

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

January 11, 2022

1. Call to Order

Chair Yeater called the meeting to order at 1:31 p.m., following adjournment of the Zoning Board of Appeals meeting.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Erik Briscoe
Commissioner Larry Modlin
Commissioner Chelsie Romulo
Chair Justin Yeater

ABSENT

Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Christian Schulte

3. Approval of Agenda

There being no corrections or additions, the agenda was approved.

EXPEDITED AGENDA

4. Approval of October 26, 2021 Minutes

Commissioner Modlin moved to approve the minutes dated October 26, 2021. Commissioner Romulo seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

5. Public hearing to consider a Use by Special Review request to allow for a 42-bed medical care rehabilitation and recover services hospital located at 6810 10th Street in the Commercial Low Intensity zone district (Project No. USR2021-0008)

Chair Yeater introduced the item and asked whether any Commissioner or citizen requested a formal presentation. There being none, the floor was open for any questions by the Commission. Upon question by Commissioner Briscoe, Mr. Gesick advised that a Use by Special Review was required due to the location of the proposed facility in a Commercial Low Intensity zone district. He added that if the

facility operated like a medical office without overnight stays, a Use by Special Review would not be required. Mr. Gesick noted that even though the facility is defined as a hospital, it would not function like a traditional hospital with emergency vehicles coming to the site. Rather, it will offer post-surgery care and rehabilitation services. In response to a question by Commissioner Briscoe, Mr. Gesick stated that it would be more of a skilled nursing facility.

Chair Yeater referenced the roads coming off 10th Street and 71st Avenue and asked whether they were public or private. Mr. Gesick advised that they were private roads. Chair Yeater noted that traffic in the parking areas between those roads can be somewhat problematic and asked what the City might do to address the traffic flow within the area. Mr. Gesick stated that he was not aware of any problems in the area and added that traffic has functioned as it was designed and meets applicable standards. He noted that the proposal was reviewed by Public Works and the Colorado Department of Transportation and that neither provided any comments or concerns.

Stuart Armstrong, Catalyst Health Care Real Estate, addressed the Commission and confirmed that the facility would operate as a post-acute medical facility, a hybrid between a skilled nursing facility and a long-term acute care facility. He stated that a typical stay would range from between five to twenty days. Mr. Armstrong also confirmed that it would be a low intensity facility with no emergency demand or ambulance service.

Chair Yeater opened the public hearing at 1:38 p.m. There were no requests from citizens wishing to speak and the public hearing was closed at 1:38 p.m.

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for a rehabilitation hospital in the C-L (Commercial Low Intensity) zone district is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5); and, therefore, approve the Use by Special Review as submitted. Commissioner Briscoe seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

6. Public hearing to consider a request for a Preliminary Plat to plat 10 tracts and dedicate 19.715 acres of right-of-way on approximately 295 acres located north of US Highway 34 Business, east of 101st Avenue and west of 95th Avenue (Project No. SUB2021-0026)

Chair Yeater introduced the item and asked whether any Commissioner or citizen requested a formal presentation. There being none, the floor was open for any questions by the Commission. Commissioner Modlin asked for clarification about how 4th Street would tie into Highway 257. Ms. Hathaway explained that the interim plan includes a two-lane minor arterial road terminating at 101st Avenue. Allison Baxter, Transportation Planner, addressed Commission and stated that part of the Transportation Master Plan shows that 4th Street will extend from 83rd Avenue to Highway 257 as an alternative to O Street and 10th Street and as a way to distribute traffic from those roads. Ms. Baxter added that she believed the Town of Windsor plans to build part of Crossroads and that the City has some options to connect to Crossroads from 95th Avenue and Poudre River Road. She advised that the City plans

to work with Weld County to connect 4th Street from 83rd Avenue to 95th Avenue and will be preparing a concept design for that connection in 2022. She noted that there is also a plan to extend 4th Street to County Road 17 if the topography allows.

Commissioner Modlin asked whether 4th Street would become two lanes each way tying into 83rd Avenue. Ms. Baxter stated that there is currently enough right-of-way to widen 4th Street to four lanes, if needed, but the current plan is to build two lanes with turn lanes. She added that if additional capacity is needed, the City would need to widen 4th Street. Ms. Baxter reported that developers are encouraged to match what is being proposed for Lake Bluff.

Commissioner Briscoe asked about previous discussions that concerned connecting O Street to Crossroads. Ms. Baxter stated that the City performed a pros and cons analysis and followed the lead of Weld County that had removed the extension of O Street from 83rd Avenue to 95th Avenue. She noted that the City still shows the connection of O Street from 95th Avenue west to Highway 257. She noted that there is also some opportunity for County Road 66 to connect with 95th Avenue as it goes south.

Commissioner Romulo asked if there was a timeline for completing the analysis and road construction, noting that there is a lot of development being proposed for this area. Ms. Baxter reported that all of the developments are building 4th Street in a way that facilitates the future connectivity being envisioned. She noted that developers are doing their part and that the City needs to connect the pieces on either end. Ms. Baxter added that if the City can provide alternatives to 10th Street, it would help with distribution of traffic and concerns about increased traffic on 10th Street. She stated that plans are on track and that the City is looking to concept the 4th Street connections this year and to obtain a cost estimate.

Pat Hillyer from Lamp Rynearson, 4715 Innovation Drive, