



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)
- 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

February 23, 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. 2020 Emergency Resource Deployments
7. Development Code Update – Small-Format Housing Options
8. Scheduling of Meetings, Other Events
9. Adjournment

Worksession Agenda Summary

February 23, 2021

Title:

Call to Order

Worksession Agenda Summary

February 23, 2021

Title:

Pledge of Allegiance

Worksession Agenda Summary

February 23, 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

February 23, 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.

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

February 23, 2021

Roy Otto, City Manager, 970-350-9750

Title:

COVID-19 Update

Background:

There will be a brief update to Council regarding COVID-19.

Decision Options:

Informational only

Attachments:

None

Worksession Agenda Summary

February 23, 2021

Brian Kuznik, Interim Fire Chief, 970-350-9501

Title:

2020 Emergency Resource Deployments

Background:

As part of being an all-hazards – all-response Fire Department, the City of Greeley Fire Department (Fire Department) provides resources and services outside of the city's typical response area at the local, state, and national level.

The core programs of the Fire Department include Fire and EMS Response, Community Risk Reduction, Technical Rescue, Hazardous Materials Response, Disaster Preparedness, Planning and Response, and Public Education. Two specialty areas within these core programs are the Department's Wildland Firefighting Team and the Department's connection to the National Urban Search and Rescue Response System as a participating agency of the Colorado Task-Force 1 (CO-TF1) Urban Search and Rescue Team.

In 2020, the Fire Department deployed emergency resources and provided response assistance to (a) four major wildfires within Colorado, and (b) to Hurricane Laura in Leesville, Louisiana. The powerpoint and presentation will focus on a high level overview of the Fire Department emergency resource deployments in 2020.

Strategic Work Program Number/Council Goal and priority:

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

Decision Options:

None - Informational

Attachments:

PowerPoint

Greeley Fire Department

2020 Emergency Resource Deployments

February 23, 2021
City Council Worksession



2020 Deployments

- **How Resource Deployments Work**
 - **Local/Regional, State and National**

- **Fiscal Year 2020 Deployment Highlights**
 - **Total Number of Deployments - 5**
 - **4 in-state (Wildfire)**
 - **1 out-of-state (Hurricane)**

 - **Total Number of GFD staff deployed – 19**

 - **Deployments – August 10 – October 24, 2020**



2020 Deployment Highlights: Pine Gulch Fire

August 10 – August 25



2020 Deployment Highlights: Williams Fork Fire

August 16 – August 31



2020 Mutual Aid Deployment Highlights: Hurricane Laura

August 26 – September 2



2020 Mutual Aid Deployment Highlights: Cameron Peak and Troublesome Fires

August 27 – October 24





QUESTIONS?



Worksession Agenda Summary

February 23, 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 – Small-Format Housing Options

Background:

This item supports City Council's 3-Year Priorities items, "Your Home Is Here: Evaluate the Strategic Housing Plan and implement it," and "Your Home is Here: Put a plan in place to ensure the future development is built around the village concept."

This worksession topic of **small-format housing options** includes discussion of **small lots, accessory dwelling units (ADU's), and mobile home/other small format housing**. The *Imagine Greeley: Comprehensive Plan* encourages a range of housing options to accommodate the City's diverse and growing population. The *Strategic Housing Plan* outlines key opportunities to provide a mix of single- and multi-family housing options, including these specific strategies:

- #1 Amend the Development Code to promote housing choice
- #2 Minimize development costs for affordable housing
- #3 Engage alternative housing providers to build affordable housing
- #4 Improve the housing product mix
- #6 Complete subarea and neighborhood plans
- #7 Create more ownership, move-up, and executive housing options
- #9 Facilitate development of manufactured home communities as an important affordable housing option

Planning Staff and the consulting team have been working toward meeting these goals and objectives through our on-going conversations regarding the Update with City Council, Planning Commission, and the Development Code Update Advisory Committee. On December 14, 2020, staff and the consulting team met with the Code Update Advisory Committee to discuss this topic, and with the Planning Commission on December 15, 2020.

The broader topic of "Housing & Neighborhood Policies" is divided into smaller segments for Council worksessions. This worksession is the second in a three-part discussion on Housing and Neighborhoods:

Worksession	Topic
January 12, 2021	Housing Options/"Missing Middle" Types
February 23, 2021	Small-Format Housing
March 9, 2021	Infill Strategies

Strategic Work Program Number/Council Goal and Priority:

Home1

Decision Options:

Staff is requesting direction regarding small-format housing options. Small-format housing options include:

Topic #1: Small Lots

Topic #2: Accessory Dwelling Units (ADU's)

Topic #3: R-MH (Residential – Mobile Home) & Small Format

Staff would specifically like to explore with Council where and how these small-format housing options fit in the City.

Recommendations for each topic are found at the end of the PowerPoint presentation.

In summary, while 4,500 square foot lots are allowed in the R-L (Residential Low) zone district, they are only allowed in a limited fashion through an obscure clustering option. Staff is recommending the removal of this requirement, allowing lots as small as 4,500 square foot in the R-L zone district, provided specific design criteria can be met. Staff is also recommending provisions to allow for ADU's and other small-format housing options in the R-L, R-M (Residential Medium), and R-H (Residential High) zone districts.

Note that while direction is sought from Council today, Council will not be firmly bound to a decision at this point. Based on Council's additional discussion in March, staff will modify and refine specific code details. However, your feedback on a preferred philosophical approach will help narrow the decision-making process and allow staff to craft appropriate code language for your future consideration and, ultimately, final adoption prior to September.

Attachments:

American Planning Association Planning Magazine (Winter 2021) Article *Here Comes the Neighborhood*, by Robert Liberty

PowerPoint Presentation – Housing Options – Small Format Housing

HOUSING



Communities around the country are rejecting single-family-only zoning to encourage more affordable options in all neighborhoods.

Here Comes the Neighborhood

By ROBERT LIBERTY

BEFORE LOS ANGELES AND NEW YORK adopted the first residential zoning regulations more than a century ago, rapidly growing cities in the U.S. were filled with an interesting mix of housing types beyond single-family detached homes: downstairs apartments, cottages, duplexes, tri- and four-plexes, townhomes, boarding houses, garden court apartments—what we now call “middle housing.” But as cities embraced single-family detached residential (SFR) zoning, middle-density housing was zoned out in many places.

By 2019, it was illegal to build anything other than a detached single-family home on 75 percent of the residential land in many American cities, according to the *New York Times*. That means many neighborhoods and their better public schools have been off-limits to families of modest means who can't afford single-family homes, which has in turn reinforced racial, ethnic, and class segregation. It's also separated people from better jobs, shops, and services, leading to longer commutes and a need for personal vehicles—one of the main sources of greenhouse gas emissions.

But now, the tide is turning. From Oregon to Vermont, cities and states are rejecting two cornerstones of American land-use regulation: SFR zoning and minimum parking requirements. The following trio of reforms has emerged to take their place with the aim of creating more inclusive, equitable, and affordable neighborhoods by expanding housing choice. As we head into a new decade, planners should expect to see these changes gain momentum in communities of all sizes.

Eliminating SFR-only zoning

In 2018, Minneapolis made headlines by amending its comprehensive plan to allow duplexes and triplexes on single-family lots, which translated into changes in its zoning ordinance just last year. It was the first place in the U.S. to make such a fundamental change across all of its single-family zones by reauthorizing these types of middle housing.

Oregon wasn't far behind. In 2019, the state passed a law that requires all cities with a population over 10,000 to allow duplexes on all lots in SFR zones. The law also requires cities

over 25,000 population to change their zoning to allow tri- and fourplexes, townhomes, and cottage clusters in areas zoned for single-family detached homes. This year, Portland went a step further and allowed six-plexes on single-family lots, provided that two units meet rental or ownership affordability standards.

In August, Nebraska required that cities with over 20,000 people prepare and implement housing affordability plans over the next few years. Failure to adopt them by the deadline triggers default housing regulations, authorizing the full range of middle housing. Even smaller cities like Lander, Wyoming, with a population around 7,500, are rethinking SFR zones.

Embracing ADUs

Accessory dwelling units, or ADUs (also known as granny flats, English basements, secondary suites, casitas, and ohana houses), are another way to increase housing diversity and affordability, but they've been banned from SFR zones for decades. In 2005, Vermont enacted a law that mandated the equal treatment of different housing types in local bylaws, including ADUs in SFR zones. Soon, other states followed.

California required local governments to authorize ADUs in SFR zones in 2016. The following year, New Hampshire passed legislation ensuring that, in the absence of local zoning authorization, state law directly allows one ADU as an accessory use to any single-family dwelling, as a matter of right, and no municipal permits or conditions can be imposed other than a building permit. Oregon's law, adopted the same year, mandates ADU authorization in most cities.

These early laws weren't perfect. ADU construction still faced roadblocks due to "poison pills," like requiring owner occupancy, minimum parking standards, or approval through discretionary conditional use permit processes—a process not imposed on single-family homes. California, Vermont, Oregon, and Washington have since amended their statutes to remove or severely limit poison pills, as have local governments like Seattle and Montgomery County, Maryland. In late 2019, for example, California passed five new bills that reduce barriers to ADU construction in SFR neighborhoods, including



FURTHER IMPACTS: HOUSING

Planners must also maintain focus on rising rates of homelessness; gentrification and displacement; rent-burdened households; and the rise of one-person households.



APA Learn

The Future of Zoning

Robert Liberty explores the zoning reforms, politics, and policies involved in the trend-setting effort to reduce regulatory barriers and increase housing affordability.

CM | 0.75
NONMEMBER PRICE: \$30
MEMBER PRICE: \$15

[Planning.org/APALearn](https://planning.org/APALearn)

eliminating owner-occupancy requirements and certain impact fees. Local jurisdictions are even responsible for providing ADU grant and incentive programs. The results have been impressive: In 2016, Los Angeles issued 117 permits for ADUs; in 2019, it issued 4,606.

Housing people over cars

Minimum on-site parking requirements create a significant barrier to multifamily housing. They not only drive up costs, but can make construction either infeasible or physically impossible, given the lot size or terrain. That's why more and more advocates and planners are questioning why housing for cars is mandated at the expense of housing for people. Parking expert Professor Donald Shoup, FAICP, of UCLA estimates that the U.S. has set aside two billion parking spaces for 250 million cars and light trucks, resulting in far more land dedicated to cars than housing.

An early leader was Sand Point, Idaho, which eliminated all parking requirements in 2009. In 2016, Hartford, Connecticut, became the first major city to eliminate all minimum parking requirements, and even imposed limits on the maximum amount of on-site parking allowed. Buffalo, New York, followed suit in 2017, and Edmonton, Alberta, did the same this past summer, becoming Canada's first city to do so. Other cities have reduced or eliminated parking requirements for new housing, particularly near transit stops, like in San Diego and Atlanta.

More local governments and states will adopt these zoning reforms in the coming years, as the affordability crisis and concerns about social justice persist. Time will tell how quickly and in what ways they will result in a more enriched mix of housing in former SFR areas.

In our highly polarized nation, we can also expect opposition from those who see reform as part of a "war on the suburbs." Planners, on the other hand, might take these charges as long overdue recognition of the important roles they, and zoning, play in the form and character of our cities, towns, and suburbs.

Liberty is a land-use attorney. He is currently associated with Cascadia Partners, an Oregon planning consulting firm, and serves as chair of the Columbia River Gorge National Scenic Area Commission.

Development Code Update Housing & Neighborhoods – Small-Format Housing Options

City Council Worksession
February 23, 2021



Small-Format Housing Types

- **Quick Recap of January Missing Middle Discussion**
 - **Tie-in to Small-Format discussion today**
- **Summary of Advisory Committee Meeting & PC Work Session**
- **Introduce Small-Format Housing Types**
- **Discussion – Where & How**
 - *Small Lots*
 - *Accessory Dwelling Units*
 - *R-MH & Small Format*
- **Next Steps**
 - **March 9th Work Session – Infill Strategies**

Key Issues for Track III

Item No. 7.

Housing & Neighborhoods Work Sessions

- Advisory Committee & Planning Commission
- Mid-December

Placemaking / Urban Design Sessions

- Advisory Committee & Planning 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

April - Work Session

- Other Centers & Nodes

May - Work Session

- Special Applications

June - Work Session (if needed)

Direction By June

Development Code Issues

Building / Lot Type	# of Units	Lot Size	Zoning Districts							
			H-A	R-E	R-L	R-M	R-H	C-L	C-H	
Agriculture Acreage	1	40 ac.	■							
Detached House – Estate Lot	1	13K+		■	■	■	■		S	S
Detached House – Standard Lot	1	6K – 13K			■	■	■		S	S
Detached House – Neighborhood Lot	1	4.5K – 6K			□	□	□		S	S
Duplex – Standard Lot	2	6K +				■	■		S	S
Duplex – Neighborhood Lot	2	4.5K – 6K				□	□		S	S
Row House – Large Lot	4	2K				■	■		S	S
Apartment (all sizes / scales)	n/a	6K					■		S	S
Secondary Dwelling	1	60% of principle					■		S	S
Mobile Home	8 du/ac	8 ac.	Requires R-MH zoning base on specific plan.							



Detached House – Standard Lot



Multi-Unit House – Standards Lot



Row House – Large Lot

- Permitted
- Permitted as Cluster Option with special considerations
- S Permitted as Use by Special Review


Development Code Issues

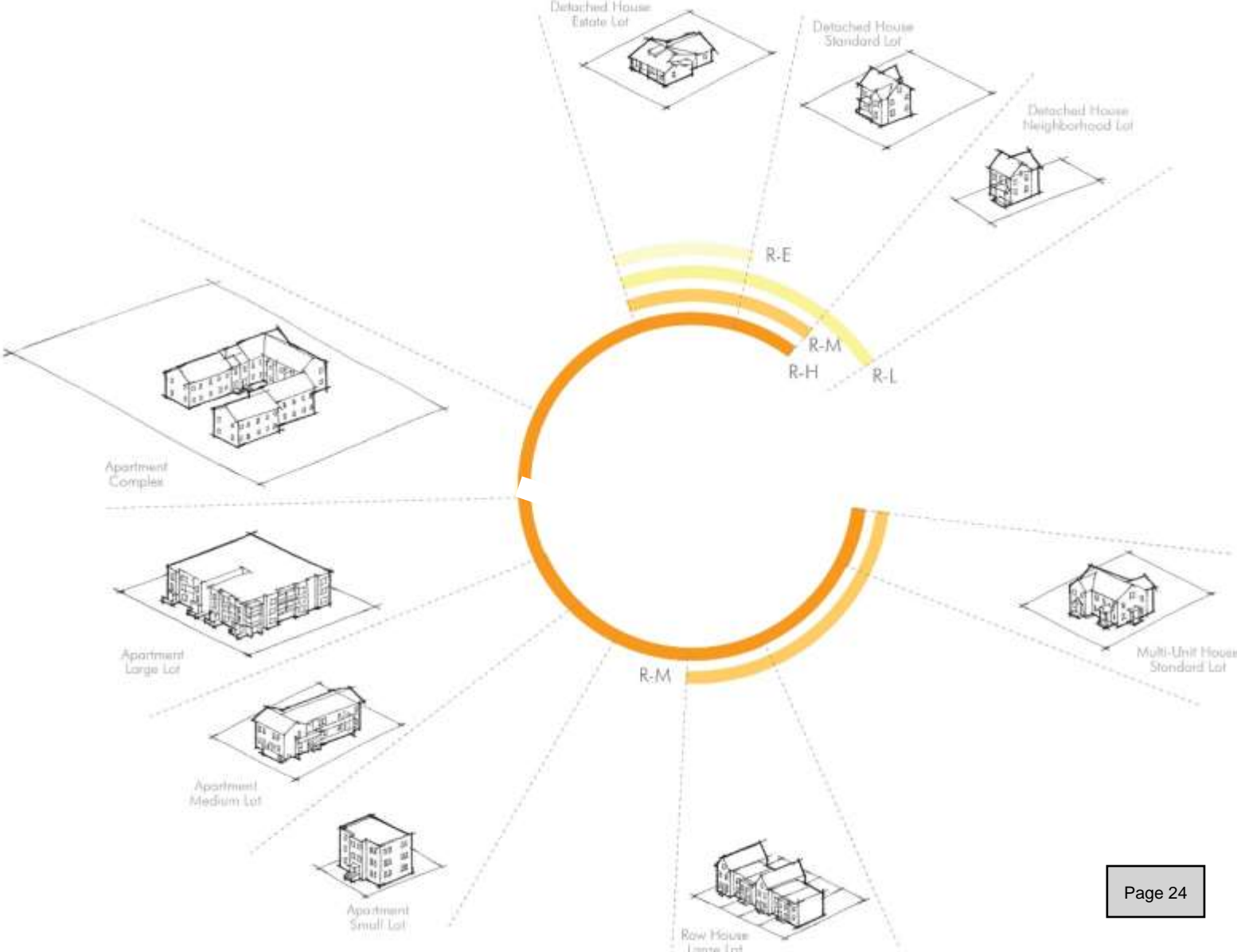
Building / Lot Type	# of Units	Lot Size	Zoning Districts						
			H-A	R-E	R-L	R-M	R-H	C-L	C-H
Agriculture Acreage	1	40 ac.	■						
Detached House – Estate Lot	1	13K+		■	■	■	■	S	S
Detached House – Standard Lot	1	6K – 13K			■	■	■	S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		①	□	□	□	S	S
Duplex – Standard Lot	③ 2	6K +				■	■	S	S
Duplex – Neighborhood Lot	2	4.5K – 6K				□	□	S	S
Row House – Large Lot	④ 4	2K				■	■	S	S
Apartment (all sizes / scales)	⑤ n/a	6K					■	S	S
Secondary Dwelling	1	60% of principle					⑥ ■	S	S
Mobile Home	⑦ 8 du/ac	8 ac.	Requires R-MH zoning base on specific plan.						

- Permitted
- Permitted as Cluster Option with special considerations
- S Permitted as Use by Special Review

- ① Cluster option confusing and difficult process
- ② Lack of smaller-lot options
- ③ Duplexes limited to 2 units (3+ in a "house" = Multi-family)
- ④ Row houses limited by units per building and overall lot size
- ⑤ Apartments do not distinguish by scale or size
- ⑥ Limited applicability of secondary units
- ⑦ Mobile home limited by low-density and minimum project scale

Current Housing Mix

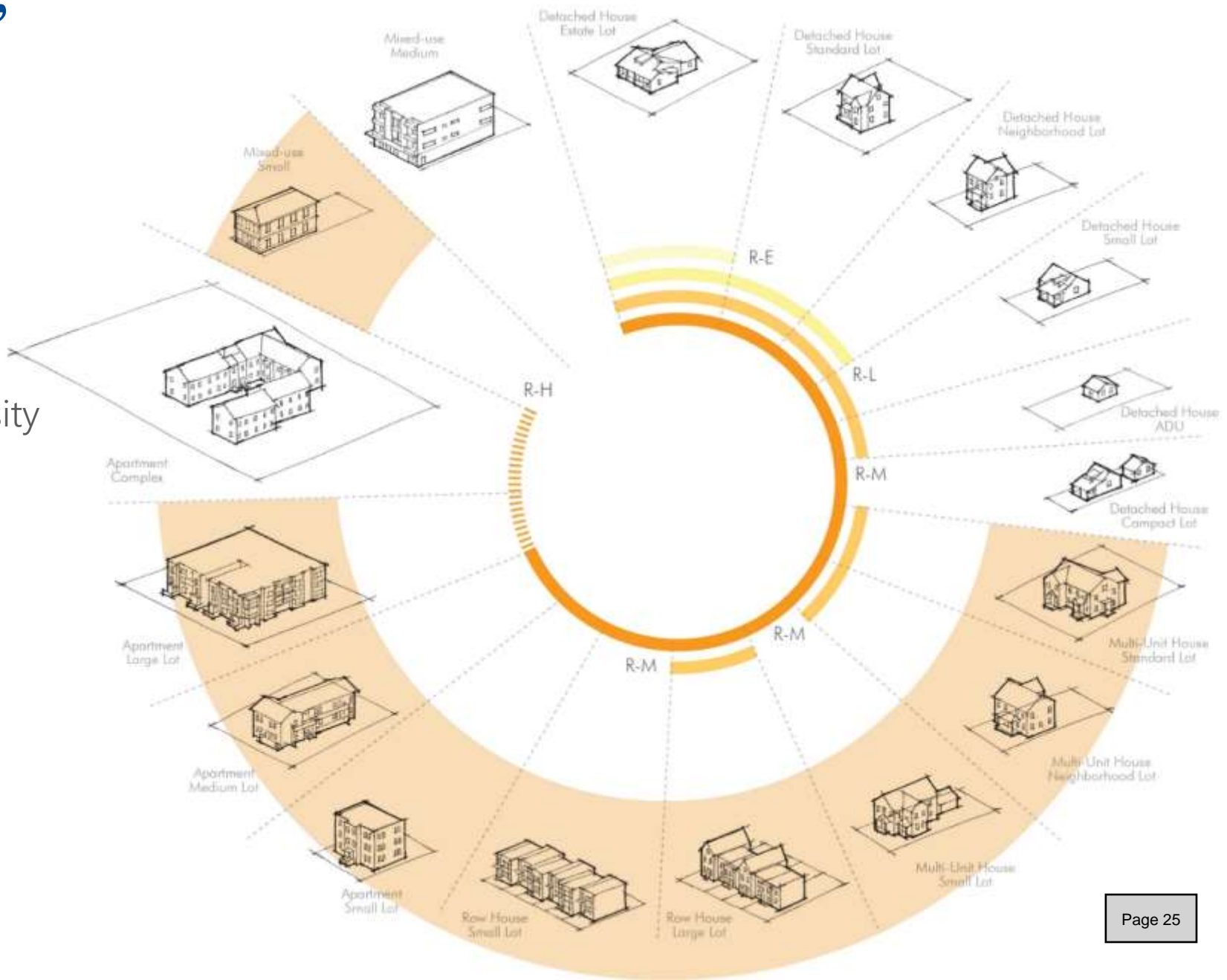
-  R-E Residential Estate
-  R-L Residential Low Density
-  R-M Residential Medium Density
-  R-H Residential High Density



housing mix - typical

“Missing Middle”

- R-E Residential Estate
- R-L Residential Low Density
- R-M Residential Medium Density
- R-H Residential High Density



missing middle housing

Missing Middle Discussion – from Jan. 12th

Item No. 7.

Council's Early Preference: Combination of Path 1 & 2

Path 1 - Promote



Use existing districts

Pros

- Most proactive
- Subtle changes to districts

Cons

- Emphasize compatibility
- Public acceptance of changes?

Path 2 - Preserve



Use additional procedures

Pros

- Elevates change to public review

Cons

- Lessor expectations
- Time and resources (staff & developers)

Path 3 - Protect



Use a new district(s)

Pros

- Maintains "status quo" in most areas

Cons

- Does not leverage infill opportunities
- Most reactive

Building / Lot Types	# of units	Lot Size	Zoning Districts						
			R-E	R-L	R-M	R-H	R-MH	C-L	C-H
Detached House – Estate Lot	1	13K+	■	■	■	■		S	S
Detached House – Standard Lot	1	6K – 13K		■	■	■		S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		□	■	■		S	S
Detached House – Small Lot	1	2.5K – 4.5K			?	?		S	S
Multi-unit House – Standard Lot	2 - 4	6K +			■	■		S	S
Multi-unit House – Neighborhood Lot	2 - 3	4.5K – 6K			■	■		S	S
Multi-unit House – Small Lot	2	2.5K – 4.5K			?	?		S	S
Row House – Standard Lot	3-8	2K			■	■		S	S
Row House – Small Lot	3-8	1K – 2K				■		S	S
Apartment – Small Lot	3-12	4.5K – 10K			□	■		S	S
Apartment – Small Lot	13-24	10K – 30K				■		S	S
Apartment – Large Lot / Complex	20+	30K+				□		S	S
Secondary Dwelling	1	60% of principle	?	?	?	■		S	S
Detached House – Small Format	1	1.2K – 2.5K			?	?	?		
Manufactured Home	8 du/ac	8 ac.					■		

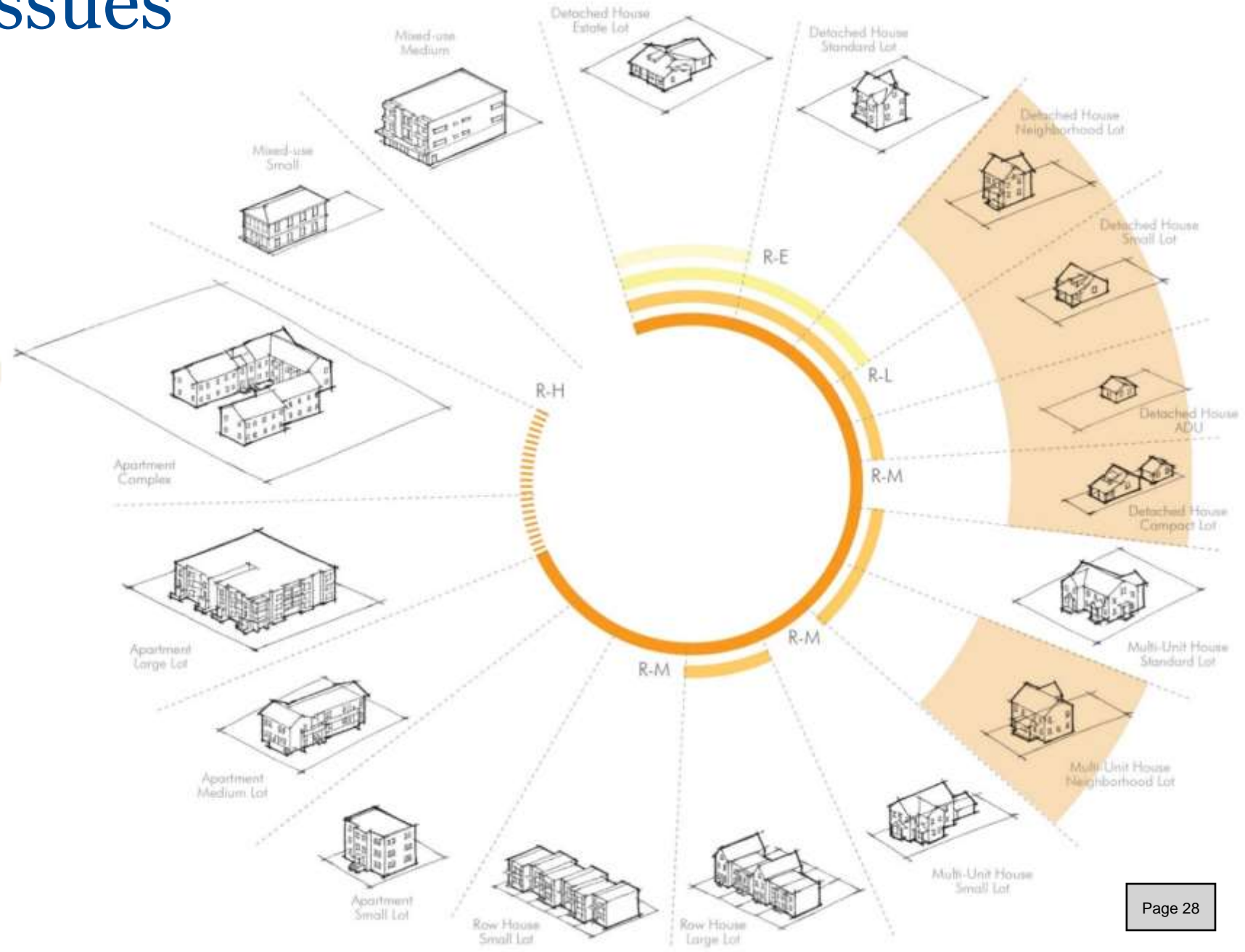
■ Permitted

□ Permitted as Cluster Option with special conditions

Red Change from current code

Small-Format Issues

Item No. 7.



small format housing

Summary - Advisory Committee & PC

- Consider how examples apply for both established areas and new development.
- Explore possible reductions in infrastructure fees and requirements; relationship to metro districts.
- Coordinate with utilities and fire department for smaller format and more compact neighborhoods.
- Required diversity for larger projects works well in other communities, but better thresholds based on scale of project recommended.
- Explore multiple detached units on a single lot - "detached multi-family."
- Parking and access is a significant issue; flexibility for a wide range of access and parking strategies.
- Broader application of Secondary Dwelling Units - R-M, and possibly R-L with specific considerations.
- Community acceptance and compatible design can be challenges to new formats.
- Mixed use and integration of housing with "experiences" / destinations is important - possibly even in R-H district.

