



PLANNING COMMISSION

Proceedings

February 26, 2019

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

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Rarick and Modlin were present. (Commissioner Briscoe was absent and one vacancy exists.)

II. Approval of minutes for meeting held on February 12, 2019

Commissioner Rarick moved to approve minutes of the meeting held on February 12, 2019. Commissioner Modlin seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

III. A public hearing to consider a request for a Use by Special Review for 32 horizontal oil and gas wells, with associated equipment on one centralized pad site, and one production facility on a 41.55 acre parcel zoned H-A (Holding Agriculture), with 10.93 acres proposed for drilling and extraction operations

Project Name: SRC Ridge 33-17 Use by Special Review
Case No: USR20180015
Applicant: Corey Sheahen on behalf of SRC Energy Inc.
Location: South of US Highway 34, east of 83rd Avenue, North of 28th Street
Presenter: Marian Duran, Planner II

Ms. Duran addressed the Commission and requested permission to continue this item to March 26, 2019, in order to provide information about traffic impact that is more comprehensive to the public.

Commissioner Rarick moved to continue the item to March 26, 2019. Commissioner Andersen seconded the motion. The motion carried 5-0.

(Commissioner Briscoe joined the meeting after the vote at 1:18 p.m. and one vacancy exists.)

IV. A public hearing to consider a request for a Use by Special Review for Kokua at Currier Inn Group Home on a .550-acre parcel in the Commercial High Density zone district located at 1221 9th Avenue

Project Name: Kokua at Currier Inn Group Home Use by Special Review
Case No.: USR2018-0027
Applicant: Stephanie Hansen, on behalf of Boulton LLC
Location: 1221 9th Avenue
Presenter: Marian Duran, Planner II

Ms. Duran addressed the Commission and entered her staff report into the record. She briefly explained the request being submitted and clarified that required parking space is one per employee and one per four bedrooms. Ms. Duran presented a map of the area and provided a history of the area and its surroundings. Ms. Duran briefly described the uses permitted by right in a commercial high zoning district. She also provided a site plan, landscaping plan, and elevation plan.

Ms. Duran stated that the site plan will not be changing and that the layout will stay the same. She added that the landscaping plan would be changed in order to meet the 25 percent code requirement for a commercial high zoning district. Ms. Duran present site photos of the area. She described the approval criteria in Section 18.20.070 a, b and c. and stated the proposal is consistent with the Imagine Greeley Comprehension Plan. Ms. Duran stated that notices where sent out and two emails were received as stated in the staff report. Staff recommended approval.

Stephanie Hansen addressed the Commission on behalf of Boulton LLC and provided a history of the Currier Inn as a bed and breakfast facility. She described the proposal and purpose for the Kokua at Currier Inn Group Home. Ms. Hansen stated that they are expecting to provide the residents and the community a safe and healthy inclusive community with sustainable patterns for growth and development. She stated that the residents would be between 13 and 17 years of age. She also clarified that no court order residents would be permitted, adding that any resident who is willing to attend the facility will do so freely and with family support. Supervision will be provided at all times, including night supervision. She added that residents will attend school online at the facility and that family visits will be held over Skype. Most activities such as laundry and cooking will take place on site. Ms. Hansen concluded by stating the Kokua mission: "Extending Loving Help to Others."

Commissioner Rarick asked about the age of the residents and asked if this was a detox facility. Ms. Hansen stated that ages are 13-17 years of age and clarified that the facility is not a detox center. Commissioner Schulte questioned the length of operation for the Kokua community and its work history. Ms. Hansen recommended checking the company website for any background information about Kokua. She stated that there is a facility in Loveland that has been working with the community. Commissioner Schulte asked about required training and licensing of staff working in the facility. Ms. Hansen stated that the facility would hire professionals in their designated fields of expertise to work with residents at the facility. Upon question by Commissioner Briscoe, Ms. Hansen stated that there would be

eight adults on staff and a minimum of three adults at the facility at all times. Commissioner Schulte asked if this was a private facility and Ms. Hansen stated that it was and that it required self-motivation and willingness going into the program at the facility.

Chair Yeater opened the public hearing at 1:38 p.m.

Julia Richard addressed the Commission, stating that she lives in the neighborhood, and briefly gave some background history about the community. Ms. Richard expressed her concerns about zoning in that area and suggested the city revise zoning for areas that are not zoned properly. Ms. Richard also expressed her concerns about the density of the treatment center and the mental health facilities in the areas.

Ron Thompson addressed the Commission, as a property owner in the community. Mr. Thompsons expressed his concerns about safety for his tenants and the neighborhood in general. He also expressed concerns about the impact that this type of facility may have for the surrounding neighborhood. Mr. Thompson shared his concerns about activities that occur in areas surrounded with these types of facilities.

Shawn Mander addressed the Commission and expressed support for this proposal. Mr. Mander stated that this facility will not be an at-risk facility and clarified that it is not a detox center. He stated that the purpose of the facility is to guide the residents back to a right direction to better themselves in life. He added that the facility would add more business to the city.

The public hearing was closed at 1:45 p.m.

Ms. Hansen addressed the Commission and clarified that this would be a long-term living facility. The intent of the facility is to make it feel like a home for the residents. The facility is more residential not institutional.

Commissioner Rarick moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for Group Home of over 8 residents in a C-H (Commercial-High Intensity) zone district, complies with the Development Code criteria of Section 18.20.070(a) (Items 1 through 5); and therefore approve the Use by Special Review as submitted. Commissioner Briscoe seconded the motion. The motion carried 6-0. (One vacancy exists.)

V. Staff Report

Brad Mueller, Community Development Director introduced Betsy Kellums, Historic Preservation Specialist. Ms. Kellums addressed the Commission with a brief statement of the proposed changes to the Historic Preservation Code, included administrative changes. She noted that with the proposed changes, staff would have authority to review minor alterations to properties. Commissioner Modlin asked about maintenance for historic properties. Ms. Kellums stated that property owners maintain their own property. Upon question by Commissioner Modlin about how uses by special review would regulate with the new changes, Ms. Kellums stated that the Historic Preservation Commission does not govern the actual use, but only the impact of that use on a historic structure.

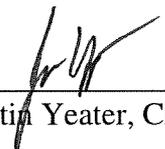
Mr. Mueller addressed the Commission and introduced Julie Cozad, Engineering Development Review Manager. Ms. Cozad briefly shared her background and work history.

Mr. Mueller added that City Center North has undergone changes in preparation for upcoming construction and renovations. He briefly discussed TRAKiT and the improved customer service as a result.

Mr. Mueller described the industrial incentive opportunities that exist in Economic Development and introduced Ben Snow, Economic Development Director. Mr. Snow briefly described the incentives for different projects. Mr. Mueller spoke on the residential redevelopments incentives. He stated that the housing plan was adopted by City Council. He also acknowledged Gloria Hice-Idler's resignation from the Planning Commission.

VI. Adjournment

The meeting was adjourned at 2:07 p.m.



Justin Yeater, Chair



Brad Mueller, Secretary