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## **PLANNING COMMISSION**

### **Proceedings**

**May 14, 2019**

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

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#### **I. Call to Order**

Vice Chair Briscoe called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Modlin and Rarick were present. (Chair Yeater was absent. Commissioner Romulo was present, but was a non-voting member as this was her first hearing.)

#### **II. Excellence in Community Design Award presentation**

Brad Mueller, Community Development Director, addressed the Commission with a brief presentation about the Excellence in Community Design Awards. Mr. Mueller expressed thanks to staff and those who served as judges. Awards were presented to the Double Tree Hotel (Commercial Redevelopment), Good Times Restaurant (New Commercial), City Center South (Institutional), West Ridge Academy (Adaptive Re-Use), "Courage Takes Heart" mural (Wes Bruce and Armando Silva), and a series of seven murals in the 8<sup>th</sup> Street walk-through (Frank Garza).

#### **IV. Approval of minutes for meeting held on March 26, 2019**

Commissioner Andersen moved to approve minutes of the meeting held on March 26, 2019. Commissioner Rarick seconded the motion. The motion carried 5-0. (Chair Yeater was absent and Commissioner Romulo was a non-voting member.)

#### **V. Approval of minutes for meeting held on April 23, 2019**

Commissioner Rarick moved to approve minutes of the meeting held on April 23, 2019. Commissioner Schulte seconded the motion. The motion carried 5-0. (Chair Yeater was absent and Commissioner Romulo was a non-voting member.)

**VI. A public hearing to consider a city-initiated request for establishment of C-H (Commercial High Intensity) zoning on 8.98 acres for an enclave proposed to be annexed into the City located north of Highway 34 Bypass and south of 20<sup>th</sup> Street between 83<sup>rd</sup> Avenue and 95<sup>th</sup> Avenue**

Project Name: 2034 Enclave Annexation Establishment of Zoning  
Case No.: ZON2018-0020  
Applicant: City of Greeley on behalf of Public Service of Colorado, Samad Aghajani and Susan Aghajani  
Location: North of Highway 34 Business and south of 20<sup>th</sup> Street between 83<sup>rd</sup> Avenue and 95<sup>th</sup> Avenue  
Presenter: Rachel Prelog, Planner II

Ms. Prelog addressed the Commission and entered the staff report into the record. She noted that this matter was previously approved for annexation by City Council. Ms. Prelog stated that the establishment of zoning is being initiated by the City to place zoning on recently annexed properties in a timely manner as required by Colorado Statute. She identified the location and stated that the property was currently zoned C3 (Country Commercial) and A (Agricultural).

Ms. Prelog advised that the subject enclave included three undeveloped parcels that contained billboards, a telecommunication tower and miscellaneous equipment. She added that there are no active development proposals for the enclave at this time. Ms. Prelog stated that there are two property owners marketing their property for sale and that it would be beneficial not to change the zoning on these particular properties once the properties are annexed. Ms. Prelog stated that this proposal met all criteria of Section 18.26.070 (b) (1-2) of the Development Code and recommended approval.

Commissioner Andersen asked if changes to zoning were forthcoming that would allow mixed uses. Ms. Prelog advised that an overhaul of the Development Code would be required which was not currently planned. She added that the services of an outside consultant, as well as proper funding, would be required for that type of change to the Code. Upon question by Commissioner Andersen, Ms. Prelog confirmed that residential can existing in a Commercial High Intensity zone, but commercial may not exist in a Residential zone.

Vice Chair Briscoe opened the public hearing at 1:34 p.m. There being no comment, the public hearing closed at 1:34 p.m.

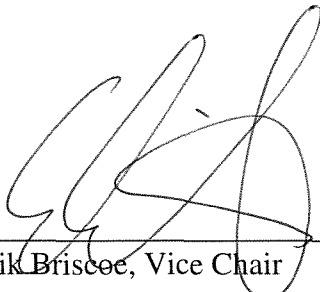

Commissioner Andersen moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed C-H (Commercial High Intensity) zone district meets the review criteria found in the following Development Code Section 18.26.070(b)(2) and recommend approval of the C-H (Commercial High Intensity) zone district to the City Council. Commissioner Rarick seconded motion. The motion carried 5-0. (Chair Yeater was absent and Commissioner Romulo was a non-voting member.)

## **VII. Staff Report**

Mr. Mueller welcomed Chelsie Romulo to the Planning Commission. He also welcomed back Caleb Jackson as a planner for the City of Greeley. Mr. Jackson addressed the Commission and offered to answer any questions. Mr. Mueller reported on the number of development review projects and the use of the TRAKiT project tracking system.

## **VIII. Adjournment**

The meeting was adjourned at 1:41p.m.

  
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Erik Briscoe, Vice Chair  
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Brad Mueller, Secretary