Discussion

- **What is the range of smaller-format housing options?**
- **Where and how should we enable them?**
 - **Size**
 - **Zone District**
 - **Types**
 - **Design Criteria**

Small-Format Housing



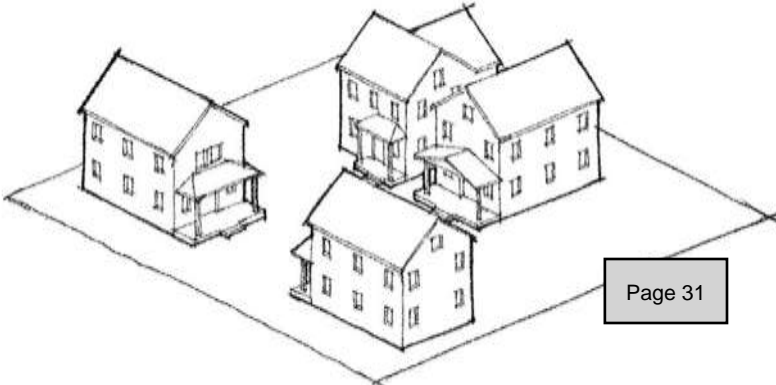
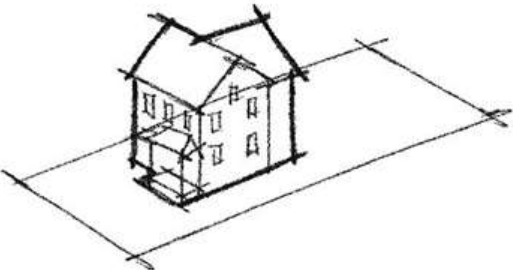
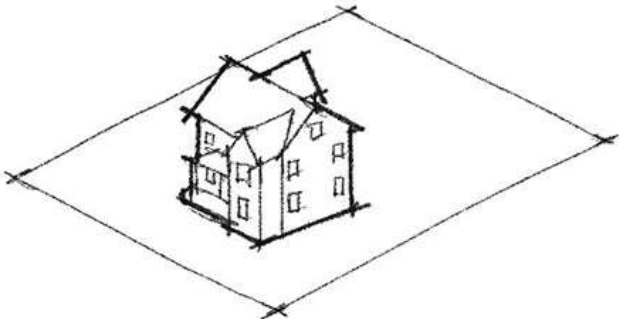
Small Lot (4,500 - 6,000 s.f.)



Compact Lot (2,500 - 4,500 s.f.)



Courtyard Pattern (size varies)



Small-Format Housing



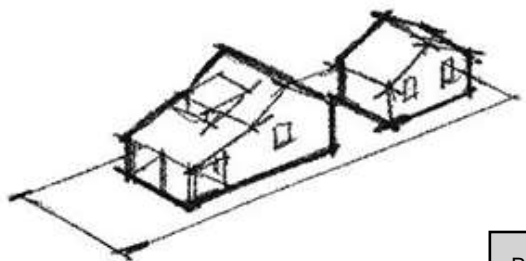
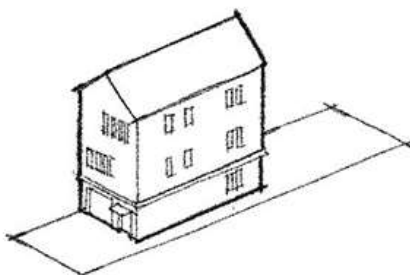
Small Format ("Tall-skinny") (1,200 - 2,500 s.f.)



Small Format ("Laneway House") (1,200 - 2,500 s.f.)



Accessory Dwelling Unit (ADU)



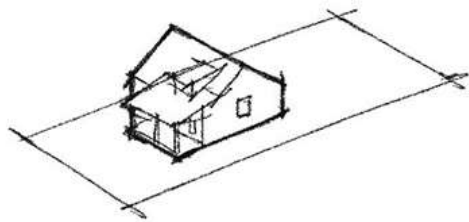
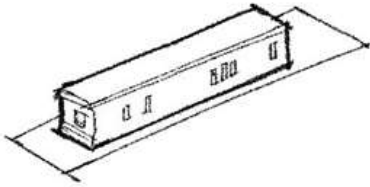
Small-Format Housing



Small Format ("Mobile Home") (1,200 - 2,500 s.f.)



Small Format ("Tiny Homes") (1,200 - 2,500 s.f.)



Building / Lot Types	# of units	Lot Size	Zoning Districts						
			R-E	R-L	R-M	R-H	R-MH	C-L	C-H
Detached House – Estate Lot	1	13K+	■	■	■	■		S	S
Detached House – Standard Lot	1	6K – 13K		■	■	■		S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		□	■	■		S	S
Detached House – Small Lot	1	2.5K – 4.5K			?	?		S	S
Multi-unit House – Standard Lot	2 - 4	6K +			■	■		S	S
Multi-unit House – Neighborhood Lot	2 - 3	4.5K – 6K			■	■		S	S
Multi-unit House – Small Lot	2	2.5K – 4.5K			?	?		S	S
Row House – Standard Lot	3-8	2K			■	■		S	S
Row House – Small Lot	3-8	1K – 2K				■		S	S
Apartment – Small Lot	3-12	4.5K – 10K			□	■		S	S
Apartment – Small Lot	13-24	10K – 30K				■		S	S
Apartment – Large Lot / Complex	20+	30K+				□		S	S
Secondary Dwelling	1	60% of principle	?	?	?	■		S	S
Detached House – Small Format	1	1.2K – 2.5K			?	?	?		
Manufactured Home	8 du/ac	8 ac.					■		

■ Permitted
 □ Permitted as Cluster Option with special conditions
 Red Change from current code

Small Format Housing Issues

- 1 Smaller Lot Options
 - Broader application of 4.5K lot
 - Courtyard patterns for small lots
 - New small lot option 2.5K - 4.5K
 - Small-format housing option (1.2K - 2.5K)

