



Planning Commission Remote Meeting Instructions for March 30, 2021 Meeting

In order to comply with all health orders and State guidelines 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 meeting.**

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/85617608359>

Video Replay on YouTube:

Citizens may also view a video replay of the hearing on the City of Greeley's YouTube Channel <https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Visit the Planning Commission web page at <https://greeleygov.com/government/b-c/boards-and-commissions/planning> to view and download the contents of the agenda packet. You are also welcome to call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



PLANNING COMMISSION

Special Meeting

Agenda

March 30, 2021
1:15 p.m.

I. Call to Order

II. Roll Call

III. Worksession: Household Occupancy Standards

Presenter: Caleb Jackson, Planner II

IV. Worksession: Code Update – Downtown Placemaking & Urban Design

Presenters: Carol Kuhn, Chief Planner and Chris Brewster, Gould Evans

V. Adjournment

PLANNING COMMISSION MEETING DATES:

Meetings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

April 13, 2021
April 27, 2021
May 11, 2021
May 25, 2021

June 8, 2021
June 22, 2021
July 13, 2021
July 27, 2021

Please visit www.greeleygov.com for more information about the City's response to COVID-19 in order to protect public and employee health & safety



Planning Commission Memorandum

Date: March 30, 2021
To: Planning Commission
From: Caleb Jackson, AICP | Planner II
RE: Household Occupancy Standards
(CU2020-0001)

CURRENT HOUSEHOLD OCCUPANCY STANDARDS

In the City's existing code, household occupancy standards are primarily set through the definition of family. The current definition of family, which has largely been in place since 1980, defines a family as:

1. An individual.
2. Any number of persons living together as a single household who are interrelated by blood, marriage, adoption or other legal custodial relationship.
3. Not more than two unrelated adults and any number of persons related to those unrelated adults by blood, adoption, guardianship or other legal custodial relationship.

This definition applies to the City's lower density zoning districts (R-E, R-L, R-M, and R-MH). In other zoning districts, any number of people may occupy a single-family dwelling regardless of relationship.

The current definition has been interpreted to mean that, when considering the addition of unrelated individuals to be included in a single-family home, married couples would be counted as two individuals, rather than a single unit. As such, a married couple may not include an unrelated person in their household.

The current definition allows the following to occupy a single-family dwelling in lower density zones regardless of the dwelling size or number of bedrooms:

1. A married couple plus zero unrelated adults
2. A single person plus one unrelated adult
3. An unmarried couple plus zero unrelated adults

However, the current definition does not restrict adding additional people who are related to an allowed adult by blood, adoption, guardianship, or custodianship to the household.

REASONS TO REEVALUATE

The City is reevaluating household occupancy standards in response to increasing financial and housing constraints, in addition to changing societal norms. One gap in the current definition is that civil unions are unmentioned. Also, demographics are shifting away from the predominance of family households, and households including unrelated residents are becoming more common.

Furthermore, City Council adopted the Strategic Housing Plan, which tasked the City with amending household occupancy standards as an Implementation step. Additionally, City Council

adopted a 2040 priority called *Your Home is Here*, which envisions residents having access “to an amazing variety of housing options including style, price, and location.” Adjusting household occupancy standards could give households that include unrelated residents access to more Greeley neighborhoods with additional varieties of style, different price points, and more locations.

REVISION PROCESS

Staff consulted with the Housing Task Force, which oversees the Strategic Housing Plan, and the Development Code Advisory Committee, which provides guidance to the overall Development Code update. Both groups generally recognized a desire to relax current household occupancy standards as part of a strategy to address increasing housing pressures for Greeley residents. Staff presented to the Historic Preservation Committee on March 1, 2021.

Additionally, staff collected public feedback through two online surveys and a virtual open house on March 1, 2021. Common concerns expressed about increasing the allowance were related to parking/traffic, property maintenance, overcrowding, density/character, noise, trash, crime, and property values. Common reasons shared in support of increasing the allowance include increased flexibility, privacy, addressing unaffordability, changing demographics, housing stability, and economic development.

Planning Commission discussed the topic at worksessions on January 12 and March 9, 2021. A diversity of opinions were shared by individual commissioners, but the Commission appeared open to some relaxation of the current standards. City Council provided direction at their worksession on February 9, 2021, to explore basing the allowance on the number of bedrooms in the dwelling unit. Both City Council and Planning Commission noted a need to balance possible changes with maintaining the character of existing neighborhoods.

Based on direction received, staff published a draft proposal intended for Planning Commission’s consideration on March 23, 2021. Upon receiving further public input and additional information, staff saw a need to revisit the draft definition to ensure the public concerns raised were considered appropriately. Staff requested that the item be continued to a future date and Planning Commission voted to continue the matter to April 27, 2021. Staff has scheduled additional worksessions with Planning Commission (March 30, 2021) and City Council (April 13, 2021) to further discuss the topic and draft language.

REVISED PROPOSAL

In response to additional feedback and new considerations, staff drafted the revised proposal below. The intent is to follow City Council’s direction to explore basing the allowance on the number of bedrooms in the dwelling unit while tempering the increase in the City’s lowest density zones. The proposal also incorporates civil unions.

Family shall mean a group living together as a single household comprised of any number of persons who are interrelated by blood, marriage, civil union, adoption, or other legal custodial relationship, plus a number of unrelated adults per the chart below. The number of household occupants must also be compliant with the International Property Maintenance Code.

Zoning Districts	Number of Bedrooms in the Dwelling Unit	Number of Allowed Unrelated Adults*
R-E, R-L, R-MH	2 or fewer bedrooms	1
	3 bedrooms	2
	4 or more bedrooms	3
R-M	Efficiency or 1 bedroom	1
	2 bedrooms	2
	3 bedrooms	3
	4 or more bedrooms	4
All other zoning districts	Any number	Any number
*Plus any number of persons related to an allowed unrelated adult by blood, adoption, guardianship, or other legal custodial relationship.		

The following tables illustrate the proposed revision to the definition:

Two-Bedroom Dwelling Unit

Residential-Estate (R-E), Residential-Low Intensity (R-L), Residential Mobile Home (R-MH)
A married couple plus one unrelated adult
A single person plus one unrelated adult
An unmarried couple

Four-Bedroom Dwelling Unit

Residential-Estate (R-E), Residential-Low Intensity (R-L), Residential Mobile Home (R-MH)
A married couple plus 3 unrelated adults
A single person plus 3 unrelated adults
An unmarried couple plus two unrelated adults

Two-Bedroom Dwelling Unit

Residential-Moderate Intensity (R-M)
A married couple plus two unrelated adults
A single person plus two unrelated adults
An unmarried couple plus one unrelated adult

Four-Bedroom Dwelling Unit

Residential-Moderate Intensity (R-M)
A married couple plus four unrelated adults
A single person plus four unrelated adults
An unmarried couple plus three unrelated adults

With this proposal, as with the existing definition, the City may not restrict people related to an allowed adult by blood, adoption, guardianship, or custodianship from joining the household. Homeowner's associations are allowed to adopt and enforce covenants that are more restrictive than City standards.

REQUEST

Staff requested this worksession to provide additional information, discuss options with Planning Commission, and provide additional public input. Staff is requesting that Planning Commission evaluate the revised proposal, consider public input, and provide clear guidance and direction. Staff will use this guidance to make any needed adjustments before consulting further with City Council before proceeding with public hearings regarding a code update.

ATTACHMENTS

Attachment A – Draft City Council Worksession Minutes 2.9.2021

Attachment B – Planning Commission Worksession Minutes 3.9.2021

Attachment C – Public Letters and Emails Received

Attachment D – Public Survey Responses

City of Greeley, Colorado
CITY COUNCIL WORKSESSION REPORT
February 9, 2021

1. Call to Order

Mayor John Gates called the virtual meeting to order at 6:00 p.m. via the City's Zoom platform.

2. Pledge of Allegiance

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

3. Roll Call

Cheryl Aragon, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates
Council Member Tommy Butler
Council Member Brett Payton
Council Member Dale Hall
Council Member Michael Fitzsimmons
Council Member Ed Clark
Council Member Kristin Zasada

4. COVID-19 Update

Dan Frazen, Emergency Manager, reviewed the most current statistics on COVID-19 and referenced the new State dial shared by the Governor. He also shared that staff and residents at long-term care facilities are expected to have the vaccine by February 18th. He reviewed the four metrics and statistics that have put us in yellow on the statewide dial and noted that we have to remain there for 7 days.

With regard to the Five Star Program, Emergency Manager Frazen reported that 70 percent of the age 70+ population needs to be vaccinated before businesses can operate in blue on the statewide dial, which is the next level up from yellow, and that we are at about 57 percent currently.

He went on to highlight the new data links added in his report within the employee dashboard for employees and facility occupancy. He advised that soon, the data will be shared daily with everything in one place, and until that happens, these Tuesday reports to Council will happen.

In response to a question from Council Member Butler, Emergency Manager Frazen advised that for the new metric, the second vaccine is the metric for hitting the 70 percent mark.

Council Member Fitzsimmons reported that he received his second vaccine with no reactions and encouraged everyone to get vaccinated.

Anissa Hollingshead, City Clerk, provided additional information on the Five Star Program and emphasized that this is a valuable program with benefits to businesses for applying and becoming certified.

5. Reports from Mayor and Council Members

Council Member Hall reported that the Colorado School of Mines is undertaking a project gathering ideas for the Poudre River Trail Narrows Project. Ideas from those engineering students will be shared soon.

Council Member Clark asked for more information about the \$93,000 that would be used to increase the ability for folks to get into the Recreation Center and Funplex to work out and use these facilities.

Roy Otto, City Manager, reported that staff will move forward in this regard and monitor how many people are using the facility, as well as monitor the budget for any needed supplemental appropriations. He added that additional hours will begin March 1st at the Recreation Center.

6. 2020 Year-end CIP Report

Joel Hemesath, Public Works Director, reported that staff in the Public Works, Water & Sewer, and Culture, Parks & Recreation Departments (CPRD) work together each month on an internal committee called the Capital Projects Committee (CPD) to coordinate capital improvement projects (CIP). He noted that this work consists of five-year planning, budget status updates, and coordination of projects to minimize disruption to areas, debriefing on projects, and training.

Together with Andy McRoberts, Culture, Parks & Recreation Director, and Adam Pryor, Chief Water & Sewer Engineer, Mr. Hemesath proceeded to review the report and offered a status of all major capital projects within Public Works, CPRD, and Water & Sewer, highlighting that the CIP budget totaled \$161,762,184 for 138 different projects.

7. Household Occupancy Standards

Brad Mueller, Community Development Director, reported that single-family zoning became prominent in the suburban housing boom of the 1950's and 1960's. Greeley first limited the number of unrelated adults allowed to share a single-family dwelling in 1966 and the number of unrelated adults allowed to share housing has been adjusted over time.

He introduced Caleb Jackson, Planner, who shared that the current standard of "you plus one" allows no more than two unrelated adults to share a single-family dwelling in

low-density areas and dates back to 1980. The increasing cost of housing in Greeley is increasing pressures for Greeley fair market rent and median sales prices for housing.

Planner Jackson reviewed standards set by peer communities and considerations. He noted that the Housing Task Force, Code Advisory Committee, the Planning Commission and the public offered feedback through a survey and found that there seems to be a desire to slightly increase the number of unrelated people in a single-family dwelling.

Planner Jackson reviewed options for Council to consider which included everything from maintaining the status quo or increasing the number based on the number of bedrooms, house size, etc.

Director Mueller shared that the goal is to get some consensus or general direction about Council's preference on this which will give staff the benefit of being able to provide Code updates and frame the issues around small lot formatting, accessory dwelling units, etc.

Council Member Clark expressed that he would not be in favor of increasing the "you plus one" designation since it is not enforceable. He added that he would not be supportive of creating those kinds of impacts to neighborhoods.

Council Member Hall shared his concern that there seems to be a disparity between related and unrelated status noting that "you plus one" is too restrictive and any number of unrelated people is too lenient. He did state that tying it to the number of bedrooms is intriguing and that it might be a good compromise.

Council Member Butler expressed agreement with Council Member Hall that tying it to the number of bedrooms does seem like a good compromise and also agreed that "you plus one" is unenforceable.

Council Member Zasada shared that she is on a mission to protect single-family zoning, and the "you plus one" designation. She stated that the issue is packing multiple tenants inside a house. She would support a small movement or an increase in other zoning areas like Residential High Density (R-H) or Residential Medium Density (R-M), but not Residential Low Density (R-L).

Council Member Payton stated that this has been discussed for many years and noted that there is only a problem when neighbors complain. Director Mueller agreed and added that there is not any ability currently to actively enforce in neighborhoods.

Council Member Payton stated that he is in favor of some change, and that this is worth additional investigation.

Council Member Fitzsimmons stated that he would like to know more about other communities that have increased from "you plus one" before a decision is made here. He added that what is really needed is enforcement, so change plus enforcement is needed for it to work.

Conversation ensued about related and unrelated people in neighborhoods and the impacts of each on a neighborhood.

Director Mueller advised that some geographic considerations could also be devised, like other communities have done.

Council consensus was reached on staff recommended option C.

Director Mueller emphasized that this discussion helps staff and noted that this is not a one and done deal. Public hearings and presentation to the Planning Commission may bring forth some new information to consider. There will be more opportunity to tie this together that hopefully meets policy goals when it comes back to Council in September.

Council Member Zasada offered that as staff looks more at the number of bedrooms, to consider both conforming and non-conforming uses.

8. Scheduling of Meetings and Other Events

City Manager Otto noted that there were no additional meetings or events scheduled.

9. Adjournment

There being no further business to come before the Council, the Worksession was adjourned at 7:10 p.m.

John Gates, Mayor

Cheryl Aragon, Deputy City Clerk



PLANNING COMMISSION

Proceedings

March 9, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

II. Roll Call

Chair Yeater, Commissioners Andersen, Briscoe, Franzen, Modlin and Schulte were present. (Commissioner Romulo was absent.)

Chair Yeater informed those attending the meeting that Item VI, Growth & Development Report, would be postponed to a future date.

III. Approval of February 23, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated February 23, 2021. Commissioner Briscoe seconded. The motion carried 6-0. (Commissioner Romulo was absent.)

Chair Yeater advised that the next item, Recap of Small-Format Housing and Infill Strategy, had been requested to follow Item V on the agenda and requested a motion. Commissioner Andersen moved that item IV be heard later in the meeting and that item V on the agenda, Household Occupancy Standards, be heard first. Commissioner Schulte seconded. The motion carried 6-0. (Commissioner Romulo was absent.)

IV. Worksession: Household Occupancy Standards

Presenter: Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and noted that staff had received feedback and direction from City Council and he was returning to Planning Commission today for another worksession to discuss the item. He reminded the Commission that the rationale for

addressing the number of unrelated adults who may occupy a residence is part of City Council's priority, "Your Home is Here" as well as the Strategic Housing Plan adopted by Council. Mr. Jackson briefly reviewed topics discussed during a previous worksession. He also reviewed the current household occupancy standards regarding how many unrelated adults may occupy residences in different zone districts. Mr. Jackson summarized the vetting process to date and identified proposed dates for hearings before Planning Commission and City Council.

Mr. Jackson noted some of the commonly shared concerns about increasing the occupancy allowance include parking and an increase in the number of vehicles, property maintenance, overcrowding, density and character of neighborhoods, noise, trash, crime, and property value reduction. He added that those supporting an increase in the allowance cite increased flexibility, privacy, affordability, changing demographics, housing stability and economic development. Mr. Jackson also provided information on what some of the surrounding peer communities are considering to address the issue.

Mr. Jackson reviewed the current code including the definitions of "bedroom" and "family" and noted that the discussion today was to discuss the definition of family and attempt to achieve a consensus and provide direction for City Council. The proposal from staff is to consider the number of unrelated adults who may occupy a dwelling to five unrelated adults, or U+5. He noted the next steps include feedback from Planning Commission, continuing public input, a hearing before Planning Commission and a hearing before City Council. Before continuing, Mr. Jackson stopped to allow a time for any questions by the Commission.

Commissioner Modlin asked what might happen in neighborhoods where a majority of the neighbors oppose an increase in the number of unrelated adults and asked whether a rezone could increase animosity among neighbors. Mr. Jackson stated that in neighborhoods with a homeowner's association (HOA), the HOA can propose more restrictive standards than the City, adding that the HOA would then be responsible for enforcement. He advised that staff is trying to identify a baseline standard for all Greeley neighborhoods.

In the discussion about the number of unrelated adults who may occupy a residence, Commissioner Schulte asked whether staff had considered looking at the number of vehicles rather than the number of individuals. Mr. Jackson responded that he has not seen that done by other communities and noted that limiting the number of unrelated adults also indirectly ties to the number of vehicles. He acknowledged that it is a complicated topic and used the example of a family with several teenagers who each have a vehicle.

Commissioner Andersen echoed the comment by Commissioner Schulte and indicated that she currently resides in the Cranford neighborhood where there is permit parking that is patrolled. She advised that a certain number of stickers are issued per household and that it has been an effective way to address issues with parking on the street. She expressed that it seemed inappropriate for the City to determine the definition of "family."

Upon question by Commissioner Schulte, Mr. Jackson advised that with regard to occupancy standards, unmarried couples are considered unrelated. Brad Mueller, Community Development Director, added that changing demographics is one of the reasons cities are looking at the issue of the number of unrelated adults.

Commissioner Franzen asked how many households are currently out of compliance. Mr. Jackson reported that an exact number is difficult to ascertain as most information is from complaints that are reported. He indicated that there could be several unreported and unknown cases. Upon question by Commissioner Schulte, Mr. Mueller advised that complaints can be generated by neighbors who are aware of the occupancy limits or sometimes as a response to nuisance issues such as noise, parking or trash. He stated that the code change is not being brought forward to address a complaint issue, but instead to establish a base standard, adding that staff does not expect the number of complaints to increase or decrease as a result of the amendment.

There was discussion about how staff arrived at a proposal to increase the standard to U+5. In response to a question by Chair Yeater, Mr. Jackson reported that the City Attorney's Office had reviewed the standard and case law that provided support. Attorney Michael Axelrad addressed the Commission and noted that in one case heard by the U.S. Supreme Court on unrelated individuals determined that local jurisdictions have flexibility in setting standards. He advised that in that case, the limit was set at five, a standard that has been accepted by the courts. He added that it becomes a policy decision; not a legal decision.

Commissioner Schulte provided the example of two couples, each with children, and asked for clarification as to how it would be considered. Mr. Jackson advised that "unrelated" pertains only to unrelated adults, adding that any number of persons related by blood, adoption and the like are allowed. Upon further question by Commissioner Schulte, Mr. Jackson advised that elderly parents living in a home with their children are considered to be related by blood and would be allowed. He added that U+5 would allow up to five unrelated adults plus persons related by blood, adoption or other relationship.

Commissioner Modlin suggested a scenario where a married couple with three children resided with a homeowner. Mr. Jackson reported that under the U+5 proposal, three adults (the homeowner plus the couple) and the children related by blood would be allowed in as small as a two bedroom home.

Commissioner Andersen stated that there were many scenarios and acknowledged that it was not the intent to create a nuisance or flop house situation. She expressed that it seemed City Council was trying to navigate down the middle without impacting homes in residential low density zones, adding that the problems related more to nuisance situations. Mr. Mueller advised that there is no easy answer and that while the number of unrelated adults in a home could relate to nuisance, that is not always the case. He added that amending the code is a way to set expectations for zone districts and neighborhoods.

Commissioner Schulte indicated that City Council seemed amenable to increasing the occupancy limits in residential medium and high density zones, but seemed hesitant to increase the limit in residential low density zone districts. Mr. Mueller agreed that many ideas have been presented with some members remaining open to increasing the number of unrelated adults in residential low density areas, while others do not feel that an increase is necessary.

Upon question by Chair Yeater, Mr. Jackson reported that an HOA can require more restrictive standards than the City and are free to enforce upon those standards. Chair Yeater asked whether the City was privy to HOA standards at the time of development. Mr. Jackson advised that sometimes covenants are in place for staff to review.

Commissioner Briscoe commented that reference had been made to what other cities are doing and asked whether Greeley was following suit and asked what problem the City is trying to solve. He noted an abundance of multi-family housing in Greeley that meets a certain criteria of the housing plan. Mr. Mueller explained that it is likely other cities are looking at occupancy standards as they are experiencing the same issues as Greeley. He added that another way to increase access to housing and another tool for consideration is to open up how much existing housing can be available for higher occupancy. Commissioner Briscoe noted that purchase of a home is likely the largest investment most people make and that this change could place a burden on existing neighbors to form an HOA if they want to have higher standards. He expressed that he is struggling to find balance as he is not sure that U+1 is the right number, but is not necessarily comfortable with U+5. He understood that it is a nuanced and complex issue, also noting that most of survey results seemed to be against the increase.

Commissioner Andersen observed that the survey included about 100 participants with approximately 60 comments and asked whether it was representative of the entire community. She also noted that Planning Commission seemed to be going over the same ground covered by City Council and perhaps that is how Council came up with using the number of bedrooms as a measurement.

Commissioner Schulte observed that there is a problem to be resolved, noting that since the 1950s each generation has had a harder time securing the type of housing as their parents and noted the difficulty for younger families. He asked whether it might be possible to use a phased-in approach and increase the U+ number over time. Commissioner Franzen favored the idea and added that a bedroom count seemed to fall along the same line. Mr. Jackson requested more direction on the incremental idea and invited other commissioners to express their thoughts. Commissioner Schulte stated that if the ultimate goal is U+5, perhaps start with U+2 now and increase to U+3 in two years, eventually getting to U+5 in a number of years. He asked whether that might alleviate concerns expressed by Commissioner Briscoe as it could exceed the time that owners remain in the same home. Mr. Jackson asked whether that approach was different than a sliding scale based upon the number of bedrooms. Commissioner Schulte indicated that the number of bedrooms could interact or correlate with whatever U+ number is allowed.

Mr. Jackson summarized the comments and asked Commissioners to identify the direction they desired to take forward. Chair Yeater and Commissioner Andersen were in favor of making the change now while Commissioners Franzen, Briscoe and Schulte supported a phased-in approach. Chair Yeater asked about next steps and how the Planning Commission might assist. Mr. Jackson responded that a lot of input had been provided today and staff was trying to get all of the pieces into place as part of the overall code update. He added that staff hoped to bring the matter back for formal consideration soon.

V. Worksession: Recap of Small-Format Housing and Infill Strategy

Presenter: Carol Kuhn, Chief Planner

Carol Kuhn addressed the Commission, provided an update on amendment to the code and summarized worksession discussions with City Council. She introduced Chris Brewster from Gould Evans who provided a presentation about small format housing options.

Mr. Brewster advised that most of the code revision effort is being led by the Imagine Greeley Comprehensive Plan and highlighted some of the issues to be addressed. He noted that small-format housing, including mobile homes, fits into unique places within a community, adding that options could be expanded to include different small-format options such as “tiny homes.”

According to Mr. Brewster, some items under consideration are the allowance of 4500 square foot lots in residential low density zone districts, creating neighborhood lots, enabling courtyard patterns for a range of smaller lot and building formats, and small lot options in residential medium or residential high density areas. Another consideration identified by Mr. Brewster is determining what to do with accessory dwelling units (“ADU”) that are currently allowed in residential high zone areas, adding that a recommendation is to add ADUs in residential low and residential medium zone areas subject to compatibility standards and review.

Mr. Brewster reported that another recommendation is to improve the current residential-mobile home district to expand for other small format housing including “tiny homes” or “laneway housing.” He noted that Council would discuss infill strategies at a worksession this evening and would be looking at six points including frontage (relationship to streetscape), size and setback (actual relationship to adjacent properties), scale and massing (perceived relationship to adjacent properties), design interest (windows, doors, ornamentation, design details), open space (relationship of non-building elements to adjacent properties), and architecture (quality of design). Mr. Brewster presented a table showing the types of homes that could be placed on infill lots.

Commissioner Franzen commended Mr. Brewster on the presentation and work. Chair Yeater agreed and expressed appreciation for the efforts around small lot and infill strategy discussion. Commissioner Andersen noted that the matrix created helps to clarify expectations and helps to identify and address the missing middle. Referencing the earlier discussion about occupancy limits, Chair Yeater asked Mr. Brewster if there was any idea how many bedrooms might be available in a small house and how to consider density in smaller formats. Mr. Brewster advised that it is important to first settle on what types of housing are wanted in a community. He expressed that limiting based on the number of bedrooms is a good option that a lot of cities have not considered. He added that many small-format units are studios or one bedroom with smaller homes being one to two bedrooms.

VI. Worksession: Growth & Development Report

Presenter: Marian Duran, Planner II

Upon question by Chair Yeater, Mike Garrott, Planning Manager, reported that the Growth and Development Report presentation would be provided at the April 13, 2021 meeting. Mr. Mueller indicated that since it is being postponed to a regularly scheduled date and was not a public hearing item, no motion was required to reschedule the presentation.

Ms. Kuhn addressed the Chair and asked whether Commission members would be amicable to scheduling a special meeting on March 30, 2021 for a worksession about place making and urban design. Commissioner Andersen moved to schedule a special meeting on March 30, 2021 for a worksession to discuss downtown sense of place and urban design. Commissioner Franzen seconded. The motion carried 6-0. (Commissioner Romulo was absent.)

VII. Adjournment

The meeting adjourned at 3:07 p.m.

DocuSigned by:

Justin Yeater

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Justin Yeater, Chair

DocuSigned by:

Brad Mueller

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Brad Mueller, Secretary

Caleb Jackson

From: carole larson)
Sent: Wednesday, January 6, 2021 11:12 AM
To: Caleb Jackson
Subject: [EXTERNAL] residents in one home

It should NOT be a crime to help the otherwise homeless.

Sent from [Mail](#) for Windows 10



Virus-free. www.avg.com

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking on any links or attachments.

Caleb Jackson

From: Hampton, Barbara
Sent: Thursday, January 7, 2021 6:36 AM
To: Caleb Jackson
Subject: [EXTERNAL] Housing Occupancy

Good morning Caleb,

I'm emailing today to respond on your housing occupancy standards. I was really surprised to see that the standard hasn't updated since 1980! The "You plus 1" seems definitely outdated. Housing in Greeley is at a premium and while it may be appreciated that people living in suburban single-family areas want peace and quiet, wouldn't other Greeley ordinances apply to excessive noise, trash, parking, etc? There are many young professionals who would welcome renting a home instead of living in an apartment complex. I would think "you plus 3" might be applicable for a single family 4 bedroom home. It seems you are looking at changing the standard. What might the new standard be and when would it change.

Thank you in advance for your reply,

Barbara Hampton

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking on any links or attachments.

-----Original Message-----

From: lindaawarner

Sent: Sunday, February 14, 2021 11:29 AM

To: Thomas Butler <Tommy.Butler@Greeleygov.com>; Edward Clark <Ed.Clark@Greeleygov.com>; Michael Fitzsimmons <Michael.Fitzsimmons@Greeleygov.com>; John Gates <John.Gates@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Kristin Zasada <Kristin.Zasada@Greeleygov.com>

Subject: [EXTERNAL] Zoning

City Council,

I am writing this email in support of maintaining a U+1 zoning standard in R-1 areas of the city.

I lived in the Cranford subdivision for 15 years, during which time, I endured noise, rowdy parties, and property damage caused by unrelated individuals living in the same dwelling. I could not sleep at night, often found trash and broken beer bottles scattered around my house in the morning, and endured nuisance and destructive behavior of all types. I felt threatened and afraid. I think most of this behavior was due to the U+Unlimited standard in this R-H residential area.

In order to remove myself from this uncomfortable and frightening situation, I finally moved to an R-1 residential area with a U+1 standard in West Greeley. Since moving, I have never experienced the type of behavior I described in Cranford. On the contrary, my neighborhood is quiet and peaceful. I no longer feel threatened or afraid.

For this reason and others, I ask you to maintain the U+1 zoning standard in R-1 areas of the city. Residents and families deliberately purchase their homes in R-1 areas because they want to live in safe, peaceful, and uncrowded residential areas. Changing the zoning standard in these areas would be a slap in the face to people who purchased homes in R-1 specifically for the characteristics of these neighborhoods. Such a move would threaten the integrity of these areas.

Contrary to the opinion of some, a U+1 zoning standard in R-1 areas does not eliminate "elder hosting." It allows for it.

If increasing occupancy in Greeley is truly needed, then changing R-M areas to U+2 is a better solution. Building more housing with R-H zoning is a better solution yet.

Greeley is not Denver, Ft. Collins, or any other city. Greeley is Greeley. It is unique and shouldn't try to imitate some other city. We should be proud of who we are, do what is best for us, and maintain our R-1 neighborhoods with a U+1 standard.

Sincerely,

Linda A. Warner
1600 44th Avenue Ct Unit 7
Greeley, CO 80634

CAUTION: This email is from an external source. Ensure you trust this sender before clicking on any links or attachments.

From: Foster, Carolyn Beth
Sent: Wednesday, February 17, 2021 10:04 AM **To:**
Dale Hall
Subject: [EXTERNAL] Proposed Zoning Change

Dear Mr. Hall,
I do not support the proposed zoning change allowing multiple unrelated people to live in a single family dwelling.

Beth Foster

From: Megan Oestreich
Sent: Wednesday, February 17, 2021 3:22 PM
To: Thomas Butler
Subject: [EXTERNAL] Housing Occupancy Standards

Dear Council Member Tommy Butler:

I'm writing to you today with the hope that Greeley will do what is best for the residents of our community and vote to increase the household occupancy standards for the first time in over forty years.

I am a homeowner in West Greeley. My husband and I proudly purchased our first home in July of 2019. I am also a school counselor in District 6, and I have greatly enjoyed getting to know the families of our community, often while helping connect parents to resources for their families. These can take the form of housing assistance resources, food assistance resources, and family health services, to name a few. The families that I assist are often working multiple jobs to provide for their loved ones.

The assumption that multiple families living in one home will cause problems, and the expectation that they are not neighborly, is an example of the biases that we have towards those that have different lived experiences than us. Even when made in good faith, these arguments tend to have implicit bias built into them, and often they do not take into account systemic issues. I hope that the Greeley City Council does everything in its power to avoid unhoused families during the middle of a worldwide pandemic in which many have lost their jobs.

This is also an issue that affected my own housing situation at one point in my life. I worked in Charles County, Maryland for ten years before moving to Colorado. During the beginning of my career I lived with two other teachers in a house because we could not afford to live alone. The partner of one of my roommates graduated with her degree in education and planned to move in with us and start her career, but was unable to legally due to the occupancy standards. This led to all of us moving to neighboring communities, which led to many of us having to find new jobs in neighboring districts.

My eventual homeownership in Greeley would not have been possible for me if I had been unable to have multiple roommates for a decade before purchasing my own home. I know so many people in my life who are, or were, in the same situation for various reasons, from graduate students to lawyers to teachers to pilots, and I work with so many dedicated and passionate educators in District 6 who are also affected. It is my hope that moving forward that the City of Greeley makes decisions that encourage teacher retention, and affordable housing for all of its residents.

I urge you to consider the hard working people of Greeley during a time when so many are struggling to make ends meet. I believe that increasing the housing occupancy standard, or getting rid of these regulations for homeowners altogether, would allow our residents to make the best financial decisions for them and their loved ones and ease a serious burden on a significant amount of the people of Greeley.

Sincerely,

Megan Oestreich
223 N. 49th Avenue Court
Greeley, CO 80634

From: Colleen Helzer
Sent: Wednesday, February 10, 2021 5:39 PM
To: Michael Fitzsimmons
Cc: Kristin Zasada; Edward Clark
Subject: [EXTERNAL] Changing Zoning of our Neighborhoods

Mr Fitzsimmons,

I live in Ward 3 in Greeley, and as my representative I would like you to know that I am absolutely opposed to the zoning changes being discussed in Greeley by the city council. I live in a neighborhood that is, I believe RL. I do not support changing the zoning laws to allow more people to live in a household (unrelated). I don't know all of what is being discussed, but my sense is, that Greeley is trying to do this to alleviate a housing shortage. Please don't try to fix a problem, but creating many more and by ruining our neighborhoods through the change that is being discussed. We don't need more cars, more traffic and more unenforceable zoning laws. I have lived in my home since 1974, and moved to this area where no multi family units could be built and at the time was zoned R1, but I believe is now referred to as RL. This is a very small subdivision, with cul-de-sacs and limited parking for the families that live here now.

Just as an example: We at one time had a neighbor approximately 1/2 block away, who rented their house, it is in a cul-de-sac, and more than one family lived there. They parked cars in a cul-de-sac, big pickups parked not parallel to the curb, but perpendicular to the curb, it was a nightmare for those living in that cul-de-sac. In reading the article in the paper, I did not see your name on the list of those at the council meeting that are in favor. I thank Kristin Zasada and Ed Clark for standing up for the residents of this city and hope you will as well.

Thank you,
Colleen Helzer
1624 37th Ave, Greeley 80634

From: Meg Patenaude

Sent: Thursday, February 11, 2021 1:17 PM

To: John Gates; Thomas Butler; Brett Payton; Michael Fitzsimmons; Dale Hall; Kristin Zasada; Edward Clark

Subject: [EXTERNAL] Carefully consider your plans for household occupancy

I am writing to each of you as a Greeley resident who works hard to achieve home ownership, with continued property tax increase rates at \$500+ a year, and now with great concern for your potential decision that could have a considerable impact on my home value and what we have worked so hard for -

Our neighborhood already has several homes that are violating the U+1 rule which currently stands - reaching out via the City website to voice such concerns has achieved no results - so my neighbors continue to leave multiple cars parked in the street of which most never move, their yards are littered with "junk" and they have no regard for the noise they generate in the warmer months -

While I understand we are in a unique housing issue in Greeley, as well as most of the country for that fact, that affordable housing is becoming something that will no longer be possible for many- and while I also understand the need for group housing, domestic violence shelter, etc. I ask you to carefully consider changing this zoning for Greeley across the board - I am not working hard to have my home paid off by the time I retire only to have the value diminish.

You have a difficult decision ahead of you and it is one that I don't pretend to have the right answer for but I can't sit back without voicing my concerns -

Thank you-

Meg Murphy

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From: Sheryl Nelson

Sent: Wednesday, February 10, 2021 5:39 PM

To: John Gates; Tommy.Butler@greeley.gov.com; Michael Fitzsimmons; Kristin Zasada; Brett.Payton@greeley.gov.com; Dale Hall; Edward Clark

Subject: [EXTERNAL] Zoning

Everyone I know is AGAINST this rezoning thing that allows multiple unrelated people to live in a single family home. What are you thinking? What advantage is it to you? it is no advantage to single family home owners who do not want to run apartments or frat houses. Do you wish to turn Greeley into a ghetto ? I have always been glad I live in Greeley , not Denver. Don't make us into Denver. What you are proposing is shameful. I do not know why it would even be a topic of discussion! Please do not approve this change. Thank you.

Sheryl Nelson Greeley

From:

Sent: Wednesday, February 10, 2021 11:42 AM

To: Kristin Zasada

Subject: [EXTERNAL] Zoning change protest

Kirsten,

This is a draft of a letter I plan to send to the Tribune and Mayor and anyone else I can think of. I know you are opposed to this zoning change and I appreciate that. Please confirm that my interpretation of the zoning rules for U-1 and U-4 are correct. Let me know if you have any idea on how to effectively protest this.

Thank you,

Draft:

City Council is considering changing residential occupancy zoning rules from U-1, 2 unrelated or related plus 1, to U-4, related plus 4. Most neighborhoods are U-1 so this will affect you.

We chose to live in the Cranford neighborhood because it is zoned U-1 and it's a beautiful area. Now we learn that the City does not respect our rights as property owners and are thinking of changing the occupancy zoning rules. This is shocking! Would you want an investor to purchase a house near you and cram as many people as possible into it and have no right to dispute it. No! We lived on 11th Ave. and experienced the misery of living in a college rental area and it was awful. We moved.

We as homeowners have rights and changing zoning rules affects us. I really thought this was a conservative area and property rights were respected. I don't know what is driving this but obviously the City is in the pockets of investors looking to cash in on the tight housing market.

We get the Tribune and have not seen any notices requesting public input. I doubt many are even aware this is going on and unless we speak up the City is going to force this upon us. Where is due process? The City must contact every single homeowner and make them aware of this. Few get newspapers so mailers are the only method of contact I see.

Please contact your council person, Mayor and anyone else you can think of to protest this move. The house next door to you could become a rental with all the associated problems and trash and weeds and cars and there would be nothing you can do about it. There is no reason for this change.

Tom and Dana Hart
1914 13th Ave
Greeley

From: Frank Oliver
Sent: Wednesday, February 10, 2021 1:10 PM
To: Kristin Zasada
Subject: [EXTERNAL] Zoning

Thank you for not supporting changing the U+1 in the RL zoned area's of Greeley. This zoning has been in effect for over 40 years and has served the residents of Greeley well. We don't need to allow multiple, non related people to live in a low density housing area's adding to congestion, noise and etc. This would totally change these sub-divisions and make them more like multi family areas. I intentionally purchased a home in what was classified an R-1 zoned area over 40 years ago and would be very upset if the city retroactively made this change.

Thank you again for NOT supporting this zoning change.

Sincerely,

Caleb Jackson

From: Sheryl Nelson
Sent: Tuesday, February 23, 2021 1:43 PM
To: Caleb Jackson
Subject: [EXTERNAL] Fw: City of Greeley | Household Occupancy Standards | 2.22.2021

Who wants this and who benefits? Yes, houses are expensive. They always have been. Spend your time working on low income housing and leave Greeley single family residence alone.

Good afternoon City Council Members,

Please find below the email which was distributed regarding the upcoming Planning Commission Public Hearing.

My name is Sonja Belfiore, resident at 1901 76th Avenue Court, Greeley, CO 80634.

I oppose the City of Greeley's proposed update to the Household Occupancy Standards, and I would like to request that the attached documents be presented at your Public Hearing on 3/23/2021. These were penned by a colleague at a different company, however they encompass the same ideas which I would also state.

In addition to Daniel's statements which are found in the attached letter, I feel these proposed updates would only further diminish opinions of The City of Greeley's housing and would cause further flight from the City . I wonder if our planning commission would like to see only baseline level housing in the entirety of the Greeley market and a depreciation of all other properties to a point where a reasonable Seller would not be able to sell their property at a price suitable to sustain a move or payoff a mortgage. To keep communities vibrant and diverse, I believe it is necessary to maintain areas in which single families are only intended to live and areas where there is to be higher occupancy housing. Housing Occupancy rates are necessary to keep Residential Low Density housing just that, low density.

In summary, a "U+2" Occupancy Standard (with no change to the Efficiency/1-Bed standards) is more than sufficient to address affordable housing.

Sonja Belfiore

Broker Associate/Partner

Sears Real Estate

2021 Clubhouse Drive, Ste. 100, Greeley, CO 80634

Office: 970-330-7700

Cell: 970-978-7012

Email: sonja@searsrealestate.com

www.searsrealestate.com

http://www.facebook.com/sonjabeliore_realtor



To Whom it May Concern,

I am writing to make known my opposition to the proposed code update of the City of Greeley Household Occupancy Standards.

I am the Managing Broker & Owner of His House, a Real Estate and Property Management Brokerage in Greeley. I know first-hand the challenges of affordable housing in our area; however, the proposed update is unnecessary from an affordable housing standpoint, will create over-occupancy, unsafe living conditions, and will adversely impact many single-family neighborhoods (R-L, R-M) that Greeley has so well developed over the years.

Based on the virtual presentation given by the City of Greeley Planning Department on March 1, 2021, the primary motives of updating the occupancy standards are to 1) imitate the standards of surrounding areas, and 2) address affordability of housing within Greeley.

- ***Creating an occupancy standard based on what neighboring municipalities are doing is not the correct approach.***
- ***Creating an occupancy standard based on the number of bedrooms in a home is an arbitrary approach to solving this problem.***
- ***The City of Greeley should consider median rental rates and/or mortgage payments as part of the study.***
- ***We are requesting that the City of Greeley consider a “U+2” occupancy standard on all 2+ bedroom homes, with no change to occupancy standards on efficiency/1-bedroom homes.***

Please see the attached graph supporting our argument.

Respectfully,

A handwritten signature in blue ink, appearing to read "Daniel Preshaw".

Daniel Preshaw
(970) 397-8461
Daniel@HisHousePM.com

The City of Greeley recently provided His House with data (2019 Census) that suggests the lowest income earners within this Greeley/Evans sub-market are **1) Females** living alone with annual income of approximately \$22,500 and **2) Males** living alone with annual income of approximately \$35,000. We are using an average annual income rate of \$28,750 in the below graphs, with the assumption that males & females currently living alone will be encouraged to live together with the change in occupancy standards.

According to the City of Greeley's Strategic Housing Plan, **Affordable Housing:** Housing that costs no more than 30% of a household's income.

Based on the data below, it is clear that a U+2 occupancy standard would be more than sufficient to achieve "affordable" housing.

AS PROPOSED BY CITY OF GREELEY				
Number of Bedrooms	Number of Unrelated Adults Allowed	Median Rental Rate (\$)	Cost per Occupant	Housing Cost as a percentage of Annual Income (Average of Male/Female, Living Alone- \$28,750)
Efficiency or 1 bedroom	2	\$ 947.00	\$ 473.50	20%
2 bedrooms	3	\$ 1,425.00	\$ 475.00	20%
3 bedrooms	4	\$ 1,625.00	\$ 406.25	17%
4 or more bedrooms	5	\$ 1,898.00	\$ 379.60	16%

AS PROPOSED BY His House				
Number of Bedrooms	Number of Unrelated Adults Allowed	Median Rental Rate (\$)	Cost per Occupant	Housing Cost as a percentage of Annual Income (Average of Male/Female, Living Alone- \$28,750)
Efficiency or 1 bedroom	2	\$ 947.00	\$ 473.50	20%
2 bedrooms	3	\$ 1,425.00	\$ 475.00	20%
3 bedrooms	3	\$ 1,625.00	\$ 541.67	23%
4 or more bedrooms	3	\$ 1,898.00	\$ 632.67	26%
**4 or more bedrooms	3	\$ 2,277.60	\$ 759.20	29%

****Scenario in which median rents increase by 20% to \$2,277.60 (1,898 x 1.20), AND annual income increases by 10% to \$31,625**

From: Daniel Preshaw

Sent: Wednesday, March 17, 2021 10:51 AM

To: Thomas Butler; Brett Payton; Michael Fitzsimmons; Dale Hall; Kristin Zasada; Edward Clark; John Gates

Subject: Greeley Housing Occupancy Standards

Dear Mr. Mayor and Council Members,

My name is Daniel Preshaw, resident at 364 N Wyndham Ave, Greeley, CO 80634.

I am writing to make known my opposition of the City of Greeley's proposed update to the Household Occupancy Standards.

I strongly urge each of you to 1) consider the information within the attached document and 2) scrutinize the Planning Commission's method of determining occupancy standards within their current proposal.

To summarize my argument within the attached document, a "U+2" Occupancy Standard (with no change to the current Efficiency/1-Bed standards) is more than sufficient to address affordable housing. Secondly, the proposed method (occupancy by # of bedrooms) is arbitrary and should rather be determined by median housing costs.

Respectfully,

Daniel Preshaw, Broker

HisHousePM.com

Caleb Jackson

From: John Kadavy
Sent: Monday, March 15, 2021 9:08 AM
To: Caleb Jackson
Cc: John Gates
Subject: [EXTERNAL] RE: Household Occupancy Standards | Planning Commission 3.23.2021

Caleb, obviously your departments have made a recommendation and the hearing is only a formality. No mention what so ever to vehicles allowed on streets etc.. This needs to be discussed further as it is not going to give our wonderful neighborhoods the appeal as our surrounding communities. This is a step backwards and will only erode our neighborhoods street scape's and a balanced growth moving forward. I am extremely disappointed to say the least. John

Caleb Jackson

From: Carol
Sent: Monday, March 15, 2021 9:34 AM
To: Caleb Jackson
Subject: [EXTERNAL] Re: Household Occupancy Standards | Planning Commission 3.23.2021

We are having parking and noisy vehicle problems in the Farr Park area at the current zoning. Do not make it worse with allowing more than two unrelated people living together. You will ruin our family neighborhoods. Do not change the codes please.

How would you like it if other cars always parked in front of your house and then when you had visitors there is no where to park.

If you change the zoning, you need to limit number of vehicles. There will be big problems!!!!Carol J Burham a Farr Park resident 45 years. Please do not ruin our family neighborhoods. Thankyou.

My address is at 2440-14th ave. ct. Greeley

Sent from my iPad

Caleb Jackson

From: Steve Young
Sent: Monday, March 15, 2021 10:05 AM
To: Caleb Jackson
Subject: [EXTERNAL] Re: Household Occupancy Standards | Planning Commission 3.23.2021
Attachments: image001.jpg

Caleb, thanks for the update. I vote no on this if it makes any difference.

Steve Young

Caleb Jackson

From: Daryl dannar
Sent: Monday, March 15, 2021 10:13 AM
To: Caleb Jackson
Subject: [EXTERNAL] Planning Commission

Please do not destroy the residential neighborhoods. Parking already difficult because you cannot enforce existing codes. You already have multi dwelling units. Do not punish residential neighborhoods where people get up and go to work everyday only to come home to over crowded neighborhoods.

Daryl Dannar

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Caleb Jackson

From: Jen Mayer
Sent: Tuesday, March 16, 2021 2:33 PM
To: Caleb Jackson
Subject: [EXTERNAL] I oppose increasing the occupancy rates in lower density neighborhoods

Dear Greeley Planning Commission members:

I write to express my concern about the possibility of increasing non-related occupants in single residences from U+1 to up to U+5, depending on number of bedrooms.

I have several reasons for my concerns, which no doubt you have heard from many residents, including: increased traffic, more parked vehicles, less safety, more noise, more dogs, more litter, devaluation of quality of neighborhood life, and loss of property values.

I moved to Greeley five years ago. My spouse and I intentionally bought a home zoned for low-density housing (R-L) within walking distance to downtown, Glenmere Park, and UNC. I was encouraged by Greeley's program to incentivize home buyers in this area and the various improvements to downtown and 8th Avenue. I thought these factors indicated that the City of Greeley valued older and unique neighborhoods, and that was important to me.

I appreciate my quiet street, which has attractive yet modest mid-century brick homes, and caring neighbors. The residents in my neighborhood are diverse in terms of ethnicity, income, social class, occupation, currently working and retirees, age, families, couples, and singles. There are a few rentals, too. This diversity is a huge strength of my neighborhood. We are a true community regardless of our differences. We take pride in our neighborhood and homes. This is a key point.

I am not convinced by the argument that limiting occupancy rates is a way to keep lower income individuals out of neighborhoods, that is not the case on my block. I am convinced, however, that raising the occupancy rates of unrelated individuals in single family homes will cause more problems than solutions.

I was concerned to read the materials provided by the City, like the powerpoint presentation, which seem to suggest increasing unrelated occupants is a solid solution with few repercussions, to the lack of affordable housing in Greeley. I disagree, as making these allowances will negatively impact many of Greeley's middle class neighborhoods.

Details and nuances matter. Many Greeley neighborhoods do not have sidewalks. By increasing numbers of household residents, and therefore increasing the number of vehicles parked on the street and traveling the neighborhood, it creates a less safe and welcoming environment for both pedestrians and cyclists. I'm sure you are aware of studies that correlate walkability and biking to a city's desirability. And the suggestion to consider the number of bedrooms is flawed. Many older homes have up to four bedrooms, but they are very small rooms, and the houses themselves are small in size. Older homes and older streets were not designed for large occupancies and multiple large vehicles.

This change to increased occupancy rates would open the door to permanently displacing the pride of ownership in many of our R-L and other low density neighborhoods. Some of Greeley's older neighborhoods have seen a resurgence in recent years, and this type of policy change will result in a loss of momentum to neighborhood improvements.

I have seen the information that the City of Greeley has supplied on this issue and it seems it is a foregone conclusion that Greeley will move to higher occupancy rates, in spite of opposing voices.

My strong preference is to not change our current policy on occupancy rates. If that is not possible, I urge those with decision making powers to at least be open to a compromise like a move to U+2, and study those implications for a few years, before jumping into higher non-related occupancy rates tied to the number of bedrooms.

Thank you for your time and consideration regarding this crucial matter to Greeley's future.

Jen Mayer
1720 20th Ave, Greeley, CO 80631

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Caleb Jackson

From: Ryan Andre
Sent: Tuesday, March 16, 2021 4:53 PM
To: Caleb Jackson
Cc: Brad Mueller; Mike Garrott
Subject: RE: Household Occupancy Standards | Planning Commission 3.23.2021

I oppose the city of Greeley Proposed update to the housing standards.

My name is Ryan Andre with Sears Real Estate and after reviewing these proposed housing standard changes, I have come to the conclusion it is a bad idea and not fair to the people who already bought in these subdivisions where single family is only allowed. There are already subdivision in town that are zoned for multi family. There are a bunch of issues like parking, quite enjoyment of your home, etc that could be affected by these changes. It could affect the quality of life for some of these residences.

I have lived in Greeley most of my life, I currently own several properties in Greeley both single family and multifamily.

I have been selling Real Estate for 22 years in Greeley address 2020 Clubhouse Drive Suite 100. My parents and in-laws both are long time Greeley Residences as well.

If you want to make housing more affordable cut down on the fees to build a home and cut the property taxes down. Both of those will make housing more affordable. Do restricted income subdivisions for teachers and first responders and make it affordable to the builder to do the construction.

Thank you,
Ryan Andre
Andre Team
Sears Real Estate
Broker Associate, Partner, CNE, SFR,CSP
970-381-1081



Caleb Jackson

From: Lori McMurren <
Sent: Wednesday, March 17, 2021 5:57 AM
To: Caleb Jackson; Mike Garrott
Cc: Brad Mueller
Subject: [EXTERNAL] Housing occupancy

Good morning, Caleb, Brad and Mike:

Regarding the Planning Commission Public Hearing.

My name is Lori (Doug) McMurren, resident at 507 [N Wyndham Ave, Greeley, CO 80634](#).

I strongly oppose the City of Greeley's proposed update to the Household Occupancy Standards, and I would like to request that the attached documents be presented at your Public Hearing [on 3/23/2021](#).

In summary, a "U+2" Occupancy Standard (with no change to the Efficiency/1-Bed standards) is more than sufficient to address affordable housing. The proposed changes in occupancy will create a massive decrease in property values and will have a long-term detrimental effect on Greeley's ability to attract businesses and quality homebuyers--ultimately impacting tax revenues as private homeowners migrate out of Greeley. I own an Interior Design and Construction Management firm in Greeley and I can tell you that this will further erode Greeley's attractiveness and retention of the homeowners and businesses the contribute to our community's reputation, civic attractiveness and tax revenues.

This is a terrible and short-sighted idea that will drive middle-class homeowners and businesses out of Greeley for good. I urge the planning commission, in the strongest possible terms, to abandon this very destructive proposal.

Respectfully,

Lori McMurren Greeley resident, homeowner and business owner since 1982

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Caleb Jackson

From: Lori Williams
Sent: Wednesday, March 17, 2021 2:13 PM
To: Caleb Jackson
Subject: [EXTERNAL] Household Occupancy Standards public comment

My information for public record:

Lori Williams
508 56th Ave
Greeley CO 80634

I have lived in Greeley for 45 years. The zoning has proven to change continually. There is never an assured area to build or buy a house in Greeley unless the surrounding area has been fully developed. So in other words, if you desire a single family neighborhood without surrounding multifamily housing you must buy or build in an established neighborhood. Now we will get that rug pulled from beneath us with a code change. It appears you want single families to move out of Greeley. What a shame and what an undesirable city to live in as a single family.

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From: DEBORAH DEBOUZEZ

Sent: Thursday, March 18, 2021 12:13 PM

To: CD Admin Team <CD_Admin_Team@Greeleygov.com>

Cc: Brad Mueller <Bradford.Mueller@Greeleygov.com>; treid@greeleytribune.com; nocooptimist@gmail.com

Subject: [EXTERNAL] Household Occupancy Standards

March 18, 2023

Dear Chairman Yeater and Planning Commissioners,

Please accept this letter as my protest against the proposed changes to Household Occupancy Standards. I live in the Cranford neighborhood since 2007 and know firsthand the problems with crowding into big, old houses. Heck, anyone familiar with the college neighborhoods know this, too. Just look at homes from 11th Avenue east to 6th Avenue. Walk down the alleys; look at the trash, parking and landscape maintenance. You want to rest of Cranford to look like that?!

We bought into this single family, low density housing neighborhood with no worry the zoning would change. How can the City conscientiously make a change in housing occupancy standards in stable neighborhoods?

I understand the difficulty in investigating and enforcing the current occupancy standards, but I do not know how regulating how many related & unrelated adults occupy a bedroom will help matters. Further, the justification for this proposed change based on lack of affordable housing options is an unimaginative solution, as well. Here are two remedies for that – increase the occupancy standards in the medium density zoning districts or better yet, make all new developments/neighborhoods high density housing zones. That way, the buyers know upfront the type of neighborhood they are moving in to. To change the zoning code in established neighborhoods is akin to changing the rules in the middle of the game.

If these proposed changes are passed by the Planning Commission and adopted by City Council, then I have one lovely historic home with four bedrooms on a large lot for sale, and I am outta here. I suspect many unhappy neighbors will do the same.

Please reject the Household Occupancy standard changes and go back to the drawing board.

Sincerely,
Deb DeBoutez
1863 13th Avenue
Greeley, CO 80631

CC: Kelly Ragan, NOCO Optimist
Trevor Reid, Greeley Tribune
Cranford Nextdoor blog

Dear City Council and Planning Commission Members,

Richmark Holdings, Inc. is writing this letter in opposition of the proposed code update of the City of Greeley Household Occupancy Standard. We believe this proposal will lower the standards of our communities existing housing stock. From our understanding, there are over 700 market apartment units proposed or approved and additional 515 LIHTC apartments proposed. Our focus should be on continuing to improve the housing stock in Greeley as affordable housing is already on its way.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Richardson', with a horizontal line extending to the left.

Tyler Richardson
Richmark Holdings, Inc.
5200 W. 20th Street,
Greeley, CO 80634

Caleb Jackson

From: Jason Mahoney REALTOR and SuperDad
Sent: Monday, March 22, 2021 3:27 PM
To: Caleb Jackson
Subject: [EXTERNAL] Re: City of Greeley Household Occupancy Standards | Planning Commission 3.23.2021

Hi Caleb. I see the proposed zoning change attached from the board of Realtors. I do want my email included as to this proposed change.

First, as a homeowner I do not want to see this happen. There is not sufficient parking allocated in any neighborhood to accommodate this. I personally do not want to see 50 cars parked up and down my street. When I come home from work, I would like to be able to park in front of my home.

Second, Has the city of Greeley even considered what this will do to the Water Rate? Currently you are billed based on the number of occupants in a home. This would potentially have an adverse effect and cause water usage to increase while the amount of billing potential is decreased.

Third, as a Realtor, I'm personally heart broken this is even being considered. Why even have a zoning code at all? Technically I could rent each bedroom out in my home which is supposed to be for R-H Residential High zoning.

Fourth, As vice president of my HOA. We will have to amend our bylaws to ensure the current homeowners are kept satisfied with current regulations regarding occupancy. It would be my intention to keep it so regardless of the city's final decision.

I have questions... What value does this bring to the community? How will the City respond to issues with excessive water use? How will the City respond to issues with Parking? How will the City respond to issues with increased animals per property? Could Someone who only has one Dog now allow multiple occupants with multiple animals and create a noise ordinance, nuisance issue? Will this increase Crime? Exactly how does the City of Greeley justify this with current Covid Mandates?

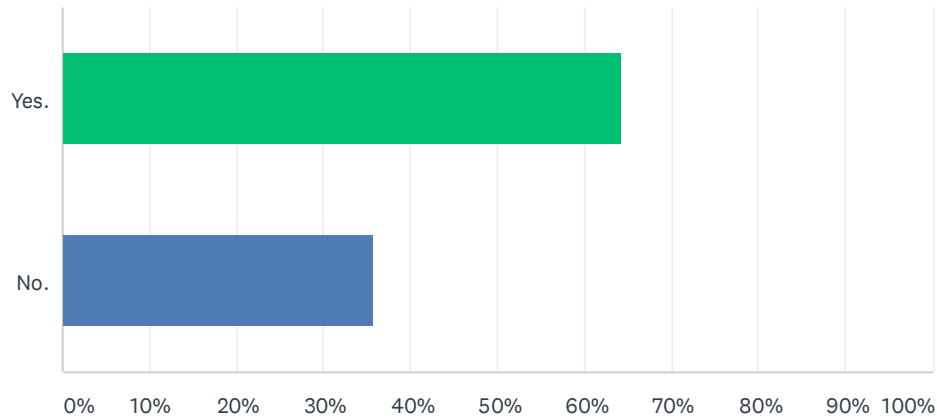
I could go on, But I'm sure you understand my position, THIS IS A BAD IDEA! I don't care what other municipalities do. This is one of the things that makes GREELEY GREAT FROM THE GROUND UP!

I Love To Change Family's Lives! Finding the Right Home For Your Family Matters To Me!

Jason

Q1 Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

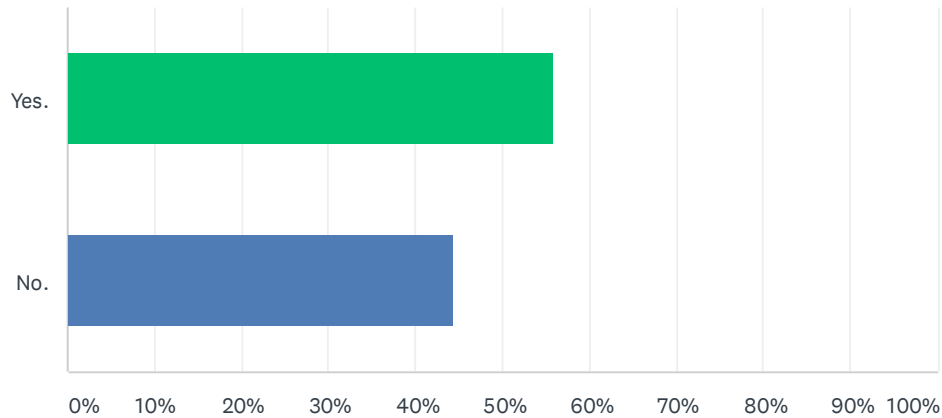
Answered: 374 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes.	64.17%	240
No.	35.83%	134
Total Respondents: 374		

Q2 Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of “You plus 1” (U+1)?

Answered: 374 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes.	55.88%	209
No.	44.39%	166
Total Respondents: 374		

Household Occupancy Standards - Survey #1

#	PLEASE COMMENT ON YOUR ANSWER ABOVE. IF YOU RESPONDED, YES, THEN LET US KNOW WHY AND HOW MUCH DO YOU THINK IT SHOULD BE INCREASED. IF YOU ANSWERED, NO, EXPLAIN WHY YOU FEEL THAT WAY.	DATE
1	The buyers of homes in a certain area bought with the expectation that they were single family or U+1. I think it would be unfair to change the standard. More adults means more cars and we are almost overwhelmed with cars now.	3/8/2021 10:10 PM
2	There are many reasons. Parking. Home value. Already not enforced. As a property manager and real estate agent, it can cause multiple problems with our line of work.	3/7/2021 2:21 PM
3	If the house has a basement and its safe why not rent in Colorado is getting off the expensive and now in days you need 30 jobs to be able to afford a dam 2 bedroom place maybe if rent wasn't to expensive or so many back from checks or credit scores we wouldn't have this problem	3/7/2021 10:51 AM
4	I believe if they raise the standard it would be more enforceable and I think that parking should also be a consideration and fines should be commensurate with any violations. I think if you make a reasonable standard you have a reasonable expectation of citizens following that and if they don't then they can suffer the consequences ...it's more enforceable	3/7/2021 10:23 AM
5	Household occupancy is a difficult issue. I live near the UNC campus. There are many homes near me that have many people living in them, ignoring the current regulation. Based on the work vehicles, some who work for the oilfield industry, some not. The homes near me that have many unrelated people living in them have trash, multiple vehicles, and people coming and going. It has a negative effect on my neighborhood and others. I am empathetic to the plight of individuals who don't have the money to live here. Perhaps the new lower income housing will help alleviate the issue? I am not a NIMBY person, but I have seen first hand the negative impacts on a neighborhood of multiple unrelated people living in a house.	3/7/2021 8:55 AM
6	The rising costs of housing has been putting so many on the streets, which in my opinion ultimately leads to an increase in crime, and also puts a lot of pressure on the social services available to people in trouble. That makes getting help harder and take longer. The amount of people sleeping in tents during these cold winter months is an embarrassment to the city and county. This measure is a great first step to helping all these people get back on their feet with some dignity.	3/6/2021 10:06 PM
7	I live next door to a family that disregards this rule. They have 9 vehicles parked in front of their house, across the street, and in front of mine and the neighbor on the other side of the street's homes. You shouldn't be worried whether or not you can park in front of the house you own. We live in single family households along 16th st. Not only do these unrelated adults bring their spouses but now there are SEVERAL children screaming and running through all adjacent yards. There is no room for courtesy because there is no room for the people themselves.	3/6/2021 7:17 PM
8	People can not always afford housing without roommates	3/5/2021 6:26 PM
9	Limit the number of people based on fire safety regulations, on number of bedrooms or square footage, not on whether or not they're 'related'.	3/5/2021 4:12 PM
10	I have had a rental house across from my house that has had up to 27 people living in it. I have sent pictures and complaints to Code enforcement for 2 years and nothing has ever been done. When you have that many people that live in one house, where are they suppose to park their cars, on their lawn, in front of my house, block drive ways and park 2 cars deep along the side walk into the road. Talked to the owner of the house and she stated that she gets to charge per person so she did not care how many people lived there. If the City has a code that they do not enforce why even have any code.	3/5/2021 2:46 PM
11	Increased people and traffic to the houses around me. Puts my children at greater risk and makes it harder for families to find and obtain affordable housing. That changes the city dynamic from family friendly to landlord friendly.	3/5/2021 1:15 PM
12	Adds to parking congestion and crime because it becomes very difficult to be able to identify neighbors and who belongs in the neighborhood	3/5/2021 10:50 AM
13	To many people abusing it now. One house by ours has 5 different cars parked around the block.	3/5/2021 10:48 AM
14	But only if there's enough parking available to not cause stress on the neighborhood.	3/5/2021 9:04 AM

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15	Because this disrupts community and the ability to decrease/ share increasing living cost while wages don't keep up.	3/5/2021 7:22 AM
16	It increases crime and parking issues.	3/4/2021 10:27 PM
17	U+1 is discrimination and creates an antiquated picture of what a family is or should be based on blood. It's ridiculous that any city should govern who gets to live together based on DNA. Housing crisis aside, I am an individual who seeks out living situations with others to enrich my life, deepen my connection to community, and share life's responsibilities. I know that U+1 is a relic of a pretty nationally accepted standard set of zoning codes from (I believe) post WWI - the world is not the same as it was when we developed those codes. Zoning around number of people based on bedrooms for health and fire safety is more than enough to ensure housing is not dangerously overpopulated. There's no reason to bring blood into the picture.	3/4/2021 9:41 PM
18	2 unrelated adults per house seems strict. There are two units in my house, and upstairs and a downstairs. I'm 52 - I rent one. A guy who is perhaps 68 or 70 rents the other. I think we are ok people. We don't park a bunch of cars around or party a lot.	3/4/2021 7:36 PM
19	This seems unreasonable and burdensome, especially considering the wide variety of incomes and housing preferences among our community.	3/4/2021 6:18 PM
20	People are already overcrowding their houses even with that restriction and listening the current restriction would invite more overcrowded homes (too many cars parked at a single residence, noise complaints etc)	3/4/2021 6:16 PM
21	In a two bedroom 3 adults max should reside in the house. Common sense	3/4/2021 5:35 PM
22	It will bring trouble to neighbor hoods	3/4/2021 5:32 PM
23	More adults means more cars, more trash accumulation, more opportunities for neighbor issues. My son lives in Tempe, AZ where they allow one adult for every room. There is a fraternity house in the cul da sac of a lovely middle class neighborhood. The house is a little further from campus and thus a little less expensive, but still a nice neighborhood. There are tons of cars every weekend and activity at all hours. You think it makes sense until the frat house happens next door. I have rental properties and I could probably make more money renting by the room. Nicer neighborhoods a little ways from campus. Kids are used to paying \$500 to \$600 each to live. Instead of renting for \$2000, my 5 bedroom house would bring in \$3000, Great for me, but what about the neighbors. NOT a good idea to change the U+1 standard.	3/4/2021 5:11 PM
24	The current law has helped keep our neighborhoods clean, safe and peaceful. Renting out rooms to multiple people as is starting to take place encourages housing instability, legal issues and transient behavior.	3/4/2021 4:57 PM
25	If unrelated adult has their own bedroom, there shouldn't be a restriction. Rental housing is extremely expensive here and most working class need a roommate to get by.	3/4/2021 4:53 PM
26	You plus 3	3/4/2021 4:21 PM
27	A group of unrelated Men moved into a single house in my last Greeley neighborhood and between their unkempt, construction waste filled yard and their trucks and cars literally lining the street it ruined the neighborhood and we moved just to get away from it. I now live in a neighborhood where the houses are quite large and many of the homes have workshop/barns, the perfect scenario for, yet again, a group of unrelated people to join together and purchase a house or rent out rooms once purchased, a recipe for disaster if you pass this new ruling. Please don't change it.	3/4/2021 1:48 PM
28	increase in residents in one home also increases parking issues. More people, more cars in neighborhoods that do not allow for all the additional parking.	3/4/2021 10:32 AM
29	any	3/4/2021 9:45 AM
30	I think it should be increased by whatever amount is necessary for people to survive/thrive. I feel this way because I feel like this issue isn't the business of the city.	3/4/2021 9:25 AM
31	Maybe base occupancy limits on square footage and water/sewer limitations.	3/4/2021 6:30 AM
32	Housing in Colorado is unbearable for single individual. Even newly married couple struggle to afford a home for themselves with out help from roommates. I think 2 people per bedroom in	3/3/2021 10:26 PM

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the home is an appropriate number for any household.

33	It is becoming harder and harder for families to find a starter home to buy, or even to rent. If an investor buys up housing, then these families will move to the back of the line since having the number of unrelated adults will increase the amount of money to be charged in rent. We live in a mixed neighborhood close to UNC. I have found that the rentals that do the best are occupied by families who seem to appreciate having the space for their children and make the best neighbors. The ones who will benefit the most are the owners who will be able to charge more with more unrelated adults and there will be less attention to upkeep.	3/3/2021 9:39 PM
34	I think at least as many bedrooms plus one additional person. So if there are 3 bedrooms you may have 4 people. If there are 4 bedrooms then 5 people etc. It is so hard to afford rent with only one additional person. The cost of living is too high.	3/3/2021 9:21 PM
35	I think 3 should be the limit.	3/3/2021 9:15 PM
36	My concern is with the amount of vehicles that would be in driveways/ streets with more adults living in a single family home.	3/3/2021 8:58 PM
37	The cost of housing has increased and demographics are changing. I do not see any reason why two couples, or a couple and a roommate, cannot share a 2+ bedroom home. Additionally, fewer couples/unions are choosing not to become legally married and the U+1 stands in the way of those individuals getting a roommate to help with expenses.	3/3/2021 8:38 PM
38	Too much government restrictions on private property.	3/3/2021 8:20 PM
39	The communities are not built to allow multiple parties in one home. There is not enough parking on the streets or neighborhoods. In our community out west our neighbors have mom and dad, adult daughter with adult boyfriend and adult son living in one house. They have 8 vehicles amongst the 4 of them. Always parked on both sides of my driveway. I have called and nothing can be done. It is so aggravating already that just increasing the adults could make this problem and many others in similar situations worse.	3/3/2021 7:18 PM
40	Safety issues concerning unrestricted occupancy. Overloading of utilities, water usage, electrical overloads, trash, upkeep parking and so many other unsafe reasons. Keep it as is.	3/3/2021 7:11 PM
41	It should be dependent on the available space and individual circumstances. I am a 73 year old widow with a 4 bedroom home. It would make sense for me for safety and economics to be able to share my home with one or more individuals. (Remember the Golden Girls?)	3/3/2021 6:53 PM
42	The pandemic has left a lot of people without homes - we need to be able to help our friends and community if the need for shelter arises. The cost of homes has also increased due to demand which has damaged the ability for the working class to afford homes. Restrictions like residency limits are an unnecessary obstacle in the way of people working to get back on their feet as it blocks them from getting help.	3/3/2021 6:50 PM
43	Should be up to the home owner how many people they want to live with them	3/3/2021 9:23 AM
44	R1 is the zoning for the area that a person has purchased their home. If you change it your expectations will change and you are forcing migration from the neighborhood.	3/2/2021 11:16 AM
45	Older neighborhoods are not always protected by covenants or homeowner associations from too many people living in a single family home and the stress on the neighborhoods from too many cars associated with these additional occupants.	3/1/2021 5:42 PM
46	Parking and increased traffic are my main concerns. Additionally, the opportunity for crime would increase.	3/1/2021 4:14 PM
47	I put both, because there can be some areas where renting/owning with more than 1 unrelated would be understandable, other areas, need to remain.	3/1/2021 3:35 PM
48	Things are fine the way they are. Houses should not be apartment buildings.	3/1/2021 3:18 PM
49	DEFINITELY NO. WE NEED TO PROTECT OUR NEIGHBORHOODS. FOR 2 YEARS HAD WITH A NEIGHBOR TRYING TO HOUSE MULTIPLE PEOPLE. A DISASTER. NOISE. TRAFFIC INCREASES. NO. NO. NO.	3/1/2021 7:57 AM
50	Increasing housing costs. Many people cohabitate long term without being related. 2 unrelated adults per bedroom, max 4 adults per bathroom.	2/28/2021 4:51 PM

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51	It needs to be increased for housing equality. Discriminating based on familial relationships and incomes is not acceptable, especially when it impacts long term outcomes such as health and education for children. We can be creative and find solutions that work for everyone, not just those with wealth and privilege.	2/26/2021 12:47 PM
52	Allowance for at least one adult per bedroom, expanded by at least one additional adult for each additional bedroom, up to a limit of five adults in four bedroom home.	2/25/2021 4:00 PM
53	It should be increased to 2 per room i have in my house	2/24/2021 9:41 PM
54	Due to the cost of living in Colorado and knowing that there is a short supply of homes, more and more people are needing to live together in order to afford living in Colorado.	2/24/2021 3:20 PM
55	To many adult people to one home no matter how many rooms,causes issues with the amount of vehicles,leading to issues with parking,noise and speaking from experience as I see it already the amount of trash in areas.	2/24/2021 1:38 PM
56	Single family homes are not meant for more than one family. It ruins neighborhoods.	2/24/2021 9:54 AM
57	By 1	2/24/2021 9:08 AM
58	I feel the single family zoning is a reason that people buy houses in those zoned areas. We have many high occupancy zones already and seem eager to redone property to accommodate the units needed. I own rental properties near the university and could no doubt turn these houses into "dorm" environments and increase my income at least 4 fold but do not believe the neighborhood is in tune to this type of occupancy. But maybe the most telling reason is the schools. District 6 is supported by property tax based on the number of houses not the number of people in them, so the increase in children using the school services is out of proportion to the tax base.	2/23/2021 7:00 PM
59	Factors-- bedrooms how many? Parking spaces?	2/23/2021 5:15 PM
60	this will allow multiple people to live in 1 house and clog up our streets. it is bad enough that some streets have multiple cars on a street in our neighborhood. This will just allow more people into a house and thus clog up more parking on the street if this is passed!	2/23/2021 2:47 PM
61	There is not enough parking in neighborhoods adding more adults brings more vehicles and then they have to park in other peoples yards and sometimes when you come home there's nowhere to park or they put cement in their yard making their yards look little me car lots	2/22/2021 8:41 PM
62	The only outcome of this change will be a decline in property values.	2/22/2021 7:16 PM
63	I think it should be up to homeowners and who they want living there with them or who they rent to. Multiple adults in homes are already happening and it can be a great financial benefit. I've spent close to a year self quarantined because of an immune disorder because our sheriff and government won't enforce state public health guidelines. You can't pick and choose where you will heavy hand government then turn a blind eye. Be conservative or be consistent.	2/22/2021 5:33 PM
64	You are opening up a problem for neighbors that the city will not have an answer for. This would benefit landlords with no consideration to the neighborhood. There would be no control over increased parking and no controll over back ground checks	2/21/2021 1:31 PM
65	You will just lower housing values and make residential areas into " apartment " living with the noise, increased traffic and crime problems	2/21/2021 7:31 AM
66	I think at least three unrelated parties should be able to live together. Housing is expensive. We have other laws in place to protect neighbors such as noise complaint, etc. if three working adults want to share a 3 bedroom house, I think they should be able to.	2/21/2021 12:46 AM
67	Who cares if they are related or not. You should be asking why that many people need to live in a house and how you can have affordable housing instead of wasting resources on this	2/20/2021 9:51 AM
68	An increased number of adults living in one residence will likely increase the burden of already limited parking as well as increase domestic disturbances particularly noise and dispute related incidents.	2/20/2021 9:17 AM
69	I am not in favor of turning homes into boarding houses. That is a multi-family zoning decision. But truly unrelated individuals, functioning as a "core" family should be allowed to exist without restriction. For example step children, ex-spouses, distant relatives should be allowed without restriction.	2/20/2021 8:30 AM

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70	Time will tell how much it should be increased by looking at the cause and effect. Neighborhood covenants should have the final say in the end. A city wide proposal may not work, so a city wide proposal should be more liberal than neighborhood standards.	2/20/2021 7:49 AM
71	We should allow the same number as fort Collins.	2/20/2021 5:51 AM
72	Law isn't enforced to begin with. Typically see increase in congestion on the streets, lack of care for property	2/19/2021 8:08 PM
73	Because I should be allowed to help out friends affected by this pandemic and economic loss if I want to.	2/19/2021 7:26 PM
74	We don't need homes turning into frat houses. I fully understand the need for homes, but also (as someone who lives next door to a rental home) understand how utterly [REDACTED] it is when there are too many people in a home.	2/19/2021 7:13 PM
75	Absolutely not! Home owners buy and or have bought in specific neighborhoods because of this correct zoning and knowing that if followed their neighborhood would continue to look nice and not get cluttered with excessive vehicles and a lack of ownership pride.	2/19/2021 7:05 PM
76	Greeley is a college town and an oil town. Plus we have several hospitals. Many people stay in Greeley for part of the year or for different times throughout the year as a secondary residence. With the cost of living being so high many would be house poor without the ability to rent out extra rooms while they're away/that are unoccupied.	2/19/2021 6:20 PM
77	Possibly u+2 but no more in R L zoning. Will ultimately ruin neighborhoods. That's what higher density zoning is for	2/19/2021 6:20 PM
78	Parking, noise, possibly more guests for each unrelated person, unrelated people could be more prone to participating in illegal activities	2/19/2021 5:14 PM
79	Cost of living is high now. Just makes sense	2/19/2021 4:58 PM
80	We purchased a home in a single family subdivision. Property values will dip if this is rezoned. From what I'm hearing, Greeley does not enforce the zoning laws already on the books. People complain and no action is taken.	2/18/2021 8:26 AM
81	Yes, any number of unrelated people should be allowed to live together.	2/17/2021 6:29 PM
82	I think it can open up a number of issues e.g. fighting, over parking, overall look of the neighborhood, reduced property values. I have a question for you: Why do you want to change this? Hasn't the current zoning laws served well. Greeley has something to be proud of, with the cleanliness of the city, in most parts. Why would you change the rules for the homeowners that have invested in the lifestyle they were sold when they bought their home? This is a decision that should be at least voted on by election, not just a few representatives. I have my home and am happy here, should I move now so that an agenda can be satisfied by a chosen few. If you do pursue this it should be for new neighborhoods with the disclosure in the development and the current neighborhoods should be grandfathered in under current laws/rules.	2/17/2021 5:12 PM
83	Too crowded on the streets with cars. People are already breaking this law anyways and you can tell when you drive down residential avenues. Nowhere for guests to park anymore.	2/17/2021 10:44 AM
84	Most people who purchased single family homes did so to have that limitation to create a less dense neighborhood. This feels like a bait and switch. The investments are misleading. Property values will decline. I can't see the reasoning?	2/17/2021 10:42 AM
85	I live in a house that is in an area that is coded U+1. I appreciate the quiet an peacefulness. I'm afraid that increasing the number of unrelated adults would lead to more noise and a messier neighborhood.	2/17/2021 9:33 AM
86	Increasing occupancy standards from U+1 would result in more noise, rowdy parties, property damage, traffic, parked cars, litter, and other nuisance behavior. I know this because at one time, I lived near central Greeley and experienced neighborhoods with higher occupancy zoning. I endured all this behavior and was miserable. People move into R-1 areas with U+1 standards because they desire to live in neighborhoods that are quiet, peaceful, respectful, and well-maintained. The character of these neighborhoods meets the needs of families, children, and senior citizens. Increasing occupancy would ruin the nature of these neighborhoods.	2/17/2021 8:31 AM

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87	I think it should be increased because there isn't enough affordable housing. Everywhere in the city should go to +2, and some areas to +3	2/16/2021 9:49 PM
88	I do not think single family home subdivisions should be turned into multifamily subdivisions. Potential noise,traffic, parking, congestion, etc problems.	2/16/2021 6:31 PM
89	I think it should be increased, but only marginally (U+2, similar to Fort Collins). As a resident of the Cranford neighborhood, any increase greater than this will adversely affect the neighborhoods (Farr, Cranford, Alles, Glenmere) closest to UNC's campus. Unless you can assure that other code violations (trash, noise, parking, derelict landscape) will be enforced (with some teeth), then I'm not supportive of a large occupancy increase. Part of the issue in the areas around UNC's campus are the already large number of derelict rentals with little landscape, excess trash, and questionably habitable spaces run by absent or uncaring landlords. Those things need to be addressed in addition to an increase. Additionally, I would like to see a more in-depth rental market analysis of where in the city individuals are paying more than 30% of their income (among those making less than median and lower income). Is this change actually going to abate the rent burden? I have my doubts.	2/16/2021 8:35 AM
90	There are already numbers of people living in homes. Just drove around town and see cars at ms y houses. Why increase the number when the current ordinance is not enforced?	2/15/2021 6:15 PM
91	I believe that we are about to have a housing glut. There are so many apartment being built now that I don't see a need for more than You plus 1! I am extremely concerned about the units planned for north of Ashton Estates. This is HR zoned. It is my understanding that this was approved more than 20 years ago. It is time to rethink this high traffic area with a new hospital and two sub-divisions built since the zoning assignment.	2/13/2021 12:18 PM
92	We need more housing, especially more affordable housing.	2/10/2021 8:45 PM
93	It's surprising that the city cares how many unrelated people live together. Who does it harm? The information shared by the city doesn't seem to offer any justification for this policy.	2/7/2021 8:45 AM
94	A lot of income can be gained from renting properties to college students, so it would make sense to allow them to live together for the cities economy	1/31/2021 2:44 PM
95	With today's situations as you stated, I recommend "You plus 2". Beyond that, parking gets cumbersome.	1/29/2021 3:32 PM
96	Yes! As a college student I have really benefited from staying with multiple roommates. It is the only way I would have been able to afford to live outside of the dorms. Given some of the lower end demographic that lives in Greeley, I don't see why a rule like this should be forcing more people into homelessness or causing people to be "house poor". I think the standard should be at least U + 3.	1/28/2021 9:15 AM
97	I know many people who live in Greeley attend the University of Northern Colorado. They need to be able to love with unrelated friends in order to have a comrodery and afford to live in Greeley	1/27/2021 6:28 PM
98	+2	1/27/2021 3:58 PM
99	I purchased my home to have the peaceful neighborhood and less congestion. If I wanted to live in a trailer court or apartment where there are far more people, cars, noise, etc., I would live there. Too many people in an area effects the infrastructure and I worry about crime. This is already a problem with Greeley.	1/27/2021 3:31 PM
100	High cost of housing. Very limited affordable housing. U+1 encourages homelessness in the community. Occupancy should be governed by number of bedrooms in structure as a minimum	1/26/2021 5:43 PM
101	Rent is expensive	1/25/2021 3:20 PM
102	The standard is an old limitation that does not reflect the current housing needs in our community.	1/22/2021 1:53 PM
103	Due to economic conditions it may become necessary to help out a family of 3-4 on a temporary basis.	1/22/2021 3:57 AM
104	The cost of housing , for young adults specifically, is near impossible to live in an actual house without the financial burden being shared amongst roommates. The ordinance should be modified to allow 1 person per legal bedroom to reside in the home. The ordinance is very specific about unrelated persons living together, but it allows legal/blood families of ANY SIZE	1/21/2021 10:30 PM

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to reside in any size space, regardless of any health or safety concerns....why should a family of 8 be allowed to live in a 3 bedroom house of 2-3 people/bedroom, when 4 unrelated individuals cannot live in a 4 bedroom house of 1 person/bedroom? As people get married later in life or go through different times of transition, the U+1 is incredibly limiting and inhibiting of living accommodations that are beneficial to all involved. Parking rules and property appearance standards will still apply, but dwellings and inhabitation can comfortably allow for more.

105	We live in America people can make choices about how many people live with them. As long as each person has two to three hundred square feet and there is enough parking to cover so if you have a really big house and four people unrelated to living there then there should be at least two off street parking spots and two on Street	1/21/2021 4:47 PM
106	I don't think it should matter whether or not you're related. the number of people in your house should be Determined by the Number of people that can safely live there.	1/21/2021 3:58 PM
107	I don't think there should be a limit. These days people need to do whatever is necessary to find affordable housing and if they find it by more than 2 unrelated adults living in a space, that is really none of the city's business.	1/21/2021 3:42 AM
108	As many as it takes to pay the bills. Having a couple more people would raise the amount of money each person has to spend on things other than Rent. And if it prevents someone from being homeless even better.	1/19/2021 1:24 AM
109	More people equals more vehicles. Vehicles in driveways with one behind the other and extends out over the sidewalk which leads to kids playing and riding bikes in the street. Also cars parked on the street and blocking driveways.	1/18/2021 10:49 AM
110	No cut and dry answer. Should depend on size of house, situation of people living there. I have a 3 bedroom house and am single. I have a roommate to make ends meet and if I want to rent out my other room I should be able to. What if it's to a couple? Previously I also had a roommate with a baby for a total of 4 of us. I'm curious as to why limits were set to begin with.	1/17/2021 12:05 PM
111	Understanding the economic considerations of families currently I believe it is ok to allow 2 plus you family members. The concern I have in our neighborhood in Mountain Shadows is #1 the number of cars on the street. When I see 6 pickup trucks surround one house hold it is a concern. #2 out of state license plates or expired plates that go u checked. #3 pedestrian safety with so many vehicles in the street. #4 concern for upkeep of the house, junk in yard or sidewalk, walks not shoveled etc. I understand some home care requires finances but trash, junk and snow require movement not money.	1/17/2021 10:16 AM
112	Residential homes were created for single families. Increasing the number will lead to parking congestion and people will take advantage of moving others in and make the neighborhood less safe. It's bad enough in Greeley let's not make it worse.	1/17/2021 9:46 AM
113	There should be no limit on how many unrelated adults can live in a house. If there are enough bedrooms, it shouldn't be an issue.	1/16/2021 6:43 PM
114	Creates congested parking, more occupants using the yard, garage for repairs, etc. Makes getting around these areas in emergency vehicles harder because of the increased vehicles and parking. There are already zoned properties that allow for this so it makes no sense to me to alter single family dwellings. If for no other reason than the fact that people buy and own in single residential areas with the understanding we live next to the same single family dwelling. It doesn't seem fair to me and certainly does nothing to increase property values. Mutli-family zoned in multi-family structures and areas and single -family zoned in single family structures and areas, period! Thank you for the opportunity to comment.	1/16/2021 5:00 PM
115	Rent costs are unaffordable especially for low income persons	1/16/2021 2:49 PM
116	I have lived in my nice quiet neighborhood for 46 years and don't think that my neighbors should be running a boarding house. It increases traffic and tends to degrade the neighborhood.	1/16/2021 2:06 PM
117	Yes, because the government has no business telling people what to do or who they can have in their home. There should be no limit.	1/16/2021 1:50 PM
118	It just is another reason for people to not get married. Also the parking is a nightmare already with some families. You just would add to this problem. If they all have cars they intrude on	1/16/2021 1:08 PM

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neighbors. This has been a huge problem in the Farr Park area for years, because of those who abuse the current law.

119	More adults equates to more parked vehicles. Our streets are already clogged with parked cars.	1/16/2021 8:37 AM
120	Job opportunities are out there! Go get one. Can you even qualify to rent or own a house on unemployment? If we allow for an increase of occupancy of non related adults, all neighborhoods become a frat or sorority house but to a different degree and far away from campus. You will see our lovely neighborhoods changed overnight and property values drop quickly and the Greeley housing market will follow trend.	1/15/2021 8:47 PM
121	Short term, I would have said yes, but the strain of another person is probably another family - multiple people, multiple vehicles, more congestion is not typically a good thing. That said, if you allowed for 6 months, 9 months, even up to 1 year - I would have said yes. Indefinitely - no!	1/15/2021 4:47 PM
122	Number of unrelated adults in a house should be limited to the number of official bedrooms are in the house (per county assessor documents).	1/15/2021 3:55 PM
123	In creasing the number of unrelated adults from 2 to 3 would be fine. The issue is not the number but the impact to the neighborhood from the supposed 8+ "relatives" living together. The city has no teeth in requiring people to show how they are related. Second is the number of commercial vehicles and trailers brought into the single family home neighborhoods. I understand hard economic times, I lived in a home with over 20 other refugees, in Panama in 1961. However, we were cognizant of not disturbing the neighbors with our presence. I know you can legislate the be nice requirement. But, how about all the trash cans in front of the house? I've called it in. gets cleaned, but then again in a few weeks.	1/15/2021 1:14 PM
124	Due to COVID, unemployment, the economy, many need to rent out a room(s) to help pay the bills. Others help family members during these trying times. Some cultures live with several generations of family in a house.	1/15/2021 12:42 PM
125	I'm not convinced it is necessary.	1/15/2021 11:44 AM
126	Once you keep adding people it turns into a party house. Too many cars on the street.	1/15/2021 11:12 AM
127	Being a landlord, more than two would create to many problems.	1/15/2021 10:26 AM
128	Contributes to lower property values Effectively makes single family homes multi family or like rental apartments .	1/15/2021 9:58 AM
129	You plus one is plenty of people to live in a home.	1/15/2021 9:40 AM
130	The City does not inforce any excisting regulations, rental houses in my area have multiple residents of different familys living in a single house. More pickups and cars parked in driveways and street limiting parking for legal residents. City needs to get a clue...	1/15/2021 9:36 AM
131	This housing issue has been occurring in our neighborhood for several years. It has been reported to the city (and also to our HOA). The city prefers not to deal with it— nothing has been done. Why worry about changing the rules when the city will not enforce the existing rules	1/15/2021 9:13 AM
132	Limiting the # of unrelated people living at a dwelling helps with reducing the # of vehicles at that dwelling so that traffic and parking don't become more of an issue in the neighborhood. Maybe you should look at how expensive rent is and address that so multiple people aren't forced to live together. Greeley used to be an affordable place to live but not anymore! Greed as taken over!	1/15/2021 9:13 AM
133	You plus two is more appropriate. If owners need to rent a room to make the mortgage payment, I think that should be allowed.	1/14/2021 10:04 AM
134	Yes, I think there should be very few or no restrictions on where people can live. The associated nuisances can be dealt with accordingly and working to "protect" certain neighborhoods inherently discriminates against others.	1/14/2021 9:08 AM
135	I believe most cities allow more than 2 unrelated adults per household. I think Greeley needs to allow at least 3.	1/13/2021 9:32 PM
136	I feel the current rule is adequate and "safe". If we Don't stay at this standard then our city/neighborhoods will be under stress with increased #'s which may lead to problems with	1/13/2021 8:57 PM

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overcrowding of schools, streets (with too many parked cars) etc. the quality of our lifestyles will deteriorate and people will begin leaving Greeley.

137	debt to income ratio used systemically by real estate bankers financial institutions have and keep those in poverty and others in poor living condition by not allowing home ownership. Minimum wage also does not suffice to obtain a larger rental with more room and others. If the system debt to income or 2-3 times monthly income is used to approve a loan then such should also be considered in homes with adults and children in a way to obtain more room. thank you there is more to the policy that should be sent to congress for reduced poverty and allow impoverished society to own property and obtain financial freedom by owning something as oppose to investors charging every one	1/13/2021 8:01 PM
138	This is a free country.	1/13/2021 6:59 PM
139	Why should there be a limit placed by local govt? Increase by 4-5 unrelated adults. It changes depending on if it is all adults vs a family with children and several adults.	1/13/2021 6:55 PM
140	Yes, and I believe there shouldn't be a limit. The existing ordinance and zoning discrepantly affects lower-income individuals, as many people need roommates to afford rent. As BIPOC, LGBTQIA+ individuals, disabled individuals, and other individuals with minoritized identities are disproportionately lower income, this ordinance contributes to an increasingly segregated city. Furthermore, the definition of family employed by Greeley's municipal code is archaic and doesn't account for a diversity of ways "family" can be defined. Family should not have to be proven through legal contract or blood relationship, and to do so continues to disproportionately affect individuals with marginalized identities.	1/13/2021 6:19 PM
141	I think it should be "you plus any other consenting adults". I know of places where a house is shared among 18 unrelated people and this doesn't bother them because they all know of the risks living together.	1/13/2021 6:13 PM
142	I think this is a ridiculous standard and I'm glad you are looking at this since its been around for 40 years. In a college town, you can expect unrelated students are going to live in one home. Also, with the large agricultural and meat packing plants employees and their low wages, employees might have to live together to afford their housing. Please make this standard more flexible and inclusive for the needs of the community.	1/13/2021 6:09 PM
143	Freedom of association. Also, college students need it to be much higher in order to afford to live off-campus.	1/13/2021 6:07 PM
144	I think the only limits would be based on the size of the home (bedrooms etc). There is definitely a need for housing regardless of relation.	1/13/2021 5:14 PM
145	The number of occupants should be tied to the safe / healthy capacity of the building. If modifications have been made to SFHs, then the max occupancy should reflect this.	1/13/2021 4:09 PM
146	I believe a reasonable number would be 4-6.	1/13/2021 3:06 PM
147	The is so little affordable housing more people would be homeless if authorities knew how many people were co-habiting in many homes.	1/13/2021 3:01 PM
148	This will continue to crowd the existing neighborhoods with more vehicles on the neighborhood streets. In addition, extra move ins have already impacted our neighborhood with noticeably poorer responsibility and attention to existing properties by property owners.	1/13/2021 2:19 PM
149	I find that number low considering we are a college town but on the other hand it should not be any higher than the bedrooms available.	1/13/2021 2:16 PM
150	I've lived in Greeley over 50 years. It was once a beautiful city where people took care of their homes and yards. Now, it seems that is no longer the case. I see countless homes in many different neighborhoods where many trucks and/or cars are lined up in the driveways and on the street. It is obvious that there are multiple unrelated adults living in the house, probably renting, who don't care about the property. These properties are full of weeds and trash, and the lawns are dead. I think if you increase the number of unrelated adults who may live in a house, you are certainly not going to enhance the beauty of the neighborhoods in Greeley. You are only going to add to this current problem. I have many friends, who probably won't get this survey, who feel the same way.	1/13/2021 2:06 PM
151	Due to current financial issues for many folks I think 2 more unrelated adults should be permitted	1/13/2021 1:21 PM

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152	Definition of "family" should be expanded to include some non-traditional family relationships. Total numbers of persons permitted to reside in a home should be gauged by numbers of rooms, total area, approved off-site parking, etc. in addition to expanded definition of family. Traffic, parking congestion, noise, and other public safety concerns should guide the formula.	1/13/2021 12:56 PM
153	I have already seen some houses that have more than two unrelated adults, and they are a mess. There are more cars, more noise and too many people in what is suppose to be a single family household.	1/13/2021 12:35 PM
154	Given the exceptional rise in housing costs throughout the State, coupled with the fact that we are a college town, I believe the ordinance is and has been way too restrictive.	1/13/2021 12:32 PM
155	Rent is too high, and multiple unrelated roommates should be allowed in order to afford it.	1/13/2021 12:21 PM
156	While there are very real consequences to this limit, the economy and world today is simply not fit for the parameters that the limit creates. Frankly, it's one of the least useful laws Greeley has kept and probably the least adhered to.	1/13/2021 12:07 PM
157	As it becomes more and expensive to live here, I think it should be increased to U plus 3 to allow for people to have roommates but keep it from getting crazy, with more people there could be a parking problem. Could it somehow depend on the size of the home or apartment?	1/13/2021 12:06 PM
158	Greek Housing is the best thing that has ever happened to me. I don't understand why there is a standard in the first place. This is the ████████ united states, if 11 grown men decide they want to live in a house together that should be allowed.	1/13/2021 11:50 AM
159	I'm hesitant to say Yes but I do understand the "why" behind this. I'd like to start the transition by increasing to U+1+1 only. Why such a small change? Because I live on a street with a split of own/rent and the street is already quite full of parked cars; day and night. Even now the assortment of occupants can leave one wondering if they are in alignment with the existing formula. Thanks for asking in this regard.	1/12/2021 3:17 PM
160	3.	1/12/2021 2:22 AM
161	I answered because I think there should be no limit.	1/11/2021 6:05 PM
162	I don't understand what the rule's function really is, so I think it makes sense to do away with it entirely unless there is a reason that I am missing.	1/11/2021 5:58 PM
163	Considering that Greeley is primarily a college town, it is safe to assume there will be at least 2 unrelated people living with eachother. Even more so if they live off campus or in a dorm that houses multiple people per room.	1/11/2021 5:14 PM
164	As an university student finding affordable housing is a big deal to me. The number of roommates I am able to find greatly increases my standard of living.	1/11/2021 4:58 PM
165	you plus 5	1/11/2021 4:57 PM
166	As a college town, there's always been several people to one household. Now, people can't afford to live alone, so having roommates becomes a means to an end.	1/11/2021 1:34 PM
167	There is plenty of places to rent that allow multiple people to live together. Increasing the occupancy rate to more than 1 other unrelated person will devalue single family homes. Tenants are extremely hard on properties and this would make that situation even worse.	1/11/2021 11:45 AM
168	This code has been this way since around 1980. With the change in housing prices and changes listed to address this concern, I think it absolutely HAS to be changed. People cannot afford housing, people are even having trouble paying rent. Things have changed and the Counsel needs to address this instead of standing on a "oh there are no issues here, we don't want to make chances if there aren't problems" There are problems! My concern is that I happened to stumble upon this web site/voting just browsing the web. I don't think enough people in Greeley know about this voting/solicitation of public opinion. How many people need to vote to make a difference? This needs to be marketed and pushed to the public way more because I'm sure 8 out of 10 people would agree that this code needs to be updated.	1/11/2021 10:39 AM
169	Parking is a problem and trashed outside areas. You can spot these homes all over your neighborhood.	1/11/2021 10:38 AM
170	To answer that, you must tell me how much you are increasing it. Maybe increase by 1, so U+2 would be ok, but no more.	1/11/2021 10:03 AM

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171	You plu the number of spare bedrooms is reasonable and seems to happen in our neighborhood anyways. Existing standard can't and isn't enforced at all.	1/10/2021 9:00 PM
172	I have lived in the same house for 40+ years. In that time I have watched our once nice quiet neighborhood start to show some wear and tear. The neighbors have changed many times and through the changes I have witnessed multiple families occupy the same home even though we are zoned a single residential neighborhood. The problems I have noticed is multiple the residents end up looking like a car lot, they have allowed the property to run down affecting the value of my property, trash build up, letting the sun remove the snow instead of clearing their walks, cars that have expired tags permanently parked on the street. I don't think we need to increase the number of non family members living in the same household in a single family zoned neighborhood.	1/10/2021 4:13 PM
173	My reason is a simple one. In almost 100% of Residential Neighborhoods in Greeley ther is not sufficient parking. If you would like to see first hand , go to [REDACTED] (Greeley). Every morning you will see 5-6 cars in the driveway and 4-5 in front of just not there house, but in front of others as well. (No Respect) If you would like I could elaborate in more detail. Please contact me at [REDACTED] . Thank-you	1/10/2021 12:49 PM
174	Rentals in single family residential areas tend to not maintain or take care of the property and there is a large increase of traffic to these homes. We have experienced this in our older quiet subdivision as no one really enforces this regulation except possibly in the neighborhoods close to the university. We had multifamily rentals for many years and we did follow the guidelines for related parties.	1/10/2021 12:26 PM
175	As an example, college students living in a residence is appropriate and saves each of them funds for their education. Anymore than six persons generates parking problems on the street.	1/10/2021 9:47 AM
176	You plus 2 max. Otherwise you get too many vehicles on street also.	1/10/2021 8:21 AM
177	I think that the number of unrelated adults allowed should be increase because of the reason given. The number allowed in a single family home should depend on the number of bedrooms the house has. I think two adults per bedroom would be acceptable in some homes.	1/10/2021 12:24 AM
178	As a property manager, people take advantage of not letting managers know who is living there, how many.	1/9/2021 10:44 PM
179	Why should there be any limit at all? America is a free country. People should be allowed to live as they see fit, within reason, without an over abundance of restrictions.	1/9/2021 7:52 PM
180	With exceptions for housing rented to students.	1/9/2021 3:56 PM
181	There are a lot of variables, but I think the policy needs to consider the number of bedrooms, parking needed, and perhaps square footage.	1/9/2021 3:44 PM
182	How does the city consider civil unions? I believe it should be increased as there are more civil unions now than ever before. In many cases the house holds combine children. However, I do believe there should be a limit to how many unrelated persons with not bond should be allowed to share a home.	1/9/2021 1:40 PM
183	For all the reasons previously stated. I knew it was limited, I didn't know it was only U+1., tho. I could see allowing it to a max of one per bedroom of the house (a 4 BR house would be U+3). This would allow single homeowners the ability to decide if that is what they would like to do with their homes. These are tough times.	1/9/2021 1:24 PM
184	we have to many houses that have more than 1 family in them and don't keep the yards or fence and have to many cars so you have no parking in front of your house to many smells and to much noise	1/9/2021 12:46 PM
185	Should be based on the square footage and the number of bedrooms It should max out at 4	1/9/2021 9:52 AM
186	No - three doors down, is a drug house that the police raided a while back. There still are a lot of people there coming and going, usually through the alley. Next door to me the owner is renting out rooms and when they can't park in his driveway they park in mine. Two days ago someone there decided to start fixing their car in MY driveway. I could not get my car out and I was too scared to go out there and confront them all.	1/9/2021 8:52 AM
187	No increase. Current occupancy limits are not enforced now, this will only make it worse. As always, unscrupulous or absentee owners will take undue advantage of this. While I am	1/9/2021 8:51 AM

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sympathetic to the plight and needs of those seeking housing, opening the gates is not the answer. I do not support this in any way.

