctive “and” in a list means that all apply; the conjunctives “or” and “and/or” mean the provisions may apply singly or in any combination; and the conjunctive “either...or” means the provisions apply singly but not in combinations.
  6. When calculations to determine a requirement results in fraction of physical elements that cannot be divided (i.e. parking space, trees, dwelling units), it shall be rounded up to the nearest whole number if the standard is expressed as a minimum requirement and rounded down to the nearest whole number if the standard is expressed as a maximum allowance.
  7. “Shall,” “will,” or “must” is mandatory; “should” or “may” is permissive but recommended as a way to best meet the standard or achieve the intent of the standard.
  8. A reference to an administrative official shall refer to that official, or his or her designee, and all references to specific city officials may also include any other designee of the City Manager.

9. Any reference to other official local, state, or federal government rules or regulations shall include the current versions of those regulations, provided they remain binding on the City, or where not binding, provided they remain consistent with the purposes, intent, and objectives included in these regulations.
  10. References to a person shall include individual, partnership, association, agency, corporation or other legal entity and the owners, tenants, occupants, principals, partners, officers, employees, agents and representatives of any legal entity.
- B. **Conflicts.** All provisions of this code shall be considered the minimum requirements to promote the public health, safety, and welfare. In case of a conflict between these regulations and any other adopted rule, regulation, or code, the higher and more restrictive standard shall apply. In making a determination of which standard is higher and more restrictive, the official may consider which is more specific; which is more recent; which is more consistent with the Comprehensive Plan; which is more consistent with the purposes, intent, and objectives of these regulations; and which best promotes the public health, safety, and welfare.
- C. **Computations of Time.** The following rules apply to any computation of time, unless a specific section of these regulations indicates otherwise:
1. The day of the act that commences a time period shall not be counted; for notice requirements the day of the hearing shall not be counted.
  2. The last day of the time period shall be included, unless it is a Saturday, Sunday or legal city holiday, in which case the next working day shall end the time period. In all other cases Saturday, Sunday or legal city holidays count in the time period.
  3. Whenever any time period is expressed for a formal submittal to the City, the time period shall end at midnight on the last day of that time period.
  4. Any time period expressed in years shall include a full calendar year from the act that commences the time period.
- D. **Interpretation of Zoning Map.** Where uncertainty exists with respect to any boundary on the zoning district map, the following rules shall apply:
1. Boundaries approximately following streets or other rights of way or rivers or streams - the centerlines or extension of these centerlines shall be the boundaries.
  2. Boundaries indicated as approximately following property lines - the platted or other official legal line of that property shall be the boundaries, unless the property boundaries on the map have been substantially altered.
  3. Boundaries approximately following city limits shall be interpreted as following the actual city limits.
  4. Boundaries that split any platted lots - the lot shall be interpreted in the district designated to the majority of the lot. In the case of an equal split, the Director shall determine the appropriate zoning based on consideration of the Comprehensive Plan, the context, the surrounding existing uses, and the likelihood of change in context or existing uses in the future.
  5. Boundaries that split any unplatted property - any future platting of property may generally follow the zoning boundary and then each resulting property may assume the zoning applicable to the majority of the resulting lot actual platted boundary, or where any resulting lots have significant discrepancies with zoning boundaries, rezoning may be required.
  6. Boundaries following a shoreline shall be interpreted to follow the shorelines and in the event of change in the shoreline, shall move with the actual shoreline.
- E. **Non-regulatory Provisions.** Intent statements, design objectives, graphics, and commentary such as captions to graphics or notes in tables, are an aid to interpretation of the standards and

criteria. In the event of any conflict between the intent statements, design objectives, graphics or commentary and a specific standard, the specific standard shall control.

- F. **Resources, Guides and Industry Standards.** Resources, guides, and industry standards that are recognized as a reputable authority in the planning, development, and urban design professions, may be used to supplement interpretation of this code. The Director shall make a determination on the applicability of a resource, guide or industry standard to a particular circumstance. These guides shall only be used to the extent that it clarifies or is more specific than the standards, and is consistent with the purposes, intent, and design objectives expressed in these regulations. These guides shall not be used to otherwise change or conflict with any specific standard in these regulations.
- G. **Official Interpretations.** In cases where there is uncertainty how this code applies to potentially recurring situations, the Director may make Official Interpretations.
1. **Filing.** Official Interpretations shall be documented and kept on file with the Community Development Department, or otherwise made accessible to applicants facing similar circumstances.
  2. **Criteria.** In making an Official Interpretation, the Director shall use the following criteria:
    - a. Sound professional planning and urban design principles.
    - b. The Comprehensive Plan and any specific plans or policies created under the Comprehensive Plan.
    - c. The purposes, intent, or design objectives applicable to this code and the specific chapter or sections related to the interpretation.
    - d. Any resources, guides, or industry standards applicable to the specific situation.
    - e. Based on the context of the street, block, site, or building, the interpretation is at least one reasonable way the standards could be applied.
    - f. Whether the same interpretation could be applied to all similarly situated property or circumstances, and meet these criteria; or whether any conditions or limitations are necessary to ensure it meets the criteria.
  3. **Effect of Decision.** An approved Official Interpretation shall be effective upon approval by the Director and may apply to all similar situations unless:
    - a. It is overruled or modified by a different Official Interpretation.
    - b. It is overruled by appeal as provided in these regulations.
    - c. It is amended or overruled by a text amendment to the section addressed by the statement.

## Section 1.03 Administration

- A. **Staff.** The following city staff positions are responsible for administering specific aspects of this code.
1. **Community Development Director.** The Community Development Director (Director) is responsible for administration of the development code, and is the principal interpretation and enforcement official of these regulations. The Director may consult with any other department or relevant outside agencies in order to coordinate any plans, policies, and programs that impact the Comprehensive Plan. The Director shall specifically:
    - a. Prepare and provide development application forms and administer the requirements and review of submittals;
    - b. Oversee the application, review, and administration processes and prepare presentations and reports for review bodies;



- c. Issue official interpretations and approve the use of other resources, guides, and industry standards used in administering this code.
    - d. Make all final interpretations and any final administrative decision referred to the Director under the procedures and standards of these regulations.
  2. **City Manager and Other Staff.** The City Manager is the chief executive and administrative officer for the City and may make any decision delegated to any city staff member under this code. All other department heads and staff may serve in an advisory role to the Community Development Director under this code, as designated by the City Manager.
- B. **Planning Commission.** The Planning Commission is the appointed body of the City responsible for all long-range and comprehensive planning, as well as review, recommendations and decisions on implementation of the Comprehensive Plan. The Planning Commission is established according to Section 19-1 of the Greeley City Charter. In addition to all other general planning authority granted by the Charter, statutes, local ordinances, the Planning Commission shall have the specific review responsibilities and final administrative decisions referred to the Planning Commission under the procedures and standards of these regulations.
- C. **City Council.** The City Council is the elected and governing body of the City responsible for all legislative decisions that affect implementation of the Comprehensive Plan. In addition to other general authority granted by law, the City Council shall have the appeal authority and final decision authority referred to the City Council under the procedures and standards of these regulations.
- D. **Zoning Board of Appeals.** In accordance with Article XIX of the City Charter, the City Council appoints the Planning Commission as the Zoning Board of Appeals. The Zoning Board of Appeals shall act in accordance with same rules and procedures as the Planning Commission but have the following specific authority under this code:
  1. Grant variances to the strict application of the standards in this code;
  2. Hear and decide appeals when an error is alleged in any final order or determination made by an administrative official in the interpretation or enforcement of this code;
  3. Consider any other matters referred to it under this code; and
  4. Otherwise act as the City's board of adjustments under the authority of C.R.S. 31-23-307.
- E. **Historic Preservation Commission.** The Historic Preservation Commission is established to have principal responsibility for matters of historic preservation, as specifically outlined in Section 10.03.
  1. **Membership.** The City Council may appoint the Historic Preservation Commission. The commission shall consist of 7 members. The make-up of the Commission shall be:
    - a. One architect, landscape architect, design professional and/or licensed contractor or building tradesperson;
    - b. One historian, archeologist and/or architectural historian;
    - c. One licensed real estate broker; and
    - d. Four citizens at-large.
  2. **Powers and Duties.** The Historic Preservation Commission shall have the following powers and duties:
    - a. Recommend criteria and procedures for historic designation, recommend designation, or removal of specific properties or districts, and review proposals that impact designated properties as provided in Section 10.03

- b. Oversee surveys that document structures and assess conditions of potential historic properties and areas, and inform landowners of properties that may meet criteria for designation.
- c. Review and make a decision on any application for altering, moving, or demolishing any designated properties.
- d. Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, including nomination to the National Register of Historic Places.
- e. Develop and assist in public education programs, such as walking tours, brochures, and a marker program for historic properties, lectures, and conferences.
- f. Advise the City Council on matters related to preserving the historic character of the city.
- g. Assist in pursuing financial assistance for preservation-related programs.
- h. Advise appropriate city departments on violations, enforcement and administration of Section 10.03, Historic Preservation.

### Section 1.04 Enforcement

- A. **Violations.** It shall be unlawful for any building, structure, site element or use of land to be constructed, altered, maintained, or otherwise initiated in violation of these regulations. It shall be unlawful for any person to do or cause:
  - 1. Any act or thing prohibited by these regulations;
  - 2. Omit any act or thing required by these regulations; and
  - 3. Interfere in any manner with persons in performance of a right or duty granted or imposed by these regulations, maintained, or otherwise initiated in violation of these regulations.
- B. **Enforcement.** The City may investigate and initiate proper actions or proceedings to prevent or terminate any activity or condition that is in violation of these regulations, including withholding any permits or licenses, revoking or suspending any permits or licenses previously granted, issuing stop work orders, preventing the sale or lease of property, correcting or abating the nuisance, withholding any public improvements, or penalizing and initiating legal proceedings to prevent the continuance of unlawful actions or conditions.
- C. **Penalty.** Any and all violations of the provisions of this code shall be a code infraction and shall be subject to the sanctions for code infractions contained in Chapter 1.33 of the Greeley Municipal Code, and any other sanctions permitted under law. The City may seek and obtain remedies provided by law, including civil and administrative sanctions, temporary or permanent injunctive relief, and any other relief set forth in Chapter 1.33 of the Greeley Municipal Code.

### Section 1.05 Nonconformities

- A. **Intent.** The general policy of the City is to allow uses, buildings and lots that were created legally and in conformance with then-applicable requirements, but that do not conform to the current applicable requirements of these regulations, to continue to be put to productive use. However, it is the City's intent to bring as many aspects of these nonconformities into compliance with current regulations as is reasonably practical. The intent of this section is to balance the interests of property owners in past investments, discourage investment that expands or reinforces non-conforming situations, and promote investment consistent with the Comprehensive Plan and these regulations.



- B. Nonconforming Uses.** Uses that were legally initiated prior to the adoption or amendment of this code, but which could not be established under the current terms of this code, may continue to exist subject to the following:
1. The use shall not be expanded beyond any specific area of the site or lot where it was legally established, beyond any existing building or structure, or within any building or structure where any structural changes expand the exterior footprint of the building or structure. The Director may consider an exception based on the following findings:
    - a. The enlargement of the structure or buildings is only to facilitate a conforming uses or activities, and does not otherwise allow, encourage or promote expansion or increase impacts of the nonconforming use;
    - b. The enlargement of the structure or buildings shall not result in conversion of the nonconforming use from a seasonal to a year-round operation or otherwise expand the time of operations; and
    - c. The enlargement of the structure or buildings complies will all applicable development standards.
  2. If the use is reduced in intensity or abandoned for a period of twelve consecutive months, the property may not be used except at that lower intensity or as a conforming use.
  3. Any change of use shall be to a conforming use, and at this time the nonconforming use shall be abandoned. The Director may authorize a change to a lesser non-conforming use considering the extent, intensity, or operations of the use, provided it lessens impacts on adjacent property and it does not otherwise include investments that extend the period that the property is not conforming to this code.
  4. Any structure in which a non-conforming use is carried on that is damaged to the extent of more than 50% of the replacement value shall not be restored to support the non-conforming use.
  5. Any new activity that triggers specific site design standards shall require full compliance with that site design standard in order for the nonconforming use to continue, and the presence of a non-conforming use shall not be used to justify noncompliance with other applicable standards.
  6. A detached house used as a single-family dwelling in any district that does not permit single-family dwellings, may be enlarged, as long as the lot and building comply with all other base standards applicable to a similar building type.
- C. Nonconforming Structures.** Structures that were legally constructed prior to the adoption or amendment of this code, but which could not be constructed under the current terms of this code, may continue to exist subject to the following standards. This Section shall not apply to signs, which shall address non-conforming situations as provided in Chapter 9.
1. Rehabilitation or expansion of the structure that increases the degree of nonconformity is prohibited. Other rehabilitation or expansions may occur provided that they comply with all other requirements of this code; are not detrimental to the purposes, intent and objectives of the standards; and do not negatively impact development in conformance with this code on adjacent property. In general, no repairs or alterations that cost more than 50% of the replacement value of the structure shall be permitted. The burden shall be on the applicant to produce evidence that the cost of the repair or alteration is less than 50 percent of the replacement value.

2. If damaged by 50% or less of its total replacement cost, the structure may be restored to its original condition if work obtains a permit and work is commenced within 180 days, and work is completed prior to expiration of the permit.
  3. If the structure is determined obsolete or substandard by virtue of any applicable code beyond this chapter, and the applicant fails in their burden of proof that the cost of improvement or restoration is less than 50% of the replacement value, then the right to maintain the nonconformity shall terminate.
  4. Structures granted variances from the dimensional standards are not considered nonconforming and are not subject to the limitations of this section, provided that there are no changes beyond the limits, conditions, or extent of the approved variance.
- D. **Nonconforming Site Conditions.** Any site condition associated with a conforming use or structure (such as parking, landscape, open space, or other non-building site characteristic) in existence prior to these regulations, but which are not compliant with the standards of these regulations, may continue to exist subject to the following:
1. Any change of use or expansion of use shall require compliance with the new site standards up to the maximum extent practical, considering the extent of area being impacted by work to support the new or expanded use.
  2. Any site development activity on a portion of a site shall require compliance with the new standards on that portion of the site or proportionate to area that is subject to the development activity. For example, a site that is not compliant with the landscape standards must meet the landscape standards prorated to the portion of the site where development activity occurs, but the remainder of the site may remain nonconforming. If more than more than 50% of the entire site area is impacted by development activity, the entire site shall be brought into compliance.
  3. Any change of use, building, or site design element that triggers a screening requirement shall require 100% compliance with all screening standards applicable to the site.
  4. Where any application for construction is greater than 50% of the replacement value of a component of the site, that component or the entire site shall be brought into compliance.
  5. The Director may accommodate any other scenarios that meet the intent of this Section and bring the site into greater compliance relative to the level of investment associated with the permitted activity.
- E. **Nonconforming Lots.** Any lot platted legally prior to the adoption or amendment of this code, or any parcel established legally prior to the adoption of subdivision regulations in Greeley, but which could not be platted under the current requirements of this code, may continue to exist provided it complies with the following standards. The size and shape of any nonconforming lot shall not be altered in any way, except to increase the conformity with these regulations.
1. In any district that allows detached houses, a detached house and customary accessory buildings may be erected on any nonconforming lot, provided all standards other than lot dimensions standards are met.
  2. In any district that does not allow detached houses, the nonconforming lot may be used for the smallest-scale building type permitted in the district by these regulations, provided all standards other than lot dimension standards are met.

3. Where any non-conforming lot is under the same ownership as an abutting lot, the City may require administrative plat procedures with regard to any development activity or use of the non-conforming lot. The administrative plat procedures, including lot line adjustments or lot consolidations, shall be used to create the greatest degree of conformity possible.
  4. Any difficulties in meeting the standards of this subsection, or other applicable standards of the development code, which are attributable to the nonconformity of the lot may be used as criteria for other relief from the standards authorized by this code.
- F. **Burden of Proof.** The burden shall be on the applicant to establish that the nonconformity was established lawfully and the entitlement to continuation of nonconforming situations or completion of nonconforming projects according to this section. Owners of nonconformities may request a “certificate of legal nonconforming status” by filing an application with the Director, and once issued the owner may record the certificate with the Weld County Clerk and Recorder..
- G. **Specific Non-conforming Situations.** At the time of any rezoning, in association with annexation, or associated with any other planning effort for a particular geographic area, the City may create rules for specific nonconforming situations. These rules shall be incorporated into the ordinance establishing a new zoning designation or creating the nonconforming situation, according to the applicable procedures of Section 2.03 or 2.04. In these situations, the Director or Planning Commission may recommend, and the City Council may approve the following:
1. **Benign Nonconformities.** A determination may be made that the nonconformity has no negative effects on the long-term development within the district, and is compatible with the intent and design objectives for future development in the immediate surroundings. In this circumstance, a benign nonconformity may be permitted with the specifically stated additional rights, beyond the standard nonconforming rights of this section.
  2. **Removal of Non-conformity.** A determination may be made that the nonconformity poses significant negative effects on the long-term development within the district, or is incompatible with the intent and design objectives for future development in the immediate surroundings. In this circumstance, a nonconformity may be phased out over time to reduce the rights of the nonconforming situation to less than permitted by this section. Any phased removal of the non-conformity shall be based upon:
    - a. Identified risks to long-term investments in the surrounding area, and risks that could not otherwise be protected by a different zoning determination for the properties involved;
    - b. Consideration of reasonable investments in the property up to the time the zoning established the non-conforming situation, and what is an appropriate time to allow a return on those past investments; and
    - c. Coordinating with the anticipated rate of change in the area and how the presence of the nonconformity affects that change, including other opportunities available for the nonconforming property.

CHAPTER 1 GENERAL PROVISIONS: SECTION MAP		
Current Standards	Reorganized	Comment
18.04.010 Purpose and intent 18.10.020 Purpose and intent	1.01.D Overview; Purposes (entire code)	Generalized some for applicability to entire code, and to better link statutory authority to comp plan policies. (other topics from here will appear in the Intent sections of specific chapters and sections) Emphasized some of the “big picture” urban design aspects of subdivision regulations and zoning – street networks, open and civic space system, block and lot structure – beyond just uses and districts. Begin to establish the hierarchy of guiding and advisory language to be used throughout the entire code: <ul style="list-style-type: none"> <li>• Purposes – broad policy, entire code</li> <li>• Intent – general principles, specific sections and topics</li> <li>• Design Objectives – desired outcomes, specific techniques</li> </ul>
18.04.110 Definitions 18.12.030 Definitions	Chapter 12 Definitions	
18.04.120 Application and jurisdiction of regulations 18.10.030 Application 18.22.030 Jurisdiction (variances)	1.01.C. Jurisdiction	
18.04.130 Variances	2.09 Variances	Moved to procedures chapter [Note: need to be aware of the difference in criteria between a “statutory variance” (applicable to zoning only by statute), and other exceptions or deviations that may apply and/or deviations for non-zoning standards like subdivisions.]
18.04.1310 Violations and penalties 18.14.040 Violations, sanctions and remedies 18.36.120 Fines and penalties	1.04 Enforcement	This section should cover entire code and not be repeated in individual chapters, sections or sub-sections.
18.04.1400 Severability 18.36.170 Severability clause	1.01.E. Overview; Severability	
18.10.010 Short title	1.01.A. Overview; Title	
18.10.040 Fees	2.01.A.1 General – All Applications; Fees	Moved to Chapter 2 with procedures.
18.12.020 Interpretations	1.02 Interpretation	Broadened to cover a range of interpretation issues and used to set up a “plain language” drafting style; many elements of “legalese” and qualifying language can be eliminated from the rest of the code due to this section.
18.14.020 General provisions	deleted or generally addressed in 1.01 Overview and 1.02 Interpretation	
18.14.030 Review authorities 18.22.020 General provisions (variance chapter) 18.35.040 Historic Preservation Commission; establishment and duties	1.03 Administration	Organized the establishment of all review bodies to one section (ZBA and HPC moved here)
18.58.010 Purpose and intent	1.05.A. Nonconformance’s, Intent	
18.58.020 Application	n/a	ineffective statement, incorporated into other substantive standards)
18.58.030 Definitions	Chapter 12 Definitions	
18.58.040 Nonconforming uses	1.05.B Nonconformities, Nonconforming Uses	

<b>CHAPTER 1 GENERAL PROVISIONS: SECTION MAP</b>		
<b>Current Standards</b>	<b>Reorganized</b>	<b>Comment</b>
18.58.050 Nonconforming sites, buildings, and structures	1.05.C. Nonconformities, Nonconforming Structures; 1.05.D Nonconformities, Nonconforming Site Conditions; 1.05.E. Nonconformities, Nonconforming Lots	
18.58.055 Nonconforming uses in nonconforming sites, buildings and structures	1.05.B. Nonconformities, Nonconforming Uses	
18.58.060 Variances	n/a; addressed in 2.08	
18.58.070 Abandonment or reduction of use	1.05.B. Nonconformities, Nonconforming Uses	
18.58.080 Restoration	1.05.C. Nonconformities, Nonconforming Structure	
18.58.090 Certificates of nonconforming use	n/a but 1.05.F. Nonconformities; Burden of Proof	Removed section because not the current practice; but did not the CDD will issue permits if requested as part of applicants / owners burden of proof to establish legal non-conforming situation.
18.58.100 District changes	n/a;	ineffective section
18.58.110 Procedural nonconformity	n/a;	distinct issue from legal non-conformities
18.58.120 Annexation of nonconforming uses, buildings and structures	1.05.G Nonconformities; Specific Nonconforming Situations	See comment below. (Related section in 2.04 regarding rezoning procedures and conditions associated with rezoning)
18.58.130 Amortization of nonconforming animal confinement uses	1.05.G Nonconformities; Specific Nonconforming Situations	Generalized to address other situations, including criteria and the ability to amortize things beyond feed lots; as well as the ability to grandfather” existing used beyond protections given in Nonconformities section (typically occurs with annexations)

# Title 18 (soon to be Title 24) Chapters 1 & 2 - Highlights

City Council Worksession  
April 13, 2021



# Key Issues for Track III

Item No. 7.