Building / Lot Types	# of units	Lot Size	Zoning Districts						
			R-E	R-L	R-M	R-H	R-MH	C-L	C-H
Detached House – Estate Lot	1	13K+	■	■	■	■		S	S
Detached House – Standard Lot	1	6K – 13K		■	■	■		S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		□	■	■		S	S
Detached House – Small Lot	1	2.5K – 4.5K			?	?		S	S
Multi-unit House – Standard Lot	2 - 4	6K +			■	■		S	S
Multi-unit House – Neighborhood Lot	2 - 3	4.5K – 6K			■	■		S	S
Multi-unit House – Small Lot	2	2.5K – 4.5K			?	?		S	S
Row House – Standard Lot	3-8	2K			■	■		S	S
Row House – Small Lot	3-8	1K – 2K				■		S	S
Apartment – Small Lot	3-12	4.5K – 10K			□	■		S	S
Apartment – Small Lot	13-24	10K – 30K				■		S	S
Apartment – Large Lot / Complex	20+	30K+				□		S	S
Secondary Dwelling	1	60% of principle	?	?	?	■		S	S
Detached House – Small Format	1	1.2K – 2.5K			?	?	?		
Manufactured Home	8 du/ac	8 ac.					■		

■ Permitted
□ Permitted as Cluster Option with special conditions
Red Change from current code

Small Format Housing Issues

- 1 Smaller Lot Options
- 2 Broaden Secondary Dwelling Units
 - Generally - compatibility standards
 - Additional Review - context / conditions

Building / Lot Types	# of units	Lot Size	Zoning Districts						
			R-E	R-L	R-M	R-H	R-MH	C-L	C-H
Detached House – Estate Lot	1	13K+	■	■	■	■		S	S
Detached House – Standard Lot	1	6K – 13K		■	■	■		S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		□	■	■		S	S
Detached House – Small Lot	1	2.5K – 4.5K			?	?		S	S
Multi-unit House – Standard Lot	2 - 4	6K +			■	■		S	S
Multi-unit House – Neighborhood Lot	2 - 3	4.5K – 6K			■	■		S	S
Multi-unit House – Small Lot	2	2.5K – 4.5K			?	?		S	S
Row House – Standard Lot	3-8	2K			■	■		S	S
Row House – Small Lot	3-8	1K – 2K				■		S	S
Apartment – Small Lot	3-12	4.5K – 10K			□	■		S	S
Apartment – Small Lot	13-24	10K – 30K				■		S	S
Apartment – Large Lot / Complex	20+	30K+				□		S	S
Secondary Dwelling	1	60% of principle	?	?	?	■		S	S
Detached House – Small Format	1	1.2K – 2.5K			?	?	?		
Manufactured Home	8 du/ac	8 ac.					■		

■ Permitted
 □ Permitted as Cluster Option with special conditions
 Red Change from current code

Small Format Housing Issues

- 1 Smaller Lot Options
- 2 Broaden Secondary Dwelling Units
- 3 Improve R-MH District
 - Broaden to different small-format types
 - Enable in more situations
 - Improve design & transition standards



Issue 1- Allow Smaller Lots

Item No. 7.



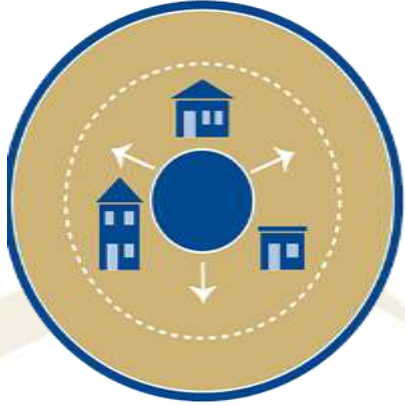
- Current: 4,500 s.f. lot allowed with cluster provisions in R-L
- Options:
 - Remove cluster restriction and allow 4,500 s.f. lot in R-L
 - Broader application of the 4,500 s.f. "Neighborhood Lot."
 - Enable "courtyard pattern" for a range smaller lot / building formats
 - "Small Lot" option in R-M and/or R-H - 2,500 - 4,500 s.f.
 - Consider smaller "Compact Lots" - 1,200 - 2,500 s.f.
 - By right in certain districts
 - Only through planned applications

Issue 2 - Accessory Dwelling Units



- Current: allowed in R-H
- Options: enable in R-M and/or R-L
- How to enable?
 - Generally, subject to compatibility standards
 - Additional review, based on context

Issue 3- Improve R-MH District



- Current:

- Minimum project size = 8 acres
- Maximum density = 8 units / acre (5,445 s.f. / unit)

- Options:

- Expand for other small format housing (i.e. "Tiny Homes" or "Laneway Housing")
- Lower minimum project size
- Increase allowed density (1,200 - 2,500 s.f. / unit)
- Improve design and transition standards

Summary of Issues & Options

Issue 1- Small Lots



Options

- Broaden use of 4.5K lot
- Add 2.5K - 4.5K lot (R-M, R-H)
- Allow Courtyard Pattern
- Consider compact lot (1.2K - 2.5K)

Issue 2 – Accessory Dwelling Units



Options

- Enable in R-M and R-L
- How to enable
 - Generally, with compatibility standards
 - Additional review, for context & conditions

Issue 3 - R-MH & Small Format



Options

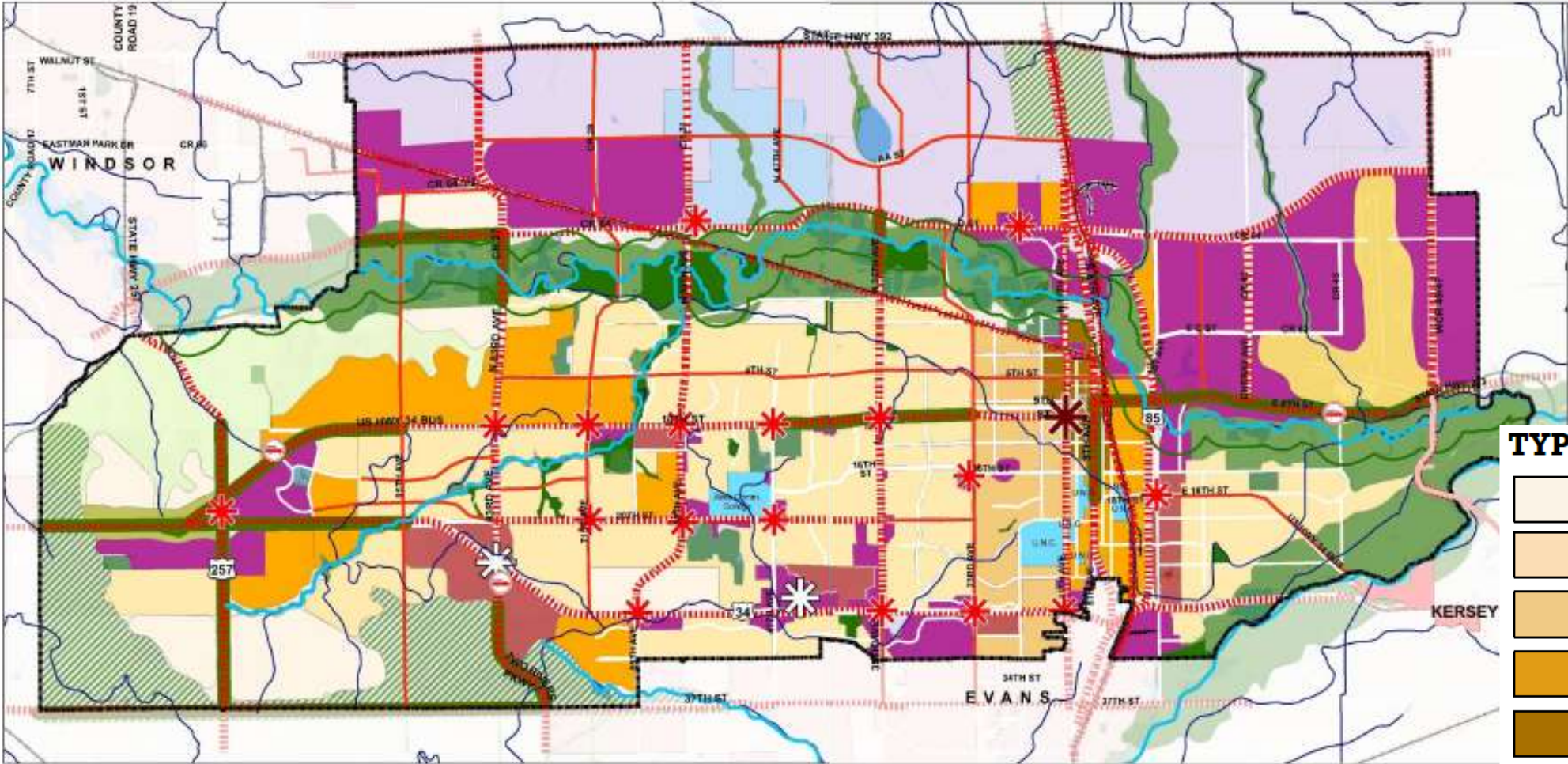
- Allow other small format housing
- Reduce project size
- Increase allowed density
- Improve design / compatibility