188	We live in an area of homes close together.more people in one home increases traffic and the number of cars parked on the street. We feel that would lower the price of our home as the character of the neighborhood changes.	1/9/2021 8:37 AM
189	So many times it degrades the neighborhood. No parking for extra cars and deterioration of the of the property.	1/9/2021 8:11 AM
190	not when said property does not and will not provide enough parking spaces and you have "neighbors" blocking your driveway, in your driveway or taking up street parking so your visitors have to park blocks away.	1/9/2021 6:58 AM
191	should be determined square footage.	1/8/2021 10:11 PM
192	It leads to parking issues ruins nice neighborhoods, leads to undesirables moving in causing problems.	1/8/2021 10:08 PM
193	The current limit protects neighborhoods from large numbers of young people cramming into a small apartment, thus protecting property values.	1/8/2021 10:06 PM
194	In the question it doesn't specify if this involves children. I don't believe that children should be living with other adults who are not related to them.	1/8/2021 9:19 PM
195	Most neighborhoods in Greeley do not have adequate parking available for households that contain multiple people thus multiple vehicles. i.e. A family with 2 parents and 2 teenagers typically has 4 vehicles. Most housing does not even have sufficient parking for 4 automobiles. If that same household had even 1 unrelated couple living there, an additional 2 vehicles would need parking spaces. This scenario will/does create tensions and disputes throughout neighborhoods. Now, add more unrelated people to that household and see what happens. This would be a major disaster for Greeley because of the many people who would take advantage of this and have 10/12 people living in a 2/3 bedroom home with 1 or 2 bathrooms. Imagine the amount of fights, domestic abuse and neighborhood complaints this household would burden the city with.	1/8/2021 8:53 PM
196	It depends on what part of the town. I live on 13th Ave and would like it kept here. Thank you.	1/8/2021 8:11 PM
197	In typical neighborhoods, there is only so much driveway space and street parking. Adding more adults, adds more drivers and vehicles in most cases. I think that there could be some variances in unique housing situations where perhaps a house has a a permitted apartment built into the basement or above the garage. I also believe that in most situations where there are multiple adults living in a home, that the individuals are somehow related (parents, grandparents, cousins, etc). There comes a point where having 3 or more unrelated individuals living together encourages more of an apartment type of living situation, and those of us choosing to live in single family homes are doing so because we want to be surrounded by other single families, not by people with no buy in to the neighborhood lifestyle. I think the city should look at permitting and building more diverse housing options that are affordable and cater to individuals who are not looking for single family neighborhoods rather than increasing the current U+1 standard.	1/8/2021 8:08 PM
198	There's enough issues with poor household management with current rules/regulations. Such as parking, trash, respect of neighbors privacy and noise.	1/8/2021 7:58 PM
199	As a landlord, the +1 policy seems to work well. It allows for unmarried couples to rent together, or allows for a roommate to help cover rent. We don't ever want to stress people financially to cover rent, and find that if a tenant needs more that 1 roommate in order to cover rent; they are stretching themselves too thin, which puts undo stress on life. Raising the limit of unrelated roommates will have the unintended consequence of higher turn-over and evictions; if 3,4,or5 people are splitting a lease and 1 or 2 move out for any reason, chances are high that the remaining tenants can no longer afford the rent, and may miss payments leading to evictions.	1/8/2021 7:22 PM
200	Freedom is a good thing. As long as other limits regarding parking, noise, etc. are followed, there is no reason to limit the number of people in a house. Even if the elites of town prefer to see their areas protected by limiting the number of unrelated in a home, that should not be allowed, as it is discriminatory to pass such regulations due to the economic prerogatives of the people of a particular area.	1/8/2021 7:12 PM

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201	I'm not sure why there is a need for a rule limiting the number of adults to live together. I do not think a limit should be set based on whether the individuals are related.	1/8/2021 7:07 PM
202	1+3	1/8/2021 7:03 PM
203	Property owners around them could lose privacy, gain spill over onto their property,..ie vehicles, etc.	1/8/2021 6:09 PM
204	A rental house next to our home in West Point had multiple unrelated adults living in it, all of which drove separate cars. Their three car garage was too full of stuff so no one could park in it. The driveway had 6 cars in it -3 cars across/two cars deep - so the overflow spilled out into our cul-de-sac and often times blocked our driveway. It was a nightmare to deal with.	1/8/2021 5:36 PM
205	Why does it really matter how many unrelated adults can live in a house dumbest thing I ever heard	1/8/2021 5:36 PM
206	Not to exceed three unrelated individuals.	1/8/2021 5:33 PM
207	Where our economy is today many adult children may need to return home for help bringing along a boyfriend or girlfriend. I don't have a problem with helping out our young people as long as the street isn't lined with cars and parties all night abusing their arrangement.	1/8/2021 5:15 PM
208	This would cause additional vehicles being parked on city streets. These streets were not built in a way to handle so many extra vehicles and would cause moving vehicles to not be able to maneuver in crowded areas.	1/8/2021 4:57 PM
209	I'm a resident in a townhome complex. We've had too many problems with multiple unrelated residents in a unit. I would rather see a requirement to apply for a variance if economic hardship necessitates a temporary permit to share the residence.	1/8/2021 4:57 PM
210	Perhaps a mother and father and one offspring provided the unrelated individuals are related	1/8/2021 4:33 PM
211	4. That would allow for 2 couples to share a house. That's a manageable number and a popular sharing arrangement.	1/8/2021 4:31 PM
212	U+1 works great for the privileged. It is implicitly biased against poorer people.	1/8/2021 4:26 PM
213	I the city's current standard is exclusionary and discriminatory and violates the rights of property owners, and should be scrapped.	1/8/2021 4:25 PM
214	We have two houses in very populated areas of Greeley and are single family homes with lots of multi family units around us. It already doesn't work for parking, noise, privacy. Our one home was built in 1898 so it's not that we knew what we were getting as much as the city of Greeley not having and not enforcing code.	1/8/2021 4:21 PM
215	I think you should allow for at least 4 people. I understand why the rules are the way they are (kind of) but there are several reasons I think it should be increased. 1. This is a college town. College kids need to be able to share housing and friendships when they agree on it without. 2. The economy is not going to get better. We have a problem with homeless or near homeless people. A shared dwelling could solve some of those problems, since some homeless work but can't make enough to pay rent by themselves. 3. It make sense to allow people to share housing as long as they agree among themselves, both for financial and emotional reasons.	1/8/2021 4:21 PM
216	In order for some individuals to keep their homes they have resorted to renting & sharing spaces with others. As long as all are respectful of others in neighboring homes & spaces should not be limited & risking the loss of home ownership or penalty.	1/8/2021 3:20 PM
217	Yes, I would like to see a slight increase (you plus 2 or 3) to allow another roommate type situation (you own the home and have 2-3 roommates) or similar.	1/8/2021 3:07 PM
218	We had a house next to us with 13 people living in it, they claimed they were cousins, it was terrible noisy, no parking	1/8/2021 2:41 PM
219	This is incredibly outdated and unfairly targets people who must live with roommates for financial reasons. The cost of living in Northern Colorado is only going to continue to increase.	1/8/2021 1:47 PM
220	It seems a silly restriction. occupancy should be based on sq. footage or bedrooms or bathrooms or something.	1/8/2021 1:39 PM
221	If owner of property pays utilities rent will have to be increased to cover additional costs thus creating a vicious circle. Also, more than 2 creates more legal problems because as a former	1/8/2021 1:28 PM

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landlord I can say room mate situations almost always result in court. Also as a citizen, the number of multifamily houses does not make for friendly neighborhoods as most renters could care less about neighborhood. I have just finished 3 years of terrible neighbors across street who had probably 6 people in a 2 bedroom apartment. NOT GOOD. Almost sold my house and moved from Greeley because of it!

222	I think that, for the most part, the current model works well. I know there have been violations in the campus area downtown, but if it becomes a bigger issue maybe their can be a permitting process for rentals that house unrelated adults.	1/8/2021 1:10 PM
223	Yes because there are college students seeking housing and cant afford one house for two adults? This is the most unwarranted thing I have read yet.	1/8/2021 12:59 PM
224	Housing costs alone is astronomical	1/8/2021 12:46 PM
225	I would need to know what the proposed change would be. Would it be increased to three, five, or infinite?	1/8/2021 12:04 PM
226	The fact that Greeley has stricter rules on this than Boulder, Loveland, and Fort Collins is ridiculous. As a college town that is encouraging people to move to town demanding that houses are occupied by single families only is insane and will cause people to either ignore the rules or move away. There should be no limit on how many unrelated people can live together as long as they are not breaking fire codes and other safety factors.	1/8/2021 11:54 AM
227	Exactly as mentioned above...Weld County is still experiencing a housing cost boom and purchasing or renting a home isn't affordable for many without sharing the cost with other individuals.	1/8/2021 11:54 AM
228	I don't think there should be a limit. When I was in college, I would have loved to share rent with more than 1 person, because we had more than enough room for that in our house.	1/8/2021 11:41 AM
229	I don't think the City has an interest in who lives where. The City interest lies in responding to nuisance complaints. Codifying the nature of relationships among residents falls beyond City purview. In the narrative provided in the Household Occupancy Standards, the City adopted standards because it was a popular notion at one time. If the City intends to provide a standard of living imagined by residents, the City has inserted an opinion that may not be shared by all or even a majority of residents, curtailing the liberties of some to benefit unspecified others.	1/8/2021 11:37 AM
230	Depending on number of bedrooms. Honestly, I think it should be up to landlords or homeowners to decide. I realize that sometimes more adults also means that there are more vehicles to park, but that is true even when people are related. I just wonder about why there is this policy? Is it due to outdated social norms? Unmarried people and gay people being targeted? Maybe the city should revisit it?	1/8/2021 11:08 AM
231	We are in a [REDACTED] pandemic and it's cheaper to live with a a few people ... [REDACTED] you for trying to put people on the streets for gentrification's sake [REDACTED] your law	1/8/2021 10:39 AM
232	We live in Crawford which is already a mishmash of mixed occupancy. Allowing more occupants than is why currently permitted will make an already crowded, confused zoning situation worse. The current regulation at least gives the city some regulatory power; without some regulatory power the city is helpless to handle problem properties.	1/8/2021 9:56 AM
233	No! As if the city enforces this anyways. There are decent tax paying citizens forced to live next to degenerative "households". We should not be made to suffer.	1/8/2021 9:55 AM
234	There are a variety of reasons, including the housing crunch and economic uncertainty. Sometimes people form "families of choice" that are not formed by blood or marriage. I believe a reasonable restriction can be in effect based on square footage, etc. Overall, I support the change. Thank you.	1/8/2021 9:44 AM
235	It causes a lot of problems win a bunch of unrelated people live together parking problems noise problems Etc	1/8/2021 9:41 AM
236	U+2 seems to be more common	1/8/2021 9:34 AM
237	The standard should be based on the size of the house not an arbitrary number. For example, 2x the number of bedrooms minus the number of bathrooms. A 3 bed, 2 bath home could occupy 4 unrelated adults easily.	1/8/2021 6:31 AM
238	Because of stagnant wages and increasing home prices to prevent Greeley from having an	1/8/2021 3:29 AM

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even higher population of unhoused people efforts need to be taken to reduce restrictions on housing. In my opinion the number of unrelated people living in a single family home should only be dictated by the amount of space in the house.

239	It will bring down housing values and increase neighborhood traffic.	1/7/2021 10:07 PM
240	Up to 8	1/7/2021 9:39 PM
241	Should be increased to any amount per house hold. But max total people should still be limited based on the size of the house.	1/7/2021 8:27 PM
242	Cost of housing is too high for folks to afford a single dwelling on their own, especially young adults starting out.	1/7/2021 7:53 PM
243	+4	1/7/2021 7:21 PM
244	Obviously, no one wants to see this City become one that encompasses homes packed with people, for the sole purpose of financial convenience, but I fail to see how increasing this number to, say, U+3 could create any major concern to neighborhoods, either as a concern for disturbance, parking, home values, etc, great enough to out-weigh the expanding need for housing, given the increasingly difficult task of further affordable new home construction.	1/7/2021 7:14 PM
245	Ever been in a student occupied rental house?	1/7/2021 6:46 PM
246	I do not think the current standards are reflective of the current economic and cultural climate. I'd much rather see a change to this standard and better access to housing for members of our community who may not be able to afford the increasing cost of housing.	1/7/2021 4:53 PM
247	I think it shouldn't matter if multiple unrelated people live in the same household. Occupancy should be based on the number of bedrooms in the residence.	1/7/2021 4:27 PM
248	Allowed if housing unit has separate bedrooms for all unrelated adults and no more then two minors in a bedroom. Off street parking for all vehicles. One owner must also reside full time in home.	1/7/2021 4:14 PM
249	There are more family styles than the "nuclear family" that may include several unrelated people. By increasing the limit it will make more chosen family units find homes.	1/7/2021 3:51 PM
250	I have no problem increasing the number a small amount. I currently live in an area of Greeley where it definitely appears that many people are living in a single houses. This really adds to the number of automobiles on the property or on the street in front of the property. Not sure I like that. Short term OK, Long term a problem!	1/7/2021 3:40 PM
251	I do not have a problem with # of unrelated people depending on the situation, the size of home is a factor and the # of bedrooms and bathrooms, and cars on a street! This can be a touchy issue. I think there circumstances and variables that are a factor. I believe housing costs and economic trends are a huge factor. I would like to to see some type of variance with guidelines. There is not a perfect mold for living or family circumstances!	1/7/2021 3:29 PM
252	Because this could change the density of neighborhoods beyond the low density, single family homes that we purchased our home in 2007. This ordinance has been in affect since 1980, what is the problem? Maybe you make this increase possible in new developments where people are alerted to this possibility. Also, with only 44 complaints in 2020 and four violations found, what's the problem you are trying to fix?	1/7/2021 3:13 PM
253	Have you seen how many cars are parked outside RL homes now? Do you want to live next door to possibly 6 Or 7 adults with the constant coming and going? There's a reason the college area allows for more. It should NEVER be allowed in RL neighborhoods. This is your answer to the housing problem?	1/7/2021 2:47 PM
254	I feel it is important to keep the rules as is because I am not wanting to live in a high density neighborhood.!	1/7/2021 2:45 PM
255	For many neighborhoods, allowing multiple unrelated parties to reside in a home will likely decrease the values of the surrounding properties. In a purely rental situation, this could cause larger homes to have many unrelated inhabitants who would likely not have a point-person assigned for maintenance, and parking could become a nightmare. If this is handled through the normal zoning process, then neighbors move into a neighborhood knowing the likelihood that a property will have multiple unrelated parties (medium or high density neighborhoods). If	1/7/2021 2:45 PM

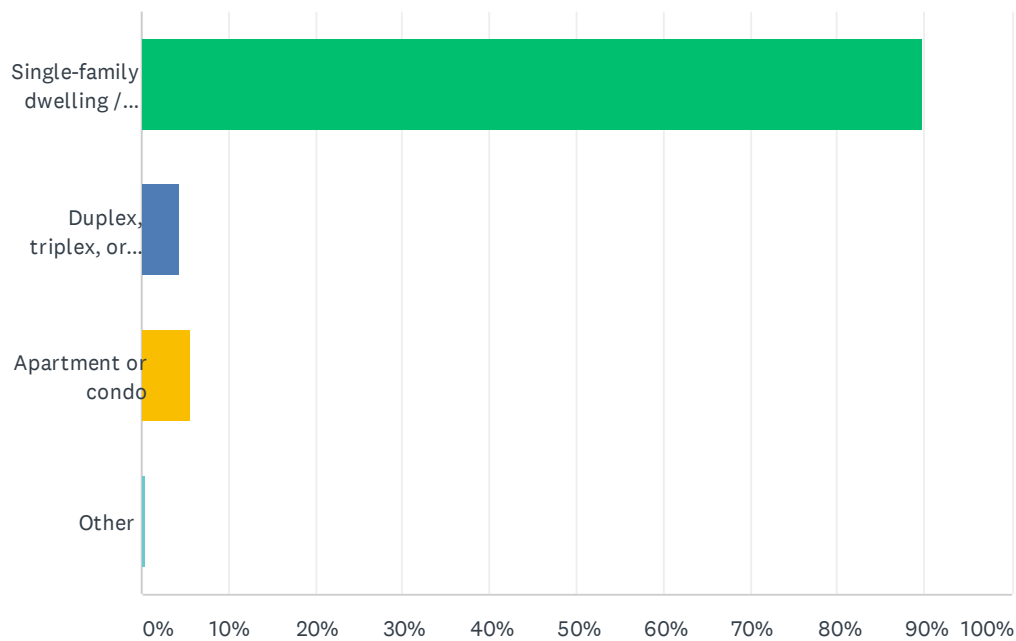
Household Occupancy Standards - Survey #1

this is a standard allowance in all neighborhoods, there is no redress for neighbors to address concerns if issues arise. Thank you for asking for input!

256	Because of housing prices and rent prices, people are required to double up and live together. I fully increasing the existing standard of you plus 1	1/7/2021 2:35 PM
257	Unlimited.	1/7/2021 2:33 PM
258	I am an active real estate broker in Greeley and have watched neighborhoods erode in value due to this increase in unrelated adults. Covenants are being abused and citizens are watching their neighborhoods erode and values diminish. I feel adamant that an across the board change to the occupancy parameters is not the best approach. Specific neighborhoods may benefit but many others will suffer. I would be more than happy to get back involved but this will not take off the pressure on our housing needs and future requirements. The excessive apartment and multifamily projects the past 6 plus years is disappointing and makes Greeley another bedroom community. We are losing every day residents to surrounding communities. I would be more than happy to get involved again in these discussions if something constructive would come from them. Multi family, apartments and increasing occupancy leniency is not the answer. Let's sit down with the Mayor, planning and our economic development individuals and have a hard discussion about what is really happening in our residential markets.	1/7/2021 2:31 PM
259	Home sharing in an area with high rent can make it necessary to have more than 2 unrelated persons. Other jurisdictions allow up to 5 (5 is the max) unrelated persons, providing that they meet the codes relative to space per occupant (living and sleeping).	1/7/2021 2:29 PM
260	To make the cost of living more affordable but no more than 4 unrelated adults.	1/7/2021 2:19 PM
261	Residential neighborhoods are not equipped for parking that is required for multiple people	1/7/2021 1:38 PM
262	I think it should be increased to U+3. Housing costs are extremely high.	1/7/2021 1:24 PM
263	I think that given high housing costs and lack of affordable housing that 4 is a reasonable number and the ability to seek permission for more if needed	1/7/2021 1:19 PM
264	Clearly limits are needed but perhaps 3 adults of 3 different families sounds reasonable.	1/7/2021 1:10 PM
265	It seems like up to 4 unrelated adults could share housing; thinking particularly of senior citizens but could apply to any age.	1/7/2021 12:32 PM
266	It is imperative that more people not be able to share. Houses with bunches of unrelated folks are already ruining our neighborhoods. They don't care for property—exceed reasonable parking on the street and while they are fine folks they need to be in rentals designed for multi family occupancy.	1/7/2021 12:18 PM
267	You plus 2 is enough	1/7/2021 12:12 PM
268	Only if controlled by number of bedrooms or square footage of the house	1/7/2021 11:23 AM
269	U plus 2 max.	1/7/2021 11:22 AM
270	Yes, 2 per room. If the the house has 2 bedrooms. 4 people should be able to live there.	1/7/2021 11:13 AM
271	All around the University you have houses that are rented out to more than 2 students. Right now high prices, low paying jobs, people out of jobs due to Covid. Do we want them on the street because they can't pay their rent or is it better for them to become a roommate and have a roof over their heads?	1/7/2021 11:12 AM
272	It seems strict to limit only one other unrelated adult to live in the same household. I am not sure what the number should be- possibly 2-4 unrelated individuals.	1/7/2021 11:11 AM
273	TEST	1/6/2021 2:49 PM

Q1 In what type of housing do you currently reside?

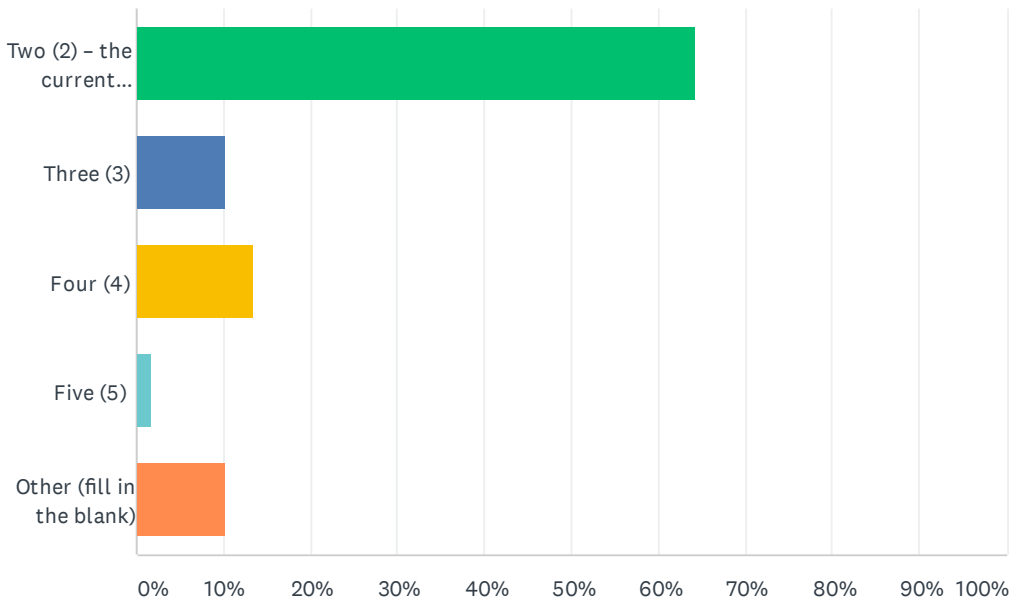
Answered: 232 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family dwelling / detached house	89.66%	208
Duplex, triplex, or townhome	4.31%	10
Apartment or condo	5.60%	13
Other	0.43%	1
TOTAL		232

Q2 How many unrelated adults do you think should be allowed to share a typical two (2) bedroom house?