## Housing & Neighborhoods Work Sessions

- Advisory Committee & Plan. Commission
- Mid-December

## Placemaking / Urban Design Sessions

- Advisory Committee & Plan. Commission
- Mid-March

- Housing Options / "Missing Middle" Types

*January - Work Session*

- Small-format Housing

*February - Work Session*

- Infill Strategies

*March - Work Session*

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Direction By March

- **Downtown & Form-based Code Approach**

**Other Centers & Nodes**

***March 30<sup>th</sup> – PC Worksession***

***April – CC Worksession***

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Direction By June

# Tracks I & II

<b>Track I</b>	<b>Non-substantive changes for organization and improved usability</b>
<b>Track II</b>	<b>Non-policy technical changes and coordination with other city policies and documents</b>
<b>Track III</b>	<b>Substantive changes called for in the Comp Plan that need broader input and direction</b>



# Schedule

Item No. 7.

Chapter(s)	PC Worksession	CC Worksession	PC Hearing	CC Public Comment/ Hearings
1 – General Provisions	March 23, 2021	April 13, 2021	April 13, 2021	May 18, 2021 (Public Comment)
2 - Procedures	March 23, 2021 April 13, 2021	April 13, 2021	May 11, 2021	June 15, 2021 (Public Comment)
7 – Access & Parking 8 – Landscape & Site Design Standards 9 – Signs 10 – Special Purpose Districts 11 – Supplemental Standards	May 11, 2021	May 11, 2021	June 8, 2021	July 20, 2021 (Public Comment)
3 – Subdivision Standards 4 – Zoning Districts & Uses 5 – Neighborhood Development & Design Standards 6 – Non-residential design standards 12 – Definitions	June 22, 2021	June 22, 2021	July 27, 2021	August 17, 2021 (Public Comment)
Cleanup of Chapters 1-12 and Repeal and Replace Title 24			August 10, 2021	September 7, 2021 (1 <sup>st</sup> )  September 21, 2021 (2 <sup>nd</sup> )

# Chapter 1 – Process

**Technical Committee Review**

**Work Session with PC – March 23, 2021**

**Work Session with CC – April 13, 2021 (Chapters 1 & 2)**

**PC Public Hearing**

**April 13, 2021**

**CC Public Comment - Resolution**

**May 18, 2021**

**Tentative Effective Date – November 1, 2021**

# Chapter 1 – Section Map

## Chapter 1. General Provisions

Section 1.01  
Section 1.02  
Section 1.03  
Section 1.04  
Section 1.05

Overview  
Interpretation  
Administration  
Enforcement  
Nonconformities

CHAPTER 1 GENERAL PROVISIONS: SECTION MAP		
Current Standards	Reorganized	Comment
18.04.010 Purpose and intent 18.10.020 Purpose and intent	1.01.D Overview; Purposes (entire code)	Generalized some for applicability to entire code, and to better link statutory authority to comp plan policies. (other topics from here will appear in the Intent sections of specific chapters and sections) Emphasized some of the "big picture" urban design aspects of subdivision regulations and zoning – street networks, open and civic space system, block and lot structure – beyond just uses and districts. Begin to establish the hierarchy of guiding and advisory language to be used throughout the entire code: <ul style="list-style-type: none"> <li>• Purposes – broad policy, entire code</li> <li>• Intent – general principles, specific sections and topics</li> <li>• Design Objectives – desired outcomes, specific techniques</li> </ul>
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18.04.130 Variances	2.09 Variances	Moved to procedures chapter [Note: need to be aware of the difference in criteria between a "statutory variance" (applicable to zoning only by statute), and other exceptions or deviations that may apply and/or deviations for non-zoning standards like subdivisions.]
18.04.1310 Violations and penalties 18.14.040 Violations, sanctions and remedies 18.36.120 Fines and penalties	1.04 Enforcement	This section should cover entire code and not be repeated in individual chapters, sections or sub-sections.
18.04.1400 Severability 18.36.170 Severability clause	1.01.E. Overview; Severability	
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18.14.020 General provisions	deleted or generally addressed in 1.01 Overview and 1.02 Interpretation	
18.14.030 Review authorities 18.22.020 General provisions (variance chapter) 18.35.040 Historic Preservation Commission; establishment and duties	1.03 Administration	Organized the establishment of all review bodies to one section (ZBA and HPC moved here)

# Chapter 1 - Comprehensive Plan

- D. **Purposes.** This development code is adopted to promote the public safety, health, and general welfare for the City of Greeley and its citizens and businesses. Specifically, the regulations have the following purposes:
1. Implement the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan.
  2. Promote the physical, social, and economic well-being of residents and businesses, the long-term value and viability of public investments, and individual property values by balancing the co-equal rights of property owners.
  3. Invest public funds effectively and efficiently, and in a manner that creates lasting value for the community.
  4. Promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Greeley.
  5. Provide parks, trails, and civic spaces that help organize development around systems of connected open spaces and emphasize significant natural landscapes
  6. Secure proper arrangement and design of streets to shape efficient development patterns, coordinate with existing and planned streets, create multi-modal networks, improve access and circulation, and support abutting land uses.



# Chapter 1 – Resources, Guides & Industry Standards

Item No. 7.

**Resources, Guides and Industry Standards.** Resources, guides, and industry standards that are recognized as a reputable authority in the planning, development, and urban design professions, may be used to supplement interpretation of this code. The Director shall make a determination on the applicability of a resource, guide or industry standard to a particular circumstance. These guides shall only be used to the extent that it clarifies or is more specific than the standards, and is consistent with the purposes, intent, and design objectives expressed in these regulations. These guides shall not be used to otherwise change or conflict with any specific standard in these regulations.

# Chapter 1 – Nonconformities

## Section 1.05 Nonconformities

- A. **Intent.** The general policy of the City is to allow uses, buildings and lots that were created legally and in conformance with then-applicable requirements, but that do not conform to the current applicable requirements of these regulations, to continue to be put to productive use. However, it is the City's intent to bring as many aspects of these nonconformities into compliance with current regulations as is reasonably practical. The intent of this section is to balance the interests of property owners in past investments, discourage investment that expands or reinforces non-conforming situations, and promote investment consistent with the Comprehensive Plan and these regulations.
6. A detached house used as a single-family dwelling in any district that does not permit single-family dwellings, may be enlarged, as long as the lot and building comply with all other base standards applicable to a similar building type.
- D. **Nonconforming Site Conditions.** Any site condition associated with a conforming use or structure (such as parking, landscape, open space, or other non-building site characteristic) in existence prior to these regulations, but which are not compliant with the standards of these regulations, may continue to exist subject to the following:

# Chapter 1 – Benign Nonconformities

- G. **Specific Non-conforming Situations.** At the time of any rezoning, in association with annexation, or associated with any other planning effort for a particular geographic area, the City may create rules for specific nonconforming situations. These rules shall be incorporated into the ordinance establishing a new zoning designation or creating the nonconforming situation, according to the applicable procedures of Section 2.03 or 2.04. In these situations, the Director or Planning Commission may recommend, and the City Council may approve the following:
1. **Benign Nonconformities.** A determination may be made that the nonconformity has no negative effects on the long-term development within the district, and is compatible with the intent and design objectives for future development in the immediate surroundings. In this circumstance, a benign nonconformity may be permitted with the specifically stated additional rights, beyond the standard nonconforming rights of this section.



# Chapter 1 - Summary

## **Tie to existing plans & strategies**

- **Comp Plan; parks, trails & civic spaces; street design & multi-modal networks; housing opportunities; coordinated development**

## **Resources, guides, and industry standards**

## **Intent statements**

## **Nonconforming uses**

- **Single-family not permitted in a zone district may be enlarged (Sunrise & others)**
- **Benign Nonconformities**
- **No negative effects on the long-term development & compatible with intent & design objectives**



# Chapter 1 - Questions & Discussion



# Chapter 2

## Chapter 2. Procedures

- 2.1 General – All Applications
- 2.2 Minor Subdivision
- 2.3 Major Subdivision
- 2.4 Rezoning
- 2.5 Planned Unit Development
- 2.6 Use by Special Review
- 2.7 Site Plan
- 2.8 Alternative Compliance
- 2.9 Variance
- 2.10 Appeals of Administrative Decision
- 2.11 Code Amendments
- 2.12 Vacation and Dedication of Easements
- 2.13 Vacation and Dedication of Right-of-way
- 2.14 Annexation

# Chapter 2 – Process

## **Technical Committee Review Work Session**

**PC – April 13, 2021**

**CC – April 13, 2021**

## **PC Public Hearing**

**May 11, 2021**

## **CC Public Comment**

**June 15, 2021**

**Tentative Effective Date – November 1, 2021**

# Chapter 2 – Procedures Summary

## Prelim Plat – Public Hearing

Table 2-1: Procedures Summary

Applications	Eligible Applicants			Pre-application Conference	Neighborhood meeting	Notice			Review Body			
	Owner	PC	CC			Post	Publish	Mail	Staff	PC	CC	ZBA
Minor Subdivision	■			<input checked="" type="checkbox"/>				<input type="checkbox"/>	D	A	A	
Major Subdivision - Preliminary Plat	■			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	D/PH	A	
Major Subdivision – Final Plat	■			<input checked="" type="checkbox"/>					D	A	Ac	
Rezoning	■	■	■	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	R/PH	D/PH	
Planned Unit Development (PUD)	■	■	■	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	R/PH	D/PH	
Use By Special Review	■			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	D/PH	A	
Site Plan	■			<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	D	A	A	
Alternative Compliance	■			<input checked="" type="checkbox"/>					D	A	A	
Minor Variance	■			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	D		A	A
Variance	■			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			A	D/PH
Appeal of Administrative Decision	■	■	■			--	--	--				D/PH
Text Amendment		■	■				<input checked="" type="checkbox"/>		R	R/PH	D/PH	
Easement Vacation/Dedication	■							<input type="checkbox"/>	D	A	A	
ROW Vacation/Dedication	■						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	R	D	
Annexation	■		■	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		R	R/PH	D/PH	

= Require  
 = Director Option  
 ■ = Authorized  
 PC = Planning Commission  
 CC = City Council  
 ZBA = Zoning Board of Appeals

R = Review and Recommending Authority  
 D = Decision Making Authority  
 Ac = Acceptance of Public Improvements  
 A = Appeal of Decision  
 PH = Public Hearing Required

# Chapter 2 – Concurrent Applications

- B. **Concurrent Applications.** When a project requires approvals under more than one type of application, the Director may determine that each application may run concurrently based on the following:
1. The similarity of information required for each type of application, or where they require different information, the ability to coordinate information, review criteria and decisions under each application.
  2. The similarity of notice, review meetings and review bodies required for each application.
  3. The ability of the staff and review bodies to make effective decisions when reviewing the applications concurrently.