EXTRA SLIDES FOR USE & DISCUSSION AS NEEDED



LAND USE GUIDANCE MAP

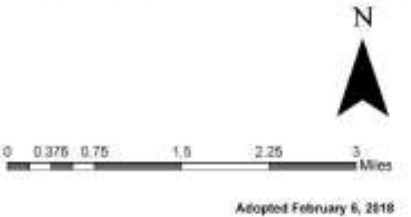


TYPES OF NEIGHBORHOODS

- Rural Neighborhoods
- Suburban Neighborhoods
- Legacy Urban Neighborhoods
- Mixed Use Neighborhoods
- Downtown Neighborhoods

LEGEND

<p>CENTERS</p> <ul style="list-style-type: none"> Downtown Center Regional Center Neighborhood Center 	<p>CORRIDORS</p> <ul style="list-style-type: none"> Inter-Modal Corridor Special Multi-Modal Corridor Landscaping Route-River Gateway <p>SPECIAL RECOMMENDATIONS</p> <ul style="list-style-type: none"> Potential Fire Station Locations 	<p>AREAS</p> <ul style="list-style-type: none"> Airport Area Higher Education Hubs Employment, Industrial, and Commercial Areas North Annexation Area Mixed Use High Intensity Urban Reserve Long Range Expected Growth Area 	<p>OPEN LANDS & NATURAL AREAS</p> <ul style="list-style-type: none"> Parks Community Separator Entryway Character Corridor Riparian Land City Owned Natural Areas <p>Town of Kersey</p> <ul style="list-style-type: none"> Town of Kersey 	<p>NEIGHBORHOODS</p> <ul style="list-style-type: none"> Rural Suburban Legacy Urban Mixed Use Downtown
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Item No. 7.



Promote housing choices



Encourage diversity and mix of housing options



Minimize development costs / Increase affordability

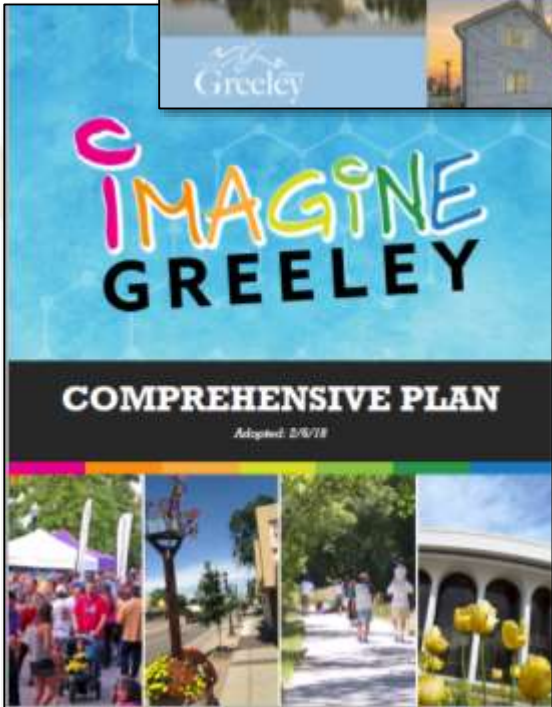
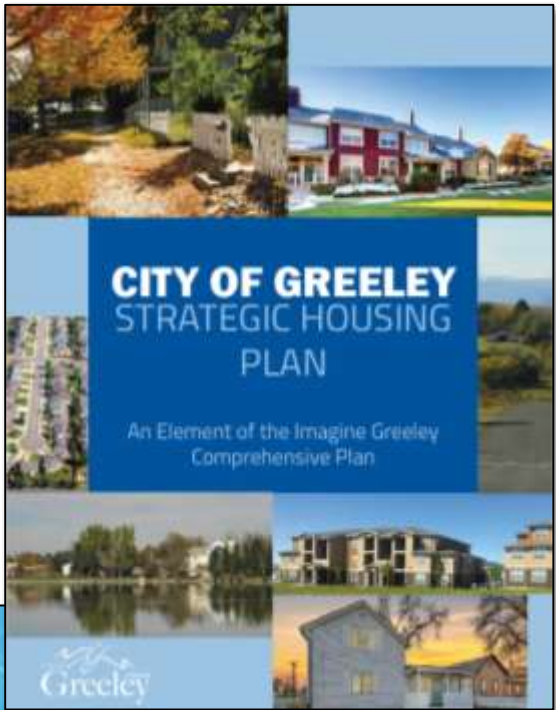


Create ownership and move-up opportunity



Support distinct identity of Greeley neighborhoods

HOUSING & NEIGHBORHOOD POLICY



Worksession Agenda Summary

February 9, 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

February 22, 2021 - February 28, 2021

February 2021

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

March 2021

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

Monday, February 22

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

Tuesday, February 23

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

Wednesday, February 24

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

Thursday, February 25

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

Friday, February 26

Saturday, February 27

Sunday, February 28

March 1, 2021 - March 7, 2021

March 2021

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

April 2021

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

Monday, March 1

Tuesday, March 2

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

Wednesday, March 3

Thursday, March 4

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

6:00pm - MPO (Gates/Payton)

Friday, March 5

Saturday, March 6

Sunday, March 7

March 8, 2021 - March 14, 2021

March 2021

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

April 2021

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

Monday, March 8

Tuesday, March 9

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

Wednesday, March 10

Thursday, March 11

7:30am - Poudre River Trail (Hall)

Friday, March 12

Saturday, March 13

Sunday, March 14

March 15, 2021 - March 21, 2021

March 2021

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

April 2021

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

Monday, March 15

Tuesday, March 16

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

Wednesday, March 17

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

Thursday, March 18

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, March 19

Saturday, March 20

Sunday, March 21

March 22, 2021 - March 28, 2021

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

Monday, March 22

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

Tuesday, March 23

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

Wednesday, March 24

Thursday, March 25

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

Friday, March 26

Saturday, March 27

Sunday, March 28

City Council Meeting Scheduling

Current as of 02/19/2021

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
February 23, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Firefighter Mutual Aid Deployment	Brian Kuznik	0.25
	Small-Format Housing - <i>Home1</i>	Brad Mueller	0.75
March 2, 2021 Council Meeting	COVID-19 Update	Roy Otto	Regular
	Resolution - Support of the Terry Ranch Project and Master Purchase and Sale Agreement - <i>Water1; Water2</i>	Sean Chambers	Consent
	Ordinance - Final - Revisions to Chapter 14 to Identify and Accept Raw Water Credits - <i>Water1; Water2</i>	Sean Chambers	Regular
March 9, 2021 Worksession Meeting	Keep Greeley Moving Renewal - <i>Move1</i>	Paul Fetherston	1.00
	COVID-19 Update	Roy Otto	0.25
	Residential Infill Strategies	Brad Mueller	0.75
	Fiscal Year 2020 Year End Financial Update	John Karner	0.5
March 16, 2021 Council Meeting	Resolution - Termination of the Industrial Water Bank (Joint Resolution with W&S Board) - <i>Water1; Water2</i>	Sean Chambers	Consent
	Ordinance - Intro - Municipal Code Recodification	Anissa Hollingshead	Consent
	HUD/CDBG CAPER Review	Ben Snow	Regular
	COVID-19 Update	Roy Otto	Regular
March 23, 2021 Worksession Meeting	Boards & Commissions Appointments	Anissa Hollingshead	Regular
	COVID-19 Update	Roy Otto	0.25
	CCO Council Protocol Review and Portal Functionality Discussion	Anissa Hollingshead	0.50
	Development Code - Chapters 1 & 2 - General Provisions and Procedures	Brad Mueller	0.50

Greeley City Council
Status Report of Council Initiatives

Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
<p>Council Member Zasada offered an initiative relating to the level of the use of outside consultants by the City. She requested and received consensus to proceed with seeking an internal audit for the previous two years relating to the use of outside consultants on City projects and operations, including the total costs involved.</p>	<p>January 19, 2021 Council Meeting</p>	<p>Update: 02/19/2021 A response to this initiative will be provided to Council by the March 9 Worksession Agenda.</p> <p>In response to Council Member Zasada’s request for an audit of the usage of consultants within the City, the Purchasing Division of the Finance Department will compile an inventory of contracts of a value of \$50,000 or greater with consultants of a professional services nature between the period of 2018-2020 including cost, host department, and purpose associated with contracting services for distribution to the City Council by the end of February.</p>	

<p align="center">Council Request</p>	<p align="center">Council Meeting, Worksession, or Committee Meeting Date Requested</p>	<p align="center">Status or Disposition (After completion, item is shown one time as completed and then removed.)</p>	<p align="center">Assigned to:</p>
<p>Council Member Hall expressed a need to acknowledge and correct these issues from a safety standpoint. As the board president of the Poudre River Corridor Board, the council member requested coordination between that board, City Council, and City staff to address the issue, and asked for consensus to have the board Sustainability Chairman Mike Ketterling work with City staff on this. Discussion among the Council noted that the HOA for the housing development should also be included in those discussions, and that the length of the trail going through Greeley should also be looked at for other issues.</p>	<p>February 2, 2021 Council Meeting</p>	<p>Update: 02/18/2021 Staff from Culture, Parks and Recreation/Natural Areas & Trails and Public Works met on site on 2/10 to review the problem. An initial remedy will be implemented after spring thaw to create a “V” channel in the soil on the south edge of the trail to capture water runoff so it doesn’t spill on to the trail and freeze. This remedy was also discussed with Mike Ketterling who agreed with the assessment and suggested remedy. Furthermore, staff have been in regular contact with the HOA president to discuss the issue and seek any further clarity or communications. In the meantime, City staff will continue to manage the ice build-up as best as possible with ice removal, sanding and salting. Additional warning signage is also being installed for users of the trail. Other areas of the Poudre Trail are assessed on a regular basis and areas of concern regarding public</p>	<p>Andy McRoberts</p>

<p>Council Request</p>	<p>Council Meeting, Worksession, or Committee Meeting Date Requested</p>	<p>Status or Disposition (After completion, item is shown one time as completed and then removed.)</p>	<p>Assigned to:</p>
		<p>safety are addressed with available resources. The entire Poudre Trail was also assessed in 2018 by Otak Engineering to identify short and long term solutions to ongoing issues, particularly towards riverbank erosion and stabilization.</p>	
<p>Also related to the Poudre River Trail, Council Member Hall noted the section of the trail known as the Narrows is facing increasing risks of erosion, with some portions in danger of falling into the river, and no available alternative areas for trail placement in that vicinity. The School of Mines will do a project to work on some engineering solutions for the area, in addition to other engineering studies that have already been done. Council Member Hall requested the formation of a committee, which he would chair, to review and determine options to move forward in addressing this with the assistance of City staff. City Manager Otto added information about potential Capital Improvement Projects through this area, and Council Member Hall provided information about existing potential rough cost estimates in response to questions from the Council.</p>	<p>February 2, 2021 Council Meeting</p>	<p>Update: 02/18/2021 A committee, chaired by Council Member and Poudre River Trail Corridor Chairman Hall, has been formed with representatives from the Poudre Trail Corridor Board, Culture, Parks and Recreation/Natural Areas and Trails, Public Works, Water and Sewer, the Poudre River Run Master HOA, a member of the Parks and Recreation Advisory Board, and a representative from the Ditch #3 Board. Committee Chairman Hall has also referenced initial communications with Otak Engineering, a consulting firm who produced a study of this area in 2018 for the City of Greeley, as well as the Colorado School of</p>	<p>Andy McRoberts</p>

<p>Council Request</p>	<p>Council Meeting, Worksession, or Committee Meeting Date Requested</p>	<p>Status or Disposition (After completion, item is shown one time as completed and then removed.)</p>	<p>Assigned to:</p>
		<p>Mines engineering students who will conduct a capstone project this semester towards a suggested course of action and suggested funding mechanism(s).</p>	
<p>Council Member Butler requested that City staff research and bring back to Council options for establishing a new sustainability commission, as a commission devoted to the goal of long term sustainability in Greeley as well as promoting economic development and environmental health for future generations. He noted such a commission could address issues including recycling, sustainable job growth, development, and open spaces.</p>	<p>February 16, 2021 Council Meeting</p>	<p>Staff is currently researching best management practices and other cities sustainability commissions to make a recommendation to City Council. It is anticipated that an update will be provided to Council at the March 30, 2021 Worksession Meeting.</p>	<p>Raymond Lee</p>

Worksession Agenda Summary

February 9, 2021

Title:

Adjournment