Answered: 232 Skipped: 0



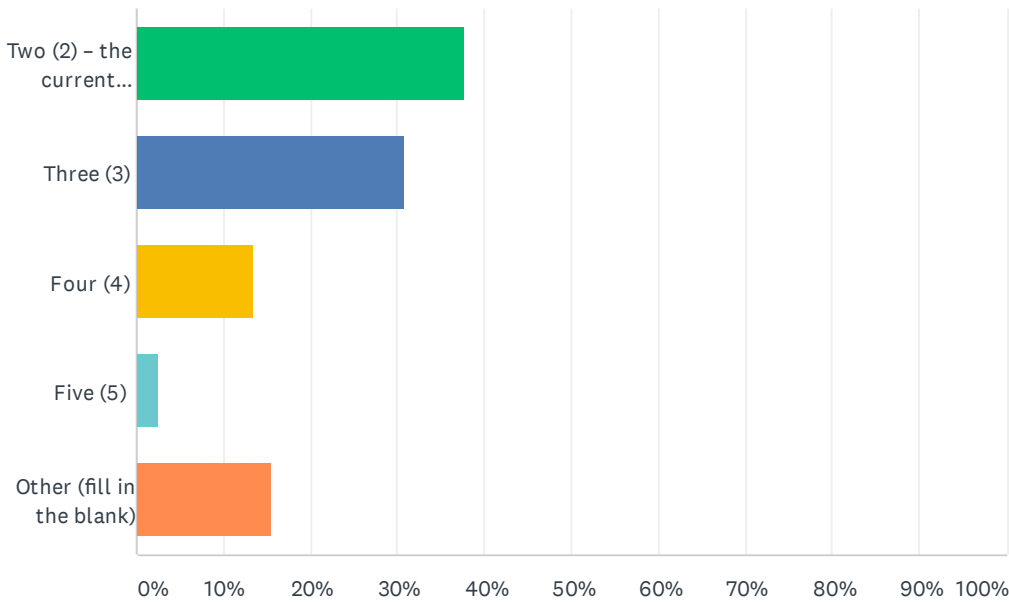
ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	64.22%	149
Three (3)	10.34%	24
Four (4)	13.36%	31
Five (5)	1.72%	4
Other (fill in the blank)	10.34%	24
TOTAL		232

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	0	3/8/2021 11:43 AM
2	Should be up to the home owner	3/6/2021 10:17 PM
3	No limit	3/5/2021 7:19 AM
4	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
5	There should be no governing of this.	3/4/2021 8:41 PM
6	In a single family house, not apartment or condo	3/4/2021 6:28 PM
7	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
8	Unlimited	3/4/2021 9:23 AM
9	As many as they want.	3/3/2021 8:22 PM
10	None	3/3/2021 7:07 PM
11	Depends on circumstances.	3/3/2021 6:59 PM
12	Unlimited in my home that I own	3/3/2021 5:48 PM
13	As many as the homeowner allows.	3/3/2021 5:19 PM
14	The government should stay out of my business in my house	3/3/2021 4:45 PM
15	Should be decided by the owner	3/3/2021 9:20 AM
16	unlimited	2/26/2021 1:37 PM
17	no limit	2/26/2021 1:36 PM
18	Unlimited	2/26/2021 12:49 PM
19	I plus 3	2/25/2021 10:23 AM
20	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
21	As many as desired.	2/23/2021 7:26 AM
22	one - exception would be parents	2/23/2021 6:15 AM
23	Unlimited	2/22/2021 5:45 PM
24	As many as the people in the house want	2/20/2021 9:54 AM

Q3 How many unrelated adults do you think should be allowed to share a typical three (3) bedroom house?

Answered: 231 Skipped: 1



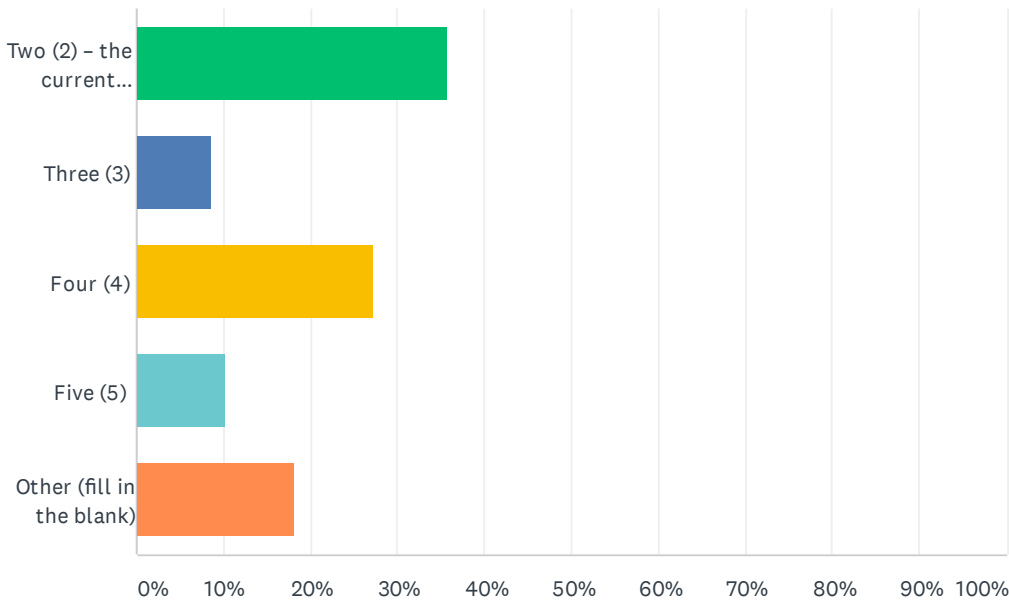
ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	37.66%	87
Three (3)	30.74%	71
Four (4)	13.42%	31
Five (5)	2.60%	6
Other (fill in the blank)	15.58%	36
TOTAL		231

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	Should be up to the home owner	3/6/2021 10:17 PM
2	As many as I want if I'm paying for it.	3/5/2021 5:44 PM
3	6	3/5/2021 4:11 PM
4	6	3/5/2021 2:44 PM
5	No limit	3/5/2021 7:19 AM
6	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
7	There should be no governing of this.	3/4/2021 8:41 PM
8	6	3/4/2021 7:37 PM
9	6, 2 per bedroom, in a house, not apartment or condo	3/4/2021 6:28 PM
10	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
11	6	3/4/2021 9:23 AM
12	6	3/4/2021 6:33 AM
13	As many as they want.	3/3/2021 8:22 PM
14	Six - two per bedroom	3/3/2021 7:37 PM
15	Depends on circumstances. Couple can be unrelated.	3/3/2021 6:59 PM
16	Unlimited in my home that I own	3/3/2021 5:48 PM
17	As many as the homeowner allows.	3/3/2021 5:19 PM
18	The government should stay out of my business in my house	3/3/2021 4:45 PM
19	Should be up to the owner	3/3/2021 9:20 AM
20	6	2/26/2021 8:28 PM
21	unlimited	2/26/2021 1:37 PM
22	no limit	2/26/2021 1:36 PM
23	Unlimited	2/26/2021 12:49 PM
24	U plus 3	2/25/2021 10:23 AM
25	6	2/24/2021 9:44 PM
26	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
27	As many as desired.	2/23/2021 7:26 AM
28	No more than 6	2/23/2021 7:00 AM
29	one - exception parents	2/23/2021 6:15 AM
30	6	2/22/2021 11:10 PM
31	Unlimited	2/22/2021 5:45 PM
32	However many	2/22/2021 5:28 PM
33	6	2/20/2021 11:07 PM
34	As many as the people in the house want	2/20/2021 9:54 AM
35	6	2/19/2021 6:44 PM
36	6	2/19/2021 5:01 PM

Q4 How many unrelated adults do you think should be allowed to share a typical four (4) bedroom house?

Answered: 232 Skipped: 0



ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	35.78%	83
Three (3)	8.62%	20
Four (4)	27.16%	63
Five (5)	10.34%	24
Other (fill in the blank)	18.10%	42
TOTAL		232

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	6	3/7/2021 10:26 AM
2	Should be up to the home owner	3/6/2021 10:17 PM
3	As many as I want if I'm paying for it.	3/5/2021 5:44 PM
4	8	3/5/2021 4:11 PM
5	8	3/5/2021 2:44 PM
6	No limit	3/5/2021 7:19 AM
7	I do NOT believe related/unrelated should be in the zoning code at all. That is discrimination. Instead, limit the number of people based on fire safety regulations.	3/4/2021 9:44 PM
8	There should be no go evening of this.	3/4/2021 8:41 PM
9	8	3/4/2021 7:37 PM
10	8, 2 adults per bedroom, in a house, not apartment or condo	3/4/2021 6:28 PM
11	6	3/4/2021 4:19 PM
12	As many as appropriate for the people living in the household.	3/4/2021 9:27 AM
13	8, 2 adults per room	3/4/2021 9:23 AM
14	8	3/4/2021 6:33 AM
15	6	3/3/2021 8:34 PM
16	As many as they want.	3/3/2021 8:22 PM
17	8 - two per bedroom	3/3/2021 7:37 PM
18	Depends on circumstances.	3/3/2021 6:59 PM
19	Unlimited in my home that I own	3/3/2021 5:48 PM
20	As many as the homeowner allows.	3/3/2021 5:19 PM
21	The government should stay out of my business in my house	3/3/2021 4:45 PM
22	Should be up to the owner	3/3/2021 9:20 AM
23	8	2/28/2021 4:52 PM
24	8	2/26/2021 8:28 PM
25	unlimited	2/26/2021 1:37 PM
26	no limit	2/26/2021 1:36 PM
27	Unlimited	2/26/2021 12:49 PM
28	8	2/25/2021 5:55 PM
29	I plus 3	2/25/2021 10:23 AM
30	8	2/24/2021 9:44 PM
31	up to 8	2/24/2021 8:19 PM
32	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
33	As many as desired.	2/23/2021 7:26 AM
34	No more than 8	2/23/2021 7:00 AM
35	one - exception parents	2/23/2021 6:15 AM
36	8	2/22/2021 11:10 PM
37	Unlimited	2/22/2021 5:45 PM

Household Occupancy Standards Survey #2

38	Maybe up to 8 if couples	2/22/2021 5:28 PM
39	8	2/20/2021 11:07 PM
40	As many as the people in the house want	2/20/2021 9:54 AM
41	8	2/19/2021 6:44 PM
42	8	2/19/2021 5:01 PM

Q5 Please provide any additional feedback on this topic.

Answered: 129 Skipped: 103

Household Occupancy Standards Survey #2

#	RESPONSES	DATE
1	There are other city ordinances to mitigate partying, and trash etc. that many people are concerned about. It is time Greeley makes a change on this matter.	3/10/2021 10:40 AM
2	We are glad the city is finally addressing this. Housing is out of control in Colorado.	3/10/2021 10:17 AM
3	I believe it's appropriate that how ever many bedrooms should be how many Unrelated people can live in a home. This is due to the housing situation in Colorado and all the changing demographics.	3/10/2021 6:35 AM
4	Don't change the standard single family allowance. It would not be fair to current homeowners who bought with the U+1 standard in place.	3/8/2021 10:12 PM
5	Areas of town are already adjusted for this. We do not need to blanket the entire city.	3/7/2021 2:23 PM
6	I am glad to see more low income housing is coming to Greeley. Related issue--I hope the City of Greeley can find a way to deal with absentee landlords better. There are so many trashed rental properties near the UNC campus and old hospital.	3/7/2021 8:57 AM
7	there is no code enforcement in Greeley, trashy properties abound even within blocks of city hall	3/7/2021 7:54 AM
8	If everyone has a seperate room why not allow it	3/6/2021 6:40 AM
9	Glad that the city sees a need here and is addressing the concerns. They care about making things affordable for people.	3/5/2021 4:26 PM
10	Limit the number of people based on fire safety regulations, on number of bedrooms or square footage, not on whether or not they're 'related'.	3/5/2021 4:11 PM
11	Where are these other adults suppose to park their cars? Houses around Greeley have very limited parking for what they were built for, single families. Code enforcement does not enforce current housing codes, if you get rid of any codes, the neighborhood will become slums and trashed. If this gets passed will this be allowed in gated neighborhoods or is this just for the poor parts of town, where city leaders don't care about.	3/5/2021 2:56 PM
12	the more people that share the house and expenses the better. Times are even tougher now.	3/5/2021 2:44 PM
13	I would like to invest in property in Greeley, but it's made difficult by such restrictions. Surrounding communities don't have such strict guidelines. Greeley's are old and outdated, especially since there are many young professionals looking for housing they cannot find. Rules need to change!	3/5/2021 9:33 AM
14	I think the city is smart in finally addressing current changes in demographics and housing. Good for the city to finally make some changes.	3/5/2021 9:08 AM
15	There needs to be adequate parking to support the increase in the number of tenants so that there isn't an issue for the other people in the neighborhood.	3/5/2021 9:03 AM
16	Why are we putting limits. It makes no sense.	3/5/2021 7:19 AM
17	It's ridiculous that any city should govern who gets to live together based on DNA. Housing crisis aside, I am an individual who seeks out living situations with others to enrich my life, deepen my connection to community, and share life's responsibilities. I have previously owned a home in Denver where 6 of us lived as chosen family and it was an enriching and life-changing experience. Zoning around # of adults based on bedrooms for health and fire safety is more than enough to ensure housing is not dangerously overpopulated. There's no reason to bring blood into the picture. I don't even understand the reasoning for why 4 cousins can live together but 4 friends can not.	3/4/2021 9:44 PM
18	Citizens who own their homes should have the right to occupy them the way they want.	3/4/2021 8:41 PM
19	Parking, noise, and partying are a problem.	3/4/2021 8:22 PM
20	This proposal will ruin our neighborhoods!	3/4/2021 6:51 PM
21	House vs apartment/condo living makes a big difference for fire codes, noise ordinances, etc.	3/4/2021 6:28 PM
22	Don't change the rules	3/4/2021 5:34 PM

Household Occupancy Standards Survey #2

23	Renting out rooms to unrelated people encourages transient populations and will create legal issues. Many people bought a single family home over living in other types to live in a less congested area with more stable residents. Perhaps expand current multi family areas where majority of residents express the desire.	3/4/2021 5:05 PM
24	Neighborhoods can quickly deteriorate when you start allowing a number of unrelated people to live together. They allow it in Tempe, AZ where my son goes to school. I went to a family weekend fraternity party in a nice middle class neighborhood because a number of unrelated young men were allowed to live together. The number of cars cluttering the streets increases and rifts between neighbors start. It all sounds great until it happens next door. Trust me, I'm a landlord, I suspect I could get more rent renting my houses by the room, but I'm sure the neighbors would hate it.	3/4/2021 5:01 PM
25	No changes welcome as they effect property values!	3/4/2021 4:22 PM
26	We need affordable housing.	3/4/2021 4:19 PM
27	We had a house on our street where Virginia Hills bordered Virginia Hills South that was inhabited by numerous adult Men, none of them related, they all had construction trucks that they parked on the streets as well as their own vehicle and the yard was full of construction waste and never mowed since for them the house was just a cheap place to sleep with no pride of ownership. That alone was enough to make me move. I realize that this will happen in secret no matter what rules you pass but please don't make it easier for them to ruin a neighborhood.	3/4/2021 1:39 PM
28	Adamantly disagree with the proposal based on number of bedrooms. You are penalizing single family homeowners and yes, home values in Greeley will go down, some will move, and their goes your tax base. You do not have the ability to solve the problems you will be create such as enforcement and parking. Leave the number where it is.	3/4/2021 10:47 AM
29	This shouldn't be an issue legislated by the City.	3/4/2021 9:27 AM
30	We should stop trying to limit people per home and rather focus on educating people on code requirements	3/4/2021 9:23 AM
31	It is becoming harder and harder for families to find a starter home. Although it seems like a good idea to have a place for more unrelated adults, it will become harder and harder for a family to find a home within their price range. A family with children takes more care with a home, rental or not, from what I've observed. The people who will benefit the most will be the investors/landlords in buying up housing which could be available for starter homes, and who will be able to charge more for more unrelated adults. We live near UNC and would like to maintain family presence in our neighborhood.	3/3/2021 9:34 PM
32	In a college town, more adults should be able to live together	3/3/2021 9:29 PM
33	The only way I've been able to afford a place to live is with roommates. I would have been homeless if not. Rent is astronomical. Often I had to choose between eating and paying rent. Having additional roommates helps lessen the cost of living.	3/3/2021 9:19 PM
34	I don't believe that any more than 4 unrelated adults should be able to live in one home. You are just asking for trouble with more. It could cause a massive amount of other issues. Noise complaints, no room for vehicles on the street (a problem we currently have in our neighborhood along with a few parking on the grass in the front yards. A total eye sore!). How do you police criminal records for that many people in one home? There would have to possibly be exceptions in case of elderly parents or disabled citizens living together.	3/3/2021 9:14 PM
35	Less government, more freedom	3/3/2021 8:22 PM
36	If the house is in a multi-family neighborhood the occupancy should increase based on the number of bedrooms.	3/3/2021 7:48 PM
37	The state has no business telling couples they can or cannot cohabitate with each other and other similarly-situated acquaintances. If four young couples want to share a large 4-bedroom house, they absolutely should be able to. Also, UNC students need affordable off-campus housing which means unrelated people living together. It's not the state's business.	3/3/2021 7:37 PM
38	N/a	3/3/2021 7:07 PM
39	There are many things that should be considered. Generally one person bedroom may be	3/3/2021 6:59 PM

Household Occupancy Standards Survey #2

correct, but not necessarily.

40	Adults should be allowed to have housemates. Many prefer this in order to save money.	3/3/2021 5:48 PM
41	I believe that homeowners should be making the decisions on who can live in their own home, not the city. U+1 is very limiting, especially in the time of this pandemic when many people are desperate for a place to live.	3/3/2021 5:19 PM
42	I don't think there should be any restriction on this kind of thing.	3/3/2021 4:57 PM
43	The government should stay out of my business in my house	3/3/2021 4:45 PM
44	If I'm paying the house payment or rent, it should only be my decision to have as many people live in my house. Landlords do have a right to deem how many.	3/3/2021 9:20 AM
45	Based on the zoom meeting last night. My opinion is that things need to change to accommodate citizens that cannot afford housing. How every many bedrooms should be how many can live in the home.	3/2/2021 2:49 PM
46	I think this for College students, But only College Students, not whole families living in a room in the single dwelling, Example, 3 bedroom, 3 single unrelated persons, not the whole family of that person included loving in that room together related or not!!	3/2/2021 1:40 PM
47	PARKING WOULD BE A PARKING PROBLEM. AS IT IS NOW WE HAVE A NEIGHBOR WITH GROWN CHILDREN LIVING WITH THEM AND ARE BLOCKING THE SIDEWALK DO TO LACK OF PARKING AREAS ON STREET.	3/2/2021 11:12 AM
48	City refuses to apply current standards in enforcement. Any change in code should be inclusive of strict enforcement by Code Enforcement. We've had a single family home in our neighborhood house as many as seven unrelated adults (out of nine) and it has severe impact on the quality of life in our neighborhood and impacts surrounding home values.	3/2/2021 6:30 AM
49	If the City Council wants to make changes to the current zoning, they need to be fair and make it mandatory for all neighborhoods superseding all neighborhood covenants and homeowners associations.	3/1/2021 5:53 PM
50	I live in an area that is already highly impacted by non-related tenants and there are always problems. In theory it sounds altruistic to open up these housing options, but it opens the door for so many violations and I doubt that the city has the funding to handle the complaints.	3/1/2021 4:57 PM
51	Unless rooms are being rented out seperately, there should only be 3 unrelated people per house, especially in "party areas."	3/1/2021 3:37 PM
52	You aren't taking into account the number children. Three adults might be ok in a home if there weren't any children. Two adults might be too much if both adults have three children. I think a combination of the total number of people is needed.	3/1/2021 11:14 AM
53	DO NOT INCREASE THE NUMBER ALLOWED. WE HAVE HAD HORRIFIC PROBLEMS WITH A NEIGHBOR BRINGING IN MORE PEOPLE. A DISASTER FOR OUR COMMUNITY.	3/1/2021 7:53 AM
54	I think If someone owns a four bedroom or three bedroom home they shouldn't be restricted to only allowing two unrelated individuals.	2/27/2021 3:26 PM
55	Many cultures live with extended family. It is none of the government's business how many people live together. If it is an issue in a neighborhood, what is the real issue? Is there a real issue or are people just uncomfortable living around people that are "different"? Communities and neighborhoods thrive with diversity: old and young; poor and rich; ethnic and cultural differences. Let's spend our time finding how we can all get along instead of making rules about how people should live.	2/26/2021 1:36 PM
56	Regulating based on bedrooms will be complicated. I don't believe there should be a limit, however if one is chosen, perhaps 6 or 7 would be effective in providing housing opportunities while also simplifying the process for administration.	2/26/2021 12:49 PM
57	If a couple is sharing the room and utilities per each room, two people should be allowed per room with same price	2/25/2021 5:55 PM
58	Loosening occupancy standards in single family houses is a relatively inexpensive and effective way to add capacity to our critical shortage of housing. Yes, there will be parking	2/25/2021 3:58 PM

Household Occupancy Standards Survey #2

issues and potential over-crowding, but those issues can be dealt with pretty effectively through code enforcement and homeowner education.