In cases where the Director determines applications may run concurrently, the application shall be processed through the most comprehensive required review, and lesser incorporated approvals may be conditioned on final outcomes of the last of the related decision.

# Chapter 2 – Public Notice

## **Published**

- **Working with Clerk's Office – proposing to post on website rather than in newspaper**

## **Posted**

- **Working with public works regarding more visible signs**

## **Mailed**

- **500 feet to up to 1,000 feet**
- **Minor Variances – Abutting property owners**



# Chapter 2 – Subdivision

## **Minor Subdivision**

- **Lot line adjustments**
- **Plat correction**
- **Lot consolidation**
- **Minor plat**
- **Condominium plat**

## **Major Subdivision**

- **Preliminary plat**
- **Final plat**

# Chapter 2 – Planned Unit Development

- **Separated Platting from PUD process**
- **General Development Plan – working through process to define the makeup of a PUD**
  - **Zoning**
  - **Existing Conditions**
  - **Concept Plan**
  - **Regulating Plan**
  - **Phasing**
  - **Detail Plans**
- **Minor Amendment Process**
- **Major Amendment Process**



# Chapter 2 – Alternative Compliance

## Clarified review criteria

**Alternative shall not be strictly for the convenience of a specific project, but is justified under any of the following broader community benefits:**

- 1. aesthetic considerations that permit better coordination with the established character of the specific area;**
- 2. improved environmental performance;**
- 3. enhanced pedestrian amenity of civic spaces;**
- 4. adaptive reuse of existing buildings or infill on existing lots that otherwise would likely not occur;**
- 5. better serves public health and safety considerations; or**
- 6. more directly advances any official city-approved plans or policies applicable to a particular area.**

# Chapter 2 - Variances

## Must meet all of the following (rather than some):

- B. **Review Criteria.** A variance shall be reviewed and approved only on the finding by the Zoning Board of Appeals that the following conditions are met:
1. The strict application of the provision of this code would result in practical difficulties or unnecessary hardships that limit the reasonable use of the property without granting the variance.
  2. The difficulty or hardship is caused by conditions on the property that are unusual or atypical, are not are result of general conditions in the area, and were not created by the applicant.
  3. Granting the variance will not adversely affect the rights of adjacent property owners or residents.
  4. Granting the variance will not adversely affect the public health, safety, or general welfare.
  5. Granting the variance is consistent with the Land Use Chapter of the Comprehensive Plan and area or neighborhood plans, or may achieve a better result meeting the plans than if the codes were strictly applied.
  6. Granting the variance does not undermine the purposes and intent of this code, and is consistent with the specific intent or design objectives of the provision for which the variance is sought.
  7. The requested variance is the minimum necessary to relieve the difficulty or hardship and permit reasonable use of the property.

# Chapter 2 - Summary

## **Procedures Summary Table**

- **Clear outline of process; clear expectations**

## **Concurrent applications**

- **Clarified when applications can be processed concurrently**

## **Public notice**

- **Recommend publishing on website rather than newspaper**

## **Subdivision**

- **Clarified minor subdivision process**
- **Added Condominium Plat process**

# Chapter 2 - Summary

## **Planned Unit Development**

- **Separated platting process**
- **Provided provisions for Administrative Amendment**
- **One-step process – once zoned PUD, future applications for plats and site plans would be processed the same as conventional zoning districts**

## **Alternative Compliance**

- **Provided parameters for consistency and clarity**

## **Variations**

- **Must meet all criteria, rather than some**

# Chapter 2 - Questions & Discussion

# Next Steps

## Chapter 1:

**April 13, 2021 – PC Public Hearing**

**May 18, 2021 – CC Public Comment**

## Chapter 2:

**April 27, 2021 – PC Worksession**

**May 11, 2021 – PC Public Hearing**

**June 15, 2021 – CC Public Comment**

**Tentative Effective Date – November 1, 2021**

# Questions & Discussion





# Worksession Agenda Summary

April 13, 2021

Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Mike Garrott, Planning Manager, 970-350-9784

**Title:**

Development Code Update – Placemaking

**Background:**

At the December 15, 2020 Planning Commission (PC) worksession, Planning staff and Chris Brewster with Gouldevans presented information related to Housing and Neighborhoods, including “Missing” Middle Housing Types, Small-Format Housing, and Infill Strategies. The broader topic of “Housing & Neighborhood Policies” was divided into smaller segments for Council worksessions. Since the December PC worksession, Staff has conducted three in-depth discussions with City Council:

- “Missing” Middle Housing Types (January 12, 2021)
- Small-Format Housing (February 23, 2021)
- Infill Strategies (March 9, 2021)

This worksession on Placemaking is the final topic in the Track III discussions with the Advisory Committee, Planning Commission, and City Council. The Placemaking discussion will create the foundation to drafting of numerous code sections, but will mainly focus on commercial and industrial design standards, found in the non-residential development standards chapter (Chapter 6), as well as street design standards found in the subdivision chapter (Chapter 3).

The Development Code Update project has been broken into three Tracks:

<b>Track I</b>	Chapter 1 – General Provisions Chapter 2 - Procedures	Non-substantive changes for organization and improved usability.
<b>Track II</b>	Chapter 7 – Access and Parking Standards Chapter 8 – Landscape Standards Chapter 9 – Sign Standards	Non-policy technical changes and coordination with other City policies and documents.



	<p>Chapter 10 – Special Areas and Districts</p> <p>Chapter 11 – Supplemental Standards</p> <p>Chapter 12 - Definitions</p>	
<b>Track III</b>	<p>Chapter 3 – Subdivision Standards</p> <p>Chapter 4 – Zoning Districts &amp; Uses</p> <p>Chapter 5 – Residential Development &amp; Design Standards <b>(Housing Options, Missing Middle, and Infill Strategies, see below)</b></p> <p>Chapter 6 – Non-residential Development &amp; Design Standards <b>(Placemaking, Downtown, &amp; Form-based Code, see below)</b></p>	<p>Substantive changes called for in the Comprehensive Plan, Strategic Housing Plan, and Council's 3-Year Priorities that need broader input and direction from the Advisory Committee, Planning Commission, and City Council.</p>

Since the Track III changes involved topical and policy discussions with the project Advisory Committee, Planning Commission, and City Council, staff divided the topics into several different worksessions, which are outlined below:

Track III Discussions:

<b>Advisory Committee</b>	<b>Planning Commission</b>	<b>City Council</b>
✓ December 14, 2020 (Missing Middle)	✓ December 15, 2020 (Housing Options)	✓ January 12, 2021 (Housing Options)
✓ February 24, 2021 (Recap & Small-Format Housing)	✓ March 9, 2021 (Project Status & Infill Strategies)	✓ February 23, 2021 (Small-format Housing)

✓ March 10, 2021 (Infill Strategies)	✓ March 23, 2021 (Chapters 1 & 2) (Track I)	✓ March 9, 2021 (Infill Strategies)
✓ April 1, 2021 & April 7, 2021 (Placemaking, downtown & form-based code)	✓ March 30, 2021 (Placemaking, downtown & form-based code)	<b>April 13, 2021 (Placemaking, downtown &amp; form-based code)</b>

“Placemaking” is a term in the planning profession used for creating vibrant, walkable, people-oriented destinations – the “places” you like to spend time in your community outside of home or work. The Imagine Greeley Comprehensive Plan, Strategic Housing Plan, and Council’s 3-Year Priorities outline several key goals and policies to support Placemaking:

- Promote land use decisions that support walkability and improve access.
- Encourage the construction of built environments that support health and active living, such as mixed-use centers, corridors, and neighborhoods that support walkability.
- Encourage a development pattern that encourages walking and bicycling whenever possible (GC-2.3).
- Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses (GC-2.4).
- Promote neighborhood center (small-scale retail areas providing basic commercial goods and services) to locate within a walkable distance (GC-2.5).
- Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area.
- Reinforce the use of Downtown as the gathering place for the celebration of important community events (GC-5.5).
- Adhere to the adopted Downtown architectural and design standards to guide redevelopment efforts in the rehabilitation, replacement, and reuse of existing structures to assure compatibility with the existing character of Downtown (GC-5.2).
- Require all new development and redevelopment near transit, or along a multi-modal corridor to incorporate transit-oriented design.

The Imagine Greeley Comprehensive Plan has many policies addressing “placemaking” topics, but most are primarily geared towards the following areas of the Growth Framework:

- Downtown

- Regional Centers (existing, emerging or future)
- Neighborhood Centers (existing, emerging, or future)
- Mixed Use – High Intensity Area
- Mixed Use – Neighborhood Area
- Village Center Concept

This worksession will provide an opportunity to discuss the places you like to spend time in Greeley, how these can be protected or improved, and explore some key attributes of communities you have visited that makes them memorable. We will also review some of the issues in the existing development code on this topic; consider some planning and urban design best practices for vibrant, walkable, and people-oriented destinations; and discuss how these may apply to Greeley and the development code update.

**Decision Options:**

Staff is requesting direction regarding the three strategies outlined in the presentation:

***Strategy 1 - Refine Current Design Standards for Context***

***Strategy 2 - Develop New Mixed-use Districts***

***Strategy 3 - Specific Implementation Options***

**Attachments:**

PowerPoint Presentation – Placemaking

# Development Code Update: Placemaking

City Council Worksession  
April 13, 2021



- **Project Background & Placemaking Policy**
- **Simple Placemaking Rules**
- **Current Code Issues**
- **Planning Commission & Advisory Committee Summary**
- **Discussion: Implementation Strategy**

# Key Issues for Track III

Item No. 8.

## Housing & Neighborhoods Work Sessions

- Advisory Committee & Plan. Commission
- Mid-December

## Placemaking / Urban Design Sessions

- Advisory Committee & Plan. Commission
- Mid-March

- Housing Options / "Missing Middle" Types

*January - Work Session*

- Small-format Housing

*February - Work Session*

- Infill Strategies

*March - Work Session*

-----  
Direction By March

- Downtown & Form-based Code Approach

Other Centers & Nodes

*April - Work Session*

-----  
Direction By June



# Housing & Neighborhood Policy



Promote mixed-use centers



Design & invest in active transportation (biking/walking)



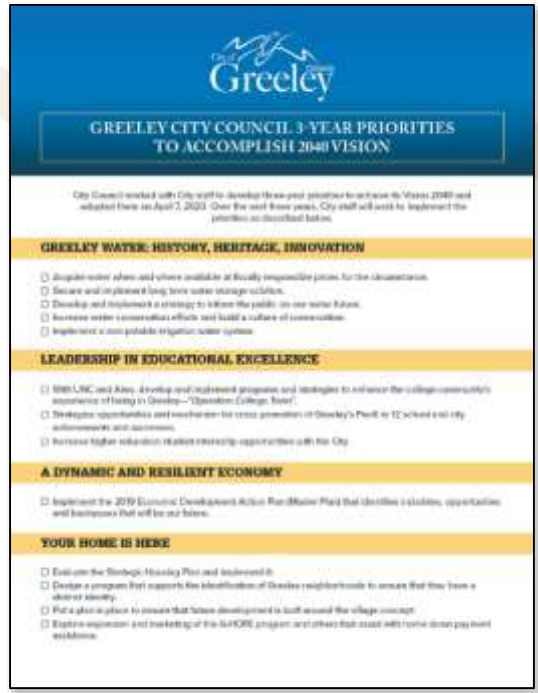
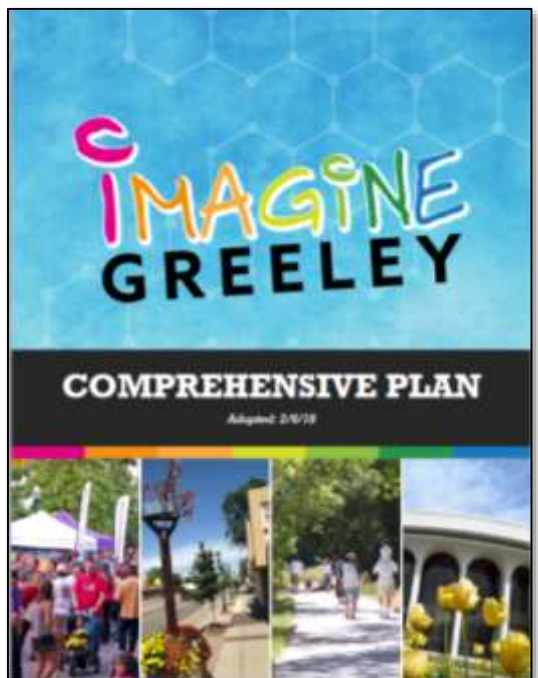
Promote neighborhood centers / small-scale retail



Reinforce Downtown as the community gathering place

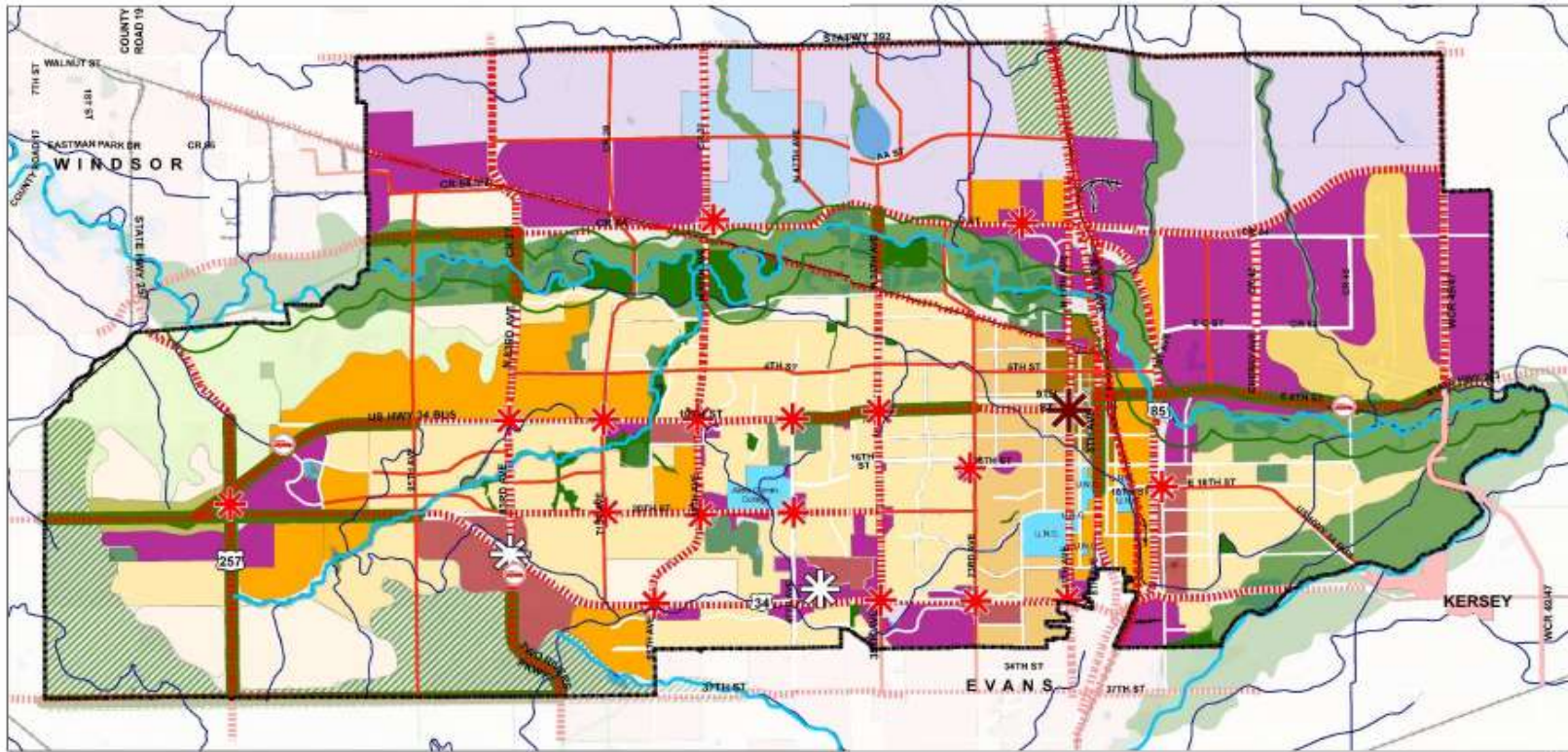







Create a dynamic and resilient economy



# Placemaking Policies

LAND USE GUIDANCE MAP



-  **Downtown**
-  **Regional Center**
-  **Neighborhood Center**
-  **Mixed-Use High Intensity**
-  **Mixed-Use Neighborhoods**

LEGEND

CENTERS

-  Downtown Center
-  Regional Center
-  Neighborhood Center

CORRIDORS

-  Multimodal Corridor
-  Special Multi-Modal Corridor Landmarking
-  Roadside River Underway

SPECIAL RECOMMENDATIONS

-  Potential Fire Station Locations

AREAS

-  Airport Area
-  Higher Education Node
-  Employment, Industrial, and Commercial Areas
-  West Arroyo Area
-  Mixed-Use High Intensity
-  Urban Reserve
-  Long Range Expected Growth Area

OPEN LANDS & NATURAL AREAS

-  Utility
-  Community Separator
-  Entryway Character Corridor
-  Riparian Land
-  City Owned Natural Areas
-  Urban Reserve
-  Town of Kersey

NEIGHBORHOODS

-  Rice
-  Suburban
-  Legacy Urban
-  Mixed Use
-  Downtown



Adopted February 6, 2018

# Current Code Sections

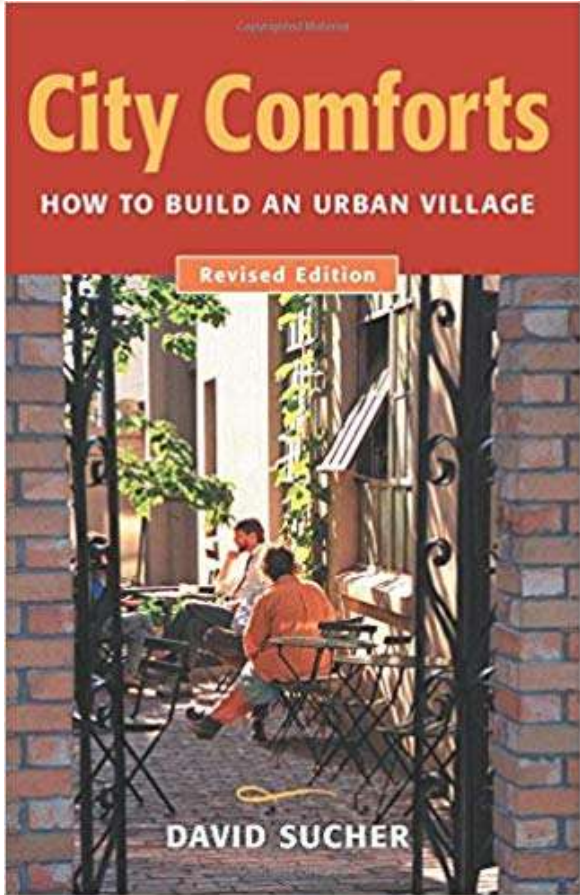
- **18. 38.080 Commercial Districts (C-L & CH)**
- **18.38.100 Performance Options**
- **18.40.090 Architectural Review Standards**
- **18.40.100 Site and Building Design Standards**
- **18.46.040 Infill Area Design Standards**



# Summary of Issues

- **Default commercial standards are automobile-oriented**
  - **Walkable patterns are optional, not required**
  - **Options & alternatives lack clear criteria**
- **Overlapping and confusing aesthetic / design standards**
- **Districts lack distinctions for scale and urban form / format (C-L / C-H)**
- **Public realm design standards (streets / open space) not specifically coordinated with development standards**
- **Lack of specific Downtown District;  
GID waives all standards**

# Three Simple Rules of Urban Design



1. Build to the Sidewalk

2. Make the Building Front "Permeable"

3. Prohibit Parking in Front of the Building

# Approach to Improve

## Code Issues

- **Similar standards in multiple places**
  - **Architectural Review Standards**
  - **Site & Building Design Standards**
  - **Infill Area Design Standards**
- **Difficulty in determining applicability**
  - **By zoning district?**
  - **By area / overlay?**
  - **By building type?**
  - **All of the above?**
- **Mix of precise objective standards, general subjective standards, and vague performance criteria**

## Current Code Details

- **Building character & style**
- **Massing and scale**
- **Coordination of multiple buildings**
- **Windows / blank wall limits**
- **Colors**
- **Materials**
- **Noise / glare limits**
- **Franchise architecture limits**
- **Primary front entrances**
- **Architecture (“menu options”)**
- **Wall articulation**
- **Roof Articulation**
- **Openings / walkways / entrances**
- **Architectural accents & ornamentation**



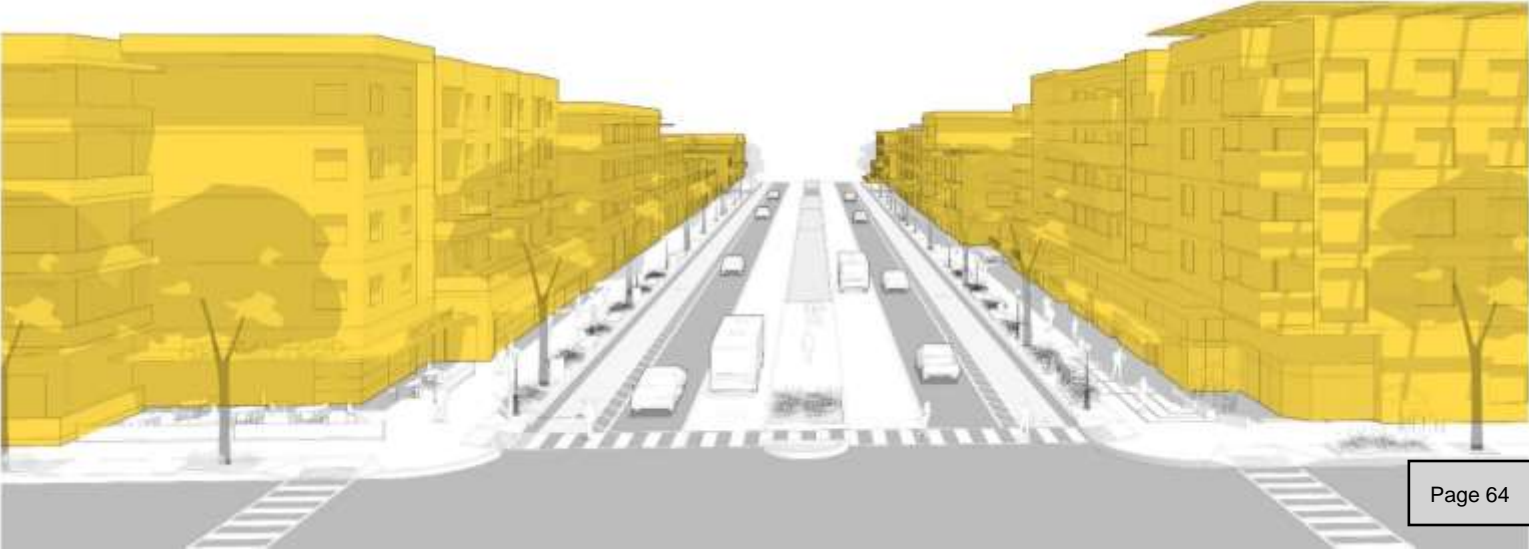
**Building Form & Placement**  
**Façade Design & Details**  
**Landscape Design**

# Housing & Neighborhood Policy

Valuable Public Realm



Compact Human-scale Development





Item No. 8.





# Simple Placemaking Rules

## Valuable Public Realm

### 1. Connect & Design for People

- Small Blocks*
- Generous Sidewalks*
- Shade and Enclosure*

### 2. Reasons to Linger

- Formal Social Spaces*
- Informal Gathering Places*

### 3. Slow the Traffic

- Desired Speeds*
- On-street Parking*

## Compact Human-scale Development

### 1. Build to the Sidewalk

- Building Placement*
- Extent of Front Building Line*

### 2. Create "Permeable" Facades

- Percent of Windows*
- Frequency of Entrances*
- Connections to Active Space*

### 3. Hide / Minimize the Parking

- Parking Placement*
- Extent of Frontage*

1. Connect & Design for People  
Small Block Sizes  
Generous Sidewalks  
Shade & Enclosure





# 1. Item No. 8. Project & Design for People

A



B



C



D



	A	B	C	D
<b><i>Small Block Sizes</i></b>	4 acre max + grid	4 to 6 acres	6 to 8 acres	8+ acres
<b><i>Generous Sidewalks</i></b>	12' – 20' 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<b><i>Shade and Enclosure</i></b>	Trees 20' – 35' 2 – 4 story buildings	Trees 35' – 50' 1 – 2 story buildings	Trees at intersection / islands	n/a

# 1. Item No. 8. **Project & Design for People**

## A



## B



## C



## D



	A	B	C	D
<b><i>Small Block Sizes</i></b>	4 acre max + grid	4 to 6 acres	6 to 8 acres	8+ acres
<b><i>Generous Sidewalks</i></b>	12' – 20' 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<b><i>Shade and Enclosure</i></b>	Trees 20' – 35' 2 – 4 story buildings	Trees 35' – 50' 1 – 2 story buildings	Trees at intersection / islands	n/a



# 1. Item No. 8. Project & Design for People

## Small Block Size

Only general city-wide standard:

- 260' minimum
- 1,320 maximum



	A	B	C	D
<i>Small Block Sizes</i>	4 acre max + grid	4 to 6 acres	6 to 8 acres	8+ acres
<i>Generous Sidewalks</i>	12' – 20' 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<i>Shade and Enclosure</i>	Trees 20' – 35' 2 – 4 story buildings	Trees 35' – 50' 1 – 2 story buildings	Trees at intersection / islands	n/a

# 1. Item No. 8. Project & Design for People

## Generous Sidewalks

Required sidewalks between 5' and 12' (pure Local / Collector / Arterial hierarchy)



### Greeley Code Summary

	A	B	C	D
<i>Small Block Sizes</i>	4 acre max + grid	4 to 6 acres	6 to 8 acres	8+ acres
<i>Generous Sidewalks</i>	12' – 20' 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<i>Shade and Enclosure</i>	Trees 20' – 35' 2 – 4 story buildings	Trees 35' – 50' 1 – 2 story buildings	Trees at intersection / islands	n/a



# 1. Item No. 8. Connect & Design for People

## Shade & Enclosure

### Street trees

- Required 1 per 35' (Landscape code)
- Not specified in streetscape standards
- 7' - 8' Tree area + 14' medians (performance options)



### Greeley Code Summary

	A	B	C	D
<i>Small Block Sizes</i>	4 acre max + grid	4 to 6 acres	6 to 8 acres	8+ acres
<i>Generous Sidewalks</i>	12' – 20' 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<i>Shade and Enclosure</i>	Trees 20' – 35' 2 – 4 story buildings	Trees 35' – 50' 1 – 2 story buildings	Trees at intersection / islands	n/a





## 2. Reasons to Linger

- Formal Social Spaces
- Informal Gathering Places



## 2. Reasons to Linger

Item No. 8.

**A**



**B**



**C**



**D**



	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Formal Social Spaces</b>	1 per block; or 20' + sidewalks	on adjacent blocks	1 per center	n/a – on individual sites
<b>Informal Gathering Places</b>	sidewalk seating	courtyards / patios address street	internal to site	n/a

## 2. Functions to Linger

Item No. 8.

### Social Spaces & Gathering Places

#### Open space / gathering places

- 20% per lot open space (internalized / no functions designs)
- Social spaces, hardscape, art/civic design alternative (performance options)



### Greeley Code Summary

	A	B	C	D
<i>Formal Social Spaces</i>	1 per block; or 20' + sidewalks	on adjacent blocks	1 per center	n/a – on individual sites
<i>Informal Gathering Places</i>	sidewalk seating	courtyards / patios address street	internal to site	n/a





3. Slow the Traffic  
Desired Speeds  
On-street Parking



# 3. Speed the Traffic

Item No. 8.

**A**



**B**



**C**



**D**



	A	B	C	D
<i>Desired Speeds</i>	20 MPH	20 – 25 MPH	25 – 30 MPH	30 + MPH
<i>On-street parking</i>	Frequent -	Frequent	Occasional	Prohibited

# 3. Item No. 8. the Traffic

## Desired Speed

All streets specified for design speeds of 30 - 55 MPH (pure Local / Collector / Arterial hierarchy)



## Greeley Code Summary

	A	B	C	D
<i>Desired Speeds</i>	20 MPH	20 – 25 MPH	25 – 30 MPH	30 + MPH
<i>On-street parking</i>	Frequent -	Frequent	Occasional	Prohibited



# 3. Street Traffic

Item No. 8.

**On-street Parking**  
 Parking prohibited on all but local streets



## Greeley Code Summary

	A	B	C	D
<i>Desired Speeds</i>	20 MPH	20 – 25 MPH	25 – 30 MPH	30 + MPH
<i>On-street parking</i>	Frequent -	Frequent	Occasional	Prohibited





1. Build to the Sidewalk  
Building Placement  
Extent of Front Building Line



# 1. Building to the Sidewalk

Item No. 8.

**A**



**B**



**C**



**D**



	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Building Placement</b>	0' – 10'	0' – 10'	10' – 25'	25' +
<b>Extent of Front Building line</b>	80% +	50% - 80%	50% +	n/a

# 1. Building to the Sidewalk

Item No. 8.

## Building Placement

Standard Setback is 25'+

Performance option up to 10'



## Greeley Code Summary

	A	B	C	D
<i>Building Placement</i>	0' – 10'	0' – 10'	10' – 25'	25' +
<i>Extent of Front Building line</i>	80% +	50% - 80%	50% +	n/a

# 1. **B** Item No. 8. o the Sidewalk

## Extent of Front Building Line

No specific requirement



## Greeley Code Summary

	A	B	C	D
<i>Building Placement</i>	0' – 10'	0' – 10'	10' – 25'	25' +
<i>Extent of Front Building line</i>	80% +	50% - 80%	50% +	n/a





## 2. Create "Permeable" Facades

- Percent of Windows
- Frequency of Entrances
- Connect Active Social Spaces



## 2. C Item No. 8. Permeable Facades

**A**



**B**



**C**



**D**



	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Percent of Windows</b>	60% - 90%	40% - 60%	25% - 40%	under 25%
<b>Frequency of Entrances</b>	every 25' – 50'	every 50' – 75'	every 75' – 150'	1 per building
<b>Connect to Active Social Spaces</b>	2 – 3 per block	1 per block	Internal to site	n/a



# 2. C Item No. 8. Permeable Facades

## Percent of Windows

20%



## Greeley Code Summary

	A	B	C	D
<i>Percent of Windows</i>	60% - 90%	40% - 60%	25% - 40%	under 25%
<i>Frequency of Entrances</i>	every 25' – 50'	every 50' – 75'	every 75' – 150'	1 per building
<i>Connect to Active Social Spaces</i>	2 – 3 per block	1 per block	Internal to site	n/a

## 2. C Item No. 8. Permeable Facades

### Frequency of Entrances

1 per building



### Greeley Code Summary

	A	B	C	D
<i>Percent of Windows</i>	60% - 90%	40% - 60%	25% - 40%	under 25%
<i>Frequency of Entrances</i>	every 25' – 50'	every 50' – 75'	every 75' – 150'	1 per building
<i>Connect to Active Social Spaces</i>	2 – 3 per block	1 per block	Internal to site	n/a

## 2. C Item No. 8. Permeable Facades

### Connect to Active Social Spaces

20% open space

Design & function not specifically addressed

Performance options encourage formal gathering places



### Greeley Code Summary

	A	B	C	D
<i>Percent of Windows</i>	60% - 90%	40% - 60%	25% - 40%	under 25%
<i>Frequency of Entrances</i>	every 25' – 50'	every 50' – 75'	every 75' – 150'	1 per building
<i>Connect to Active Social Spaces</i>	2 – 3 per block	1 per block	Internal to site	n/a



# 3. Item No. 8. Minimize Parking

**A**



**B**



**C**



**D**



	A	B	C	D
<b>Parking Placement</b>	behind building	side & behind building; 20'+	limited front; 10'+	10' +
<b>Extent of Frontage</b>	0%	0% – 30%	30 – 50%;	50% +

# 3. Item No. 8. Minimize Parking

## Parking Placement

**Parking must meet building setback**

**Performance option requires parking behind building.**



## Greeley Code Summary

	A	B	C	D
<i>Parking Placement</i>	behind building	side & behind building; 20'+	limited front; 10'+	10' +
<i>Extent of Frontage</i>	0%	0% – 30%	30 – 50%;	50% +

# 3. Item No. 8. Minimize Parking

## Extent of Frontage

Not addressed



## Greeley Code Summary

	A	B	C	D
	A	B	C	D
<i>Parking Placement</i>	behind building	side & behind building; 20'+	limited front; 10'+	10' +
<i>Extent of Frontage</i>	0%	0% – 30%	30 – 50%;	50% +





3. Hide / Minimize the Parking

Parking Placement

Extent of Frontage



# 3. Item No. 8. Minimize Parking

**A**



**B**



**C**



**D**



	A	B	C	D
<b><i>Parking Placement</i></b>	behind building	side & behind building; 20'+	limited front; 10'+	10' +
<b><i>Extent of Frontage</i></b>	0%	0% – 30%	30 – 50%;	50% +



Item No. 8.



## 1. Connect & Design for People



## 1. Build to the Sidewalk



## 2. Reasons to Linger



## 2. Create "Permeable" Facades



## 3. Slow the Traffic



## 3. Hide / Minimize the Parking

Item No. 8.



**Human Scale**



A

B

C

D



**Car Oriented**

Valuable Public Realm: <i>Streets and Civic Spaces</i>				
	A	B	C	D
<b>Design For People</b>				
<i>Small Block Sizes</i>	4 acre max OR grid	4 to 6 acres	6 to 8 acres	8+ acres
<i>Generous Sidewalks</i>	12' – 20' + 20'+ Social Spaces	8' – 12'	6' – 8'	5'
<i>Shade and Enclosure</i>	Trees 20' – 35' + 2 – 4 story buildings	Trees 35' – 50' + 1 – 2 story buildings	Trees at intersection / islands	n/a
<b>Slow the Traffic</b>				
<i>Desired Speeds</i>	○20 MPH	20 – 25 MPH	25 – 30 MPH	30 + MPH
<i>On-street parking</i>	Frequent -	Frequent	Occasional	Prohibited
<b>Reasons to Linger</b>				
<i>Formal Social Spaces</i>	1 per block OR 20' + sidewalks	on adjacent blocks	1 per center	n/a – on individual sites
<i>Informal Gathering Places</i>	sidewalk seating	courtyards / patios address street	internal to site	n/a





**Human Scale**



**Compact Human-scale Development: Blocks, Buildings & Uses**

	A	B	C	D
<b>Build to the Sidewalk</b>				
<i>Building Placement</i>	0' – 10'	0' – 10'	10' – 25'	25' +
<i>Extent of Front Building line</i>	80% +	50% - 80%	50% +	n/a
<b>Create Permeable Facades</b>				
<i>Percent of Windows</i>	60% - 90%	40% - 60%	25% - 40%	under 25%
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<i>Connect to Active Social Spaces</i>	2 – 3 per block	1 per block	Internal to site	n/a
<b>Hide / Minimize Parking</b>				
<i>Parking Placement</i>	behind building	side & behind building; 20'+	limited front; 10'+	10' +
<i>Extent of Frontage</i>	0%	0% – 30%	30 – 50%;	50%



**Car Oriented**



Human Scale



A

B

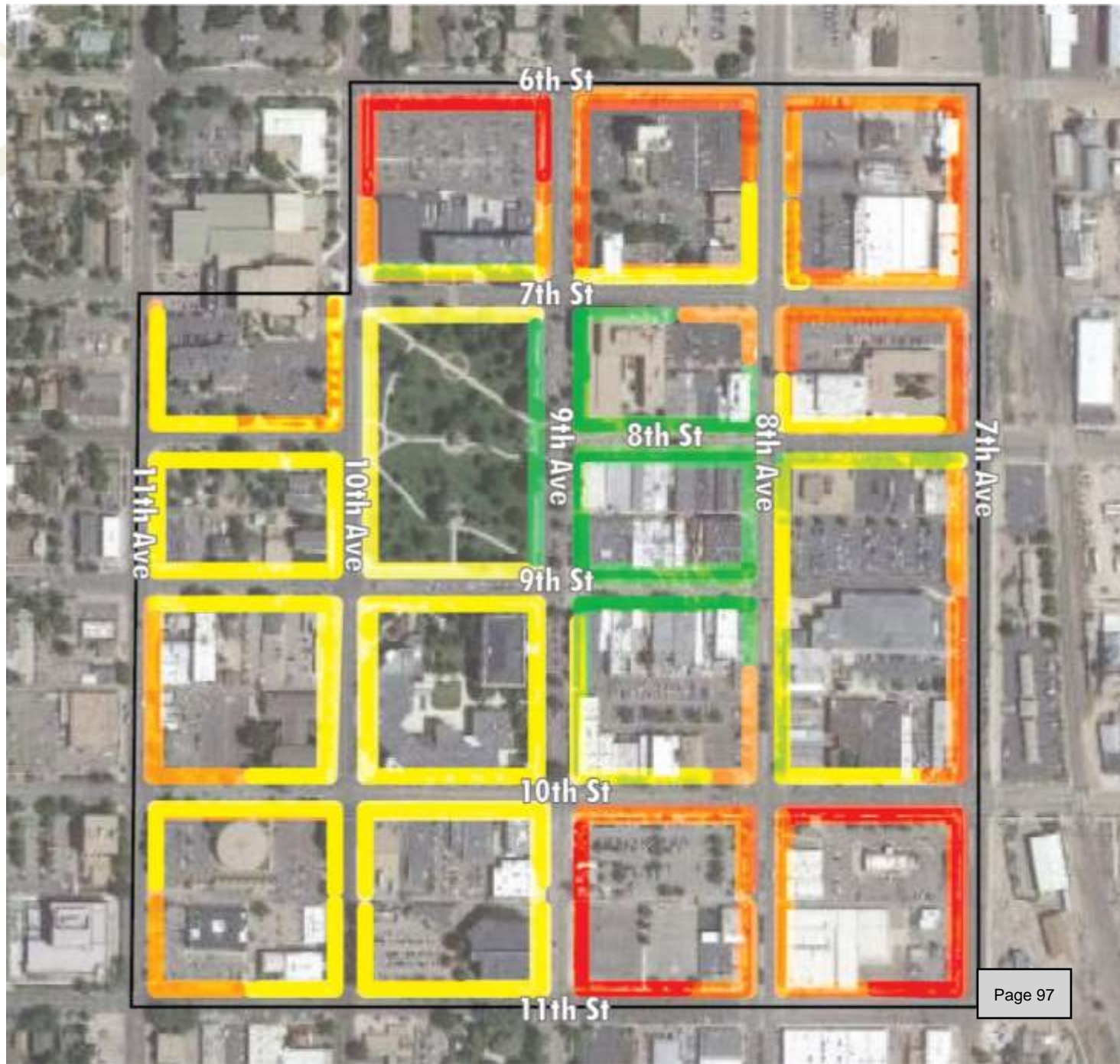
C

D



Car Oriented

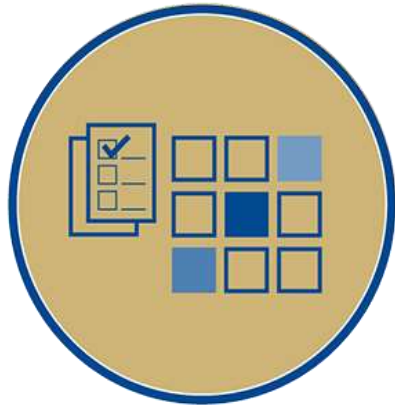
***Downtown  
Conditions  
Assessment***



# Summary of Advisory Committee & Planning Commission Meetings

# Recommendations

## Strategy 1 - Refine Criteria



### *District, Block or Street Context*

#### Pros

- Builds on current practice
- Adds more nuance & criteria

#### Cons

- Less expectations
- Relies on applicant initiative

## Strategy 2 - New MU



### *Default Walkable Standards*

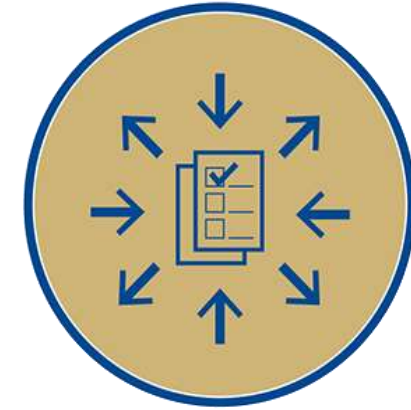
#### Pros

- Standards require urban format
- Direct tie to centers and mixed use in Imagine Greeley

#### Cons

- Unmapped district initially

## Strategy 3 - Implementation Options



### *Proactive & Reactive Tools*

#### Pros

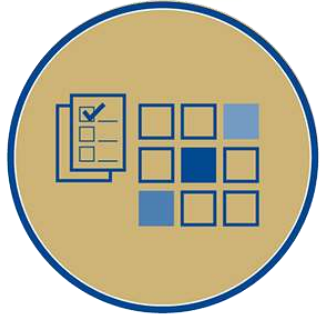
- Builds clear expectorates
- Standards tied to district-, block- or street-specific plan
- Applicant- or City- initiated

#### Cons

- May require specific analysis and engagement



# Strategy 1 – Refine Current Design Standards for Context



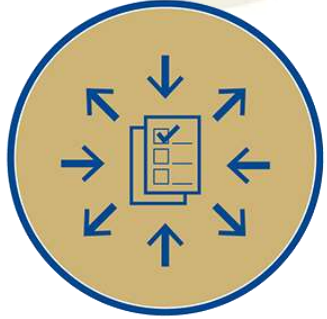
- **Different Districts**
  - **Downtown (GID)**
  - **Regional Centers (C-H)**
  - **Neighborhood Center (C-L)**
  
- **Block Scale - A, B, C, or D contexts**
  
- **Specific Streets - “Standard” vs. “Pedestrian**

# Strategy 2 – Develop New Mixed-Use Districts



- Promotes greater mix of uses - MU-L and MU-H
- Counterpart to the C-L and C-H districts
- Sets the “default” standards to walkable patterns
  - A standards on Local and Collector Streets
  - A/B standards on Arterial Streets
  - C/D standards by exception

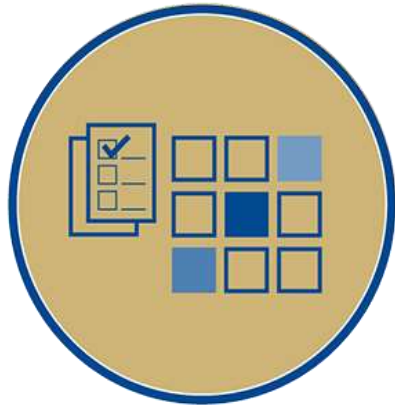
# Strategy 3 – Specific Implementation Options



- **3.a. Refine staff discretion with district, block, and street criteria:**
  - Better guide to current performance options
- **3.b Use as basis and continued use of planned applications**
  - Applicant initiated (project plan - PUD or conditional zoning)
  - City initiated (area plan - Overlay Districts)
- **3.c Map specific areas as advisory or regulatory**
  - GID / Downtown
  - Other Centers & Corridors

# Recommendations

## Strategy 1 - Refine Criteria



### *District, Block or Street Context*

#### Pros

- Builds on current practice
- Adds more nuance & criteria

#### Cons

- Less expectations
- Relies on applicant initiative

## Strategy 2 - New MU



### *Default Walkable Standards*

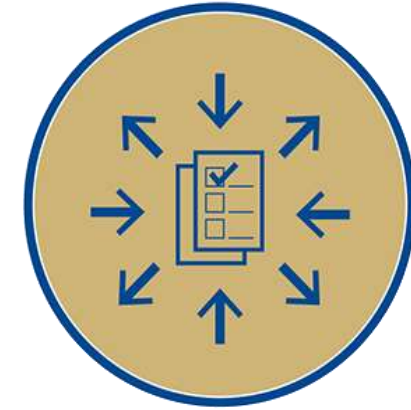
#### Pros

- Standards require urban format
- Direct tie to centers and mixed use in Imagine Greeley

#### Cons

- Unmapped district initially

## Strategy 3 - Implementation Options



### *Proactive & Reactive Tools*

#### Pros

- Builds clear expectorates
- Standards tied to district-, block- or street-specific plan
- Applicant- or City- initiated

#### Cons

- May require specific analysis and engagement



# Worksession Agenda Summary

April 13, 2021

Roy Otto, City Manager, 970-350-9750

**Title:**

Scheduling of Meetings, Other Events

**Background:**

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Meeting Schedule regarding any upcoming meetings or events.

**Attachments:**

Council Meetings/Other Events Calendar

Council Meeting/Worksession Schedule

Status Report of Council Initiatives and Related Information

# City Council Meeting Scheduling

Current as of 04/09/2021

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
April 20, 2021 Council Meeting	National Youth Service Day Awards & Proclamation	Andy McRoberts	Recognitions
	Resolution – Authorizing IGA with Larimer County and City of Fort Collins for Post Fire Watershed Mitigation	Sean Chambers	Regular
	Resolution - Amended Restated Windsor Water Service IGA	Sean Chambers	Consent
	Ordinance - Intro - 7001 28th Street Rezone	Brad Mueller	Consent
	Ordinance - Intro - GMC Updates to Household Occupancy Standards	Brad Mueller	Consent
	COVID-19 Update	Roy Otto	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
April 27, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Sustainability Commission Update	Raymond Lee	0.50
	Housing Occupancy Discussion	Brad Mueller	0.50
	Executive Session: City Manager Quarterly Check-in	Roy Otto	0.50
May 4, 2021 Council Meeting	Mental Health Month Proclamation	Anissa Hollingshead	Recognitions
	Historic Preservation Month Proclamation	Anissa Hollingshead	Recognitions
	Resolution - Termination of the Industrial Water Bank (Joint Resolution with W&S Board) - <i>Water1; Water2</i>	Sean Chambers	Consent
	COVID-19 Update	Roy Otto	Regular
	Ordinance - Final - 7001 28th Street Rezone	Brad Mueller	Regular
	Ordinance - Final - GMC Updates to Household Occupancy Standards	Brad Mueller	Regular
May 11, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Culture, Parks and Recreation Cost Recovery Policy	Andy McRoberts	0.50
	Development Code - Chapters 7, 8, 9, and 10 - Access & Parking, Landscaping Standards, Signs, Supplemental Standards	Brad Mueller	0.50
	Development Code Updates: Placemaking & Urban Design - Other Centers & Nodes	Brad Mueller	0.75
May 18, 2021 Council Meeting	Ordinance - Intro - Local Improvement District (LIC); Ashcroft Draw Regional Lift Station	Sean Chambers	Consent
	Ordinance – Intro – Local Improvement District (LIC); Large Sewer Trunk Main Extension into Poudre Bluffs	Sean Chambers	Consent
	Ordinance - Intro - Housing Occupancy Standards Code Amendments	Brad Mueller	Consent
	COVID-19 Update	Roy Otto	Regular
	Discussion and Public Comment - Development Code - Chapters 1 - General Provisions and Procedures	Brad Mueller	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
May 25, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Keep Greeley Moving Presentation	Paul Fetherston	0.50
	Transportation Master Plan	Joel Hemesath	0.75

# April 12, 2021 - April 18, 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

**Monday, April 12**

**Tuesday, April 13**

**6:00pm - City Council Worksession Meeting** - Council Master Calendar

**Wednesday, April 14**

**Thursday, April 15**

- 7:30am - 8:30am DDA (Zasada/Butler)**
- 3:30pm - 4:30pm Airport Authority (Clark/Payton)**

**Friday, April 16**

**Saturday, April 17**

**Sunday, April 18**

# April 19, 2021 - April 25, 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

**Monday, April 19**

**Tuesday, April 20**

6:00pm - City Council Meeting - Council Master Calendar

**Wednesday, April 21**

2:00pm - 5:00pm Water & Sewer Board (Gates)

**Thursday, April 22**

7:30am - Poudre River Trail (Hall)

**Friday, April 23**

**Saturday, April 24**

**Sunday, April 25**



# April 26, 2021 - May 2, 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3						1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

## Monday, April 26

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

## Tuesday, April 27

- 6:00pm - City Council Worksession Meeting - Council Master Calendar ↻

## Wednesday, April 28

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ↻

## Thursday, April 29

## Friday, April 30

## Saturday, May 1

## Sunday, May 2

# May 3, 2021 - May 9, 2021

May 2021							June 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

## Monday, May 3

## Tuesday, May 4

6:00pm - City Council Meeting - Council Master Calendar

## Wednesday, May 5

7:30am - 9:00am Frontier House 10th Annual Breakfast (DoubleTree by Hilton at Lincoln Park, 919 7th Street) - Council Master Calendar

## Thursday, May 6

3:30pm - IG Adv. Board (Butler)

6:00pm - MPO (Gates/Payton)

## Friday, May 7

## Saturday, May 8

## Sunday, May 9

# May 10, 2021 - May 16, 2021

May 2021							June 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

**Monday, May 10**

**Tuesday, May 11**

**6:00pm - City Council Worksession Meeting - Council Master Calendar**

**Wednesday, May 12**

**Thursday, May 13**

**7:30am - Poudre River Trail (Hall)**

**Friday, May 14**

**Saturday, May 15**

**Sunday, May 16**

## Greeley City Council

### Status Report of Council Initiatives

<b>Initiative No.</b>	<b>Council Request</b>	<b>Council Meeting, Worksession, or Committee Meeting Date Requested</b>	<b>Status or Disposition</b> (After completion, item is shown one time as completed and then removed.)	<b>Assigned to:</b>
	None pending.			



# Worksession Agenda Summary

April 13, 2021

Maria Gonzalez Estevez, Human Resources Director, 970-350-9714

**Title:**

Consideration of an Executive Session to determine positions, develop strategy and instruct negotiators regarding collective bargaining with the Greeley Fire Fighters Union Local 888

**Decision Options:**

If this item is considered favorably by City Council, the following suggested motion is needed:

I move that the City Council go into an Executive Session to discuss the following matter as provided under C.R.S. 24-6-402(4) (e)(I) and Greeley Municipal Code 2.04.020(5): to determine positions, develop strategy and instruct negotiators regarding collective bargaining with the Greeley Fire Fighters Union Local 888.

**Attachments:**

None

# Worksession Agenda Summary

April 13, 2021

**Title:**

Adjournment