59	please keep the code as written	2/25/2021 2:52 PM
60	This is not a good idea. To maintain order and orderly neighborhoods this cant happen.	2/25/2021 2:01 PM
61	the way the code is written is what should be retained.	2/25/2021 1:43 PM
62	Bad idea overall.	2/25/2021 1:35 PM
63	U plus 3 is what Windsor is doing. We have similar demographics and the surrounding areas are increasing unrelated adults. Sounds like Greeley needs to update their policies.	2/25/2021 10:23 AM
64	Seems simple. Why is the city making this complicated? How every many bedrooms should be how many people can live in the house.	2/25/2021 8:28 AM
65	Not sure why its a law, i pay my share of taxes for this land, if i have 3 bedrooms why cant i have 3 couples living in my house	2/24/2021 9:44 PM
66	Depending on the setup, a room could have two beds (think siblings sharing a room). The related vs unrelated aspect shouldn't be the priority. I honestly didn't know this was a rule/law until this survey process started and I doubt others do either. Housing is a challenge and everyone is trying to do their best to find a home they can afford and these arbitrary rules aren't helping Greeley.	2/24/2021 8:19 PM
67	The problem with allowing more to a house no matter the amount of rooms is that it will increase the number of vehicles parked, which normally leads to people parking all over the place and not leaving room for others in front of their own homes. It also normally leads to more noise (speaking from experience) as there are too many people in the homes around me but Greeley never looks into it. If people want to have more unrelated adults living in the same house they need to move to the appropriate zoning areas.	2/24/2021 1:35 PM
68	Related, or unrelated, the adult occupants of a house have considerable impact on parking whether on street or off street. The parking capacity challenges of a neighborhood change quickly when extra adults occupy single residence.	2/24/2021 9:54 AM
69	What about the number of children in the household. That makes a difference in the number of bedrooms and adults.	2/24/2021 8:31 AM
70	Is there a problem with current code or just manufacturing a reason to change the code that works.	2/23/2021 8:17 PM
71	Even with current limitations, there are several "houses" on our block in the older part of Greeley which house 3-5 unrelated renters. These temporary residents don't give a [REDACTED] about the property, and each drives a vehicle. The properties and yards are not cared for, and our little street is cluttered with lots of cars. If this new policy goes into effect, I can support it only if it affects ALL houses within Greeley, regardless of HOA rules, etc. I suspect the older sections of town will become trashed out neighborhoods while the newer developments on the west side will keep themselves protected. Our property values will go down and neighborhood will become unlivable, while housing landlords will pocket the profits. You will not make this change, if you truly care about Greeley's welfare and future.	2/23/2021 7:41 PM
72	If you allow too many people in a residence, it will get out of control and people will pile in dozens of people into one house.	2/23/2021 7:24 PM
73	The city cannot fill the current apartment capacities let alone the ridiculous under construction boom in new units so why should "single family" houses be turned into "multi-family" units. We have an abundance of multi family units now.	2/23/2021 7:08 PM
74	Parking Why can't Greeley offer more affordable housing? If we are going to have rules then let's enforce them Like shoveling sidewalks after snow how can you expect people to do it if the city doesn't do theirs	2/23/2021 5:13 PM
75	Additional occupancy allowances will also bring additional cars and traffic which could increase the activity in our neighborhoods tremendously.	2/23/2021 4:45 PM
76	the real problems I see is not so much the number of people but is the congestion of cars and other traffic issues that we are already seeing in certain areas of town. I see increasing the numbers of people that can live in one house does nothing more than add to this problem.	2/23/2021 3:19 PM

Household Occupancy Standards Survey #2

77	Allowing multiple adults into a house will just clog up our already packed streets with more cars. My street already has a good park of street filled with cars such that we can't even have our family over due to the multiple cars being parked on the street. This would just further the problem to the point that no one will be allowed to have any family over for a few hours!!	2/23/2021 2:50 PM
78	The more unrelated adults living in one household - the more problems with upkeep, parking, drinking, partying, etc. I only see this as a decline in the standards in Greeley. Why do we need it?	2/23/2021 2:08 PM
79	This is so stupid! Excessive crime in multi family residence, traffic and parking problems, It turns home into rental property. How are you going to manage and administer that? How do you zone? Property values will drop, you will create gettos like LA and Denver and good people will move away. There goes your property tax base. Yes, costs of housing will drop. There are always lower in undesirable places to live like project houses. Greeley is a good place to live. Single family home means just that and that is why many of us bought them. Not wanting to live near apartments. Please reconsider your Plan. It sucks Who wants this anyway? Homeless? Apartment owners?	2/23/2021 1:33 PM
80	One of the biggest impacts for a neighborhood is whether there is sufficient parking to accommodate the potential increase in vehicles.	2/23/2021 11:31 AM
81	Extend the occupancy limits in neighborhoods that are currently being developed. Don't change the code in established single family neighborhoods!	2/23/2021 10:27 AM
82	There are a number of different reasons why unrelated people would live together and can do so in a safe and comfortable manner. I think each household should be able to make those decisions for what works best for them.	2/23/2021 9:57 AM
83	My concern is the infrastructure to accommodate the additional unrelated adults. They often come with children, multiple vehicles. Many neighborhoods have little room for more vehicles to park. Many have no parks / play areas nearby for children who become crammed into neighborhoods.	2/23/2021 8:55 AM
84	I would like to keep my current R-L U+1 residential area as it is. I fear that upping the number of unrelated adults per household would make things busier, noisier, and dirtier. One reason I moved into this area was for the peace and quiet. I appreciate how it is and would like it to remain as is.	2/23/2021 8:43 AM
85	This should not be changed, it will totally ruin our city!	2/23/2021 8:01 AM
86	None	2/23/2021 7:56 AM
87	I don't want to see property values drop because of more unrelated adults being allowed in single family houses.	2/23/2021 7:50 AM
88	I live in a nice neighborhood with many 4-5 bedroom houses... it would be disappointing to have it turn into a rental zone. If I wanted that I would live in an apartment complex or around UNC with frat houses packed full of people.	2/23/2021 7:49 AM
89	There are several homes in Highland Park/West area. Trashed yards, parking problems, pot growing in yard. Not good neighbors?	2/23/2021 7:35 AM
90	There are other city ordinances that are enforced for partying or other reasons people say they don't want more people living in a home. Times have changed since 1980 and housing is so expensive. There are reasons ALL the surrounding areas are increasing their housing occupancy standards.	2/23/2021 7:26 AM
91	Don't change the character of Greeley's residential neighborhoods. This change would lead to noice, nuisance, trash, and parking issues of all kinds. Renters do not care for their dwellings in the same way that owners do.	2/23/2021 7:21 AM
92	Children need to enter the equation at some point	2/23/2021 7:00 AM
93	The number of bathrooms holds impact. If the 2 bedroom home also had 2 full bathrooms, I would say 4 people would be comfortable living there over 3 people (2 per bathroom situation)	2/23/2021 6:53 AM
94	The larger issue is the number of vehicles that 3 and 4 adults would bring. If several of those adults have multiple vehicles, then the number of vehicles per house could easily be 6-8. If	2/23/2021 6:20 AM

Household Occupancy Standards Survey #2

this concept is going to be adopted, then the parking needs to be provided for. The city's streets were not designed to be parking lots

95	single family means single family.	2/23/2021 6:15 AM
96	I think having an extra couple is fine instead of having an extra person. It doesn't change the current rule that much, and could allow couples more opportunities to rent together.	2/23/2021 6:11 AM
97	I can understand restricting occupancy in neighborhoods with current covenants. But in neighborhoods with expired or no covenants, one unrelated adult per bedroom should be acceptable, as long as the owner is currently residing in the house. Appropriate housing in Greeley is scarce and is unaffordable for the average single person.	2/23/2021 2:40 AM
98	3 or More unrelated people are allowed to live in R-M or R-H zoning	2/22/2021 9:00 PM
99	Increasing these limits will have a negative impact on property values. There is absolutely no justifiable reason to consider increasing these limits.	2/22/2021 7:12 PM
100	Changing occupancy zoning will have a negative effect on single family home values	2/22/2021 6:43 PM
101	I don't believe that current code is being enforced. To properly maintain property values i believe we should adhere to what's on the books now, and it should be enforced	2/22/2021 6:05 PM
102	I have several neighbors across the street, one home occupied by two adults that park a diesel in front of their home, another that has 4 adults and two children who have five cars and park a diesel on the street for a couple days at a time and I have a neighbor with five adults and a teenager who have six cars parked in front of their home. The problem with so many adults are the cars and when they have gatherings the street on both sides are full leaving little room for my or other neighbors friends or family members convient parking. The more unrelated people the larger the group of friends they have visiting. I hope this makes sense, I did not move to this neighborhood 40 years ago only to have it turned in to apartments. I hope the council members do not pick and choose areas where their properties are excluded. This is something that should be presented to the Greeley population and allowed to vote on this matter. This is an investment for me and many others who see their property devalued by allowing landlords the ability to prosper more from their investments. Thank you for your time	2/22/2021 5:32 PM
103	For being hands off, and small government, I'm not getting that vibe from this topic or the RV situation.	2/22/2021 5:28 PM
104	In addition to the number of people other considerations need to be made such as parking allocation. We see homes in our neighborhood with many people living in homes and additional cars parked on yards, in front of other's homes, etc.	2/22/2021 5:15 PM
105	There is more than enough multi family zoned housing in Greeley. Those who desire this should move to this housing. The over abundance of this muti family housing has already had negative impact.	2/22/2021 5:10 PM
106	They're called single family homes for a reason.	2/22/2021 5:06 PM
107	I think You plus 3 is very fair. With increasing housing prices, demographics changing, and nothing updated since 1980 its what makes sense. Otherwise how every many bedrooms are in the house should be how many unrelated people are allowed to live in the house.	2/22/2021 1:52 PM
108	Trying to make apts out of residential housing. Increased noise, increased parking issues and increased crime. There should be zoned area like you have for the colleges for additional amounts of people sharing a house. Sounds like you are taking lessons from Ca and the other liberal states changing residential areas of single family homes. I vote no	2/22/2021 1:18 PM
109	I am in the residential property management business. Rent prices are extremely high, and I believe expanding the current occupancy limits to U+2 across the board would be a good thing. It would create a true affordable housing, and an alternative to more multi-family apartment developments, with the hope that these tenants will be able to save for the purchase of a home.	2/22/2021 11:53 AM
110	If occupancy changes for "unrelated individuals", I think that if the home is zoned SFR, that one occupant must be the owner of record. I would hate to see 3 unrelated people living in a SFR home without one of those occupants being the owner. It will turn into a crowded rental situation....owner not onsite/tenants will run wild, with owner present, it will reduce some of the "tenant/rental" stigma.	2/22/2021 10:22 AM

Household Occupancy Standards Survey #2

111	With the population that resides in Greeley, you may have a couple of families living together to help pay the bills. Greeley is a hard working, many lower paying jobs and to survive in this economy, many need to help each other out with bills.	2/22/2021 9:12 AM
112	Any variance should be handled via zoning or USR. This is the only way that provides neighborhoods with predictability in what to expect and a method for addressing occupancy issues. Just because a house has extra bedrooms does not mean the surrounding environment is suitable for the things that come along with multiple unrelated adults, like extra cars, etc.	2/21/2021 4:34 PM
113	parking,back ground checks noise room rent for landlords. problems that the police will have no answers for , you are changing zoning from residential ti multifamily NOT A GOOD IDEA	2/21/2021 2:28 PM
114	Areas of concern parking, criminal records,noise, upkeep of homes. Residential should remain as is,	2/21/2021 1:25 PM
115	You will just lower housing values and make residential areas into " apartment " living with the noise, increased traffic and crime problems	2/21/2021 7:27 AM
116	Housing is expensive. I live with 3 other working adults and we don't throw crazy parties or park in front of our neighbor's houses. I don't see why more unrelated parties can't live together. It makes sense financially and doesn't have to be a pain to neighbors.	2/21/2021 12:43 AM
117	I would worry that parking could become an issue in neighborhoods if the city allowed more unrelated people to move into a single family home.	2/20/2021 4:00 PM
118	One adult per bedroom is the BEST solution! Thank you! Especially considering when there are larger families who are allowed to occupy lesser bedroom homes, but unrelated adults can't have one per bedroom per current ordinance. This helps a lot and does make sense :)	2/20/2021 11:48 AM
119	Instead of changing some dumb law that's never enforced until it fits your agenda, please be proactive and ask "why would so many unrelated adults need to live in a house" and then make progressive solutions based on that.	2/20/2021 9:54 AM
120	What will the determination of a "bedroom" be? How will this be monitored and enforced?	2/20/2021 9:21 AM
121	Are unmarried couples unrelated?? How about step children? This change may be unnecessary simply by clarifying who "unrelated" is.	2/20/2021 8:26 AM
122	With affordability being the primary driver of increasing population density, lowering restrictions on land use is probably the most effective way of lowering costs. Additionally, allowing auxiliary structures on existing properties (micro houses/garage conversions, etc.) Could be another useful mechanism. This potentially would increase values in distressed areas where lot sizes can accommodate secondary structures and additional parking needs. There are building codes in place to help the process be safe. It would be the city's job to keep the PROCESS simple and affordable.	2/20/2021 7:56 AM
123	Once you start adjusting sound policy to compensate a changing market you leave yourself vulnerable to the negativity when the market corrects itself. Someone one that chose to live in a neighborhood that is R-L should not have to deal with the extra traffic, parked cars, noise and the culture change. These policies seem to be a good idea at first but they never get policed. This will be the start of creating blighted neighborhoods. Bad idea.	2/20/2021 6:56 AM
124	One bedroom should be counted as a couple, married or not.	2/20/2021 5:49 AM
125	This would devastate the value of single family homes - just when Greeley is poised to grow and be in the spotlight for doing well, let's please not ruin everything.	2/19/2021 7:16 PM
126	Do not change the current zoning that is in place. If the single family residentially zoned neighborhoods gets changed it will erode all of our values. You cannot enforce the homes that are in violation and don't seem to care. Do not erode or neighborhoods. Do you now remember how bad Farr and Hillside neighborhoods were before the city reinforced the codes.	2/19/2021 7:02 PM
127	Many people are now forced into cohabitation because of the cost associated with local housing prices.	2/19/2021 6:44 PM
128	Greeley is a college town and an oil town. Plus we have several hospitals. Many people stay in Greeley for part of the year or for different times throughout the year as a secondary residence. With the cost of living being so high many would be house poor without the ability to rent out extra rooms while they're away/that are unoccupied.	2/19/2021 6:22 PM

Household Occupancy Standards Survey #2

129	Do not raise the unrelated housing allowance.	2/19/2021 5:15 PM
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THE FOLLOWING RESPONSES WERE GARNERED BY A DIFFERENT SURVEY PLATFORM AND ARE NOT REFLECTED IN THE OVERALL AGGREGATED RESULTS ABOVE

Caleb Jackson

From: Web Master
Sent: Friday, January 1, 2021 3:36 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 01 January 2021, 03:35 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

No

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes- increase by 4.

Caleb Jackson

From: Web Master
Sent: Saturday, January 2, 2021 8:56 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 02 January 2021, 08:55 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

no

Caleb Jackson

From: Web Master
Sent: Saturday, January 2, 2021 5:38 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 02 January 2021, 05:37 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes +3 in low density or single-family homes. It's entirely possible for many unrelated parties to live together in an orderly, peaceful, clean manner. Address density concerns, noise violations, etc. another way, please.

Caleb Jackson

From: Web Master
Sent: Monday, January 4, 2021 11:33 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 04 January 2021, 11:32 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, I think as long as each person has a bedroom that should suffice. Housing is so expensive and it is about time City of Greeley does something about the problems and helps out young professionals contributing to the Greeley Community.

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 8:27 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 08:26 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, its too difficult to afford housing in Greeley.

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 6:14 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 06:13 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

No because too many people end up moving in

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:06 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:05 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, one per bedroom allows flexibility and adaptability

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:19 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:18 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

No

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes by 6

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:19 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:19 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes. 4

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:23 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:22 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

No

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes by at least 3

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:41 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:40 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, U + 2

Caleb Jackson

From: Web Master
Sent: Tuesday, January 5, 2021 7:57 PM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 05 January 2021, 07:56 PM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, increased by 1 (U+2)

Caleb Jackson

From: Web Master
Sent: Wednesday, January 6, 2021 8:57 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 06 January 2021, 08:57 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

No

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes, U+2

Caleb Jackson

From: Web Master
Sent: Wednesday, January 6, 2021 9:07 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 06 January 2021, 09:07 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

No

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

Yes 4

Caleb Jackson

From: Web Master
Sent: Wednesday, January 6, 2021 10:08 AM
To: Caleb Jackson
Subject: New form response



New form response

greeleygov.com

Form: [Household Occupancy Standards Survey](#)

A new response was submitted on 06 January 2021, 10:07 AM.

Were you aware that the City of Greeley Municipal Code limits the number of unrelated adults allowed to live in a single-family house in most areas of Greeley?

Yes

Do you think that the number of unrelated adults allowed to share a home should be increased from the existing standard of "You plus 1" (U+1)?

U+2



Planning Commission Memorandum

Date: March 30, 2021
To: Planning Commission
From: Carol Kuhn, AICP, Chief Planner
Through: Mike Garrott, AICP, Planning Manager
RE: Development Code Update – Placemaking

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), and Infill Strategies (March 9, 2021). This worksession on “Placemaking” is next topic in the Track III discussions with Planning Commission, City Council, and the Advisory Committee.

Track III is reserved for issues that involve more detailed or substantive discussions to be facilitated with the project Advisory Committee, Planning Commission and City Council.

Track I	Chapter 1 – General Provisions Chapter 2 - Procedures	Non-substantive changes for organization and improved usability.
Track II	Chapter 3 – Subdivision Standards Chapter 4 – Zoning Districts & Uses Chapter 5 – Residential Development & Design Standards Chapter 6 – Non-residential Development & Design Standards	Non-policy technical changes and coordination with other city policies and documents.
Track III	Chapter 7 – Access and Parking Standards Chapter 8 – Landscape Standards Chapter 9 – Sign Standards Chapter 10 – Special Areas and Districts Chapter 11 – Supplemental Standards Chapter 12 - Definitions	Substantive changes called for in the Comprehensive Plan, that need broader input and direction.

Advisory Committee	Planning Commission	City Council
December 14, 2020 (Missing Middle)	December 15, 2020 (Housing Options)	January 12, 2021 (Housing Options)
February 24, 2021 (Recap & Small-Format)	March 9, 2021 (Project Status & Infill Strategies)	February 23, 2021 (Small-format Housing)
March 10, 2021 (Infill Strategies)	March 23, 2021 (Chapters 1 & 3) (Tracks I & II)	March 9, 2021 (Infill Strategies)
April 1, 2021 & April 7, 2021 (Placemaking)	March 30, 2021 (Placemaking)	April 13, 2021 (Placemaking)

“Placemaking” is a term in the planning profession used for creating vibrant, walkable, people-oriented destinations – the “places” you like to spend time in in your community outside of home or work. The Imagine Greeley, 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.
- Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses.
- Promote neighborhood center (small-scale retail areas providing basic commercial goods and services) to locate within a walkable distance.
- 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.
- 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.
- Require all new development and redevelopment near transit, or along a multi-modal corridor to incorporate transit-oriented design.

Imagine Greeley 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

The worksession will provide an opportunity to discuss the places you most 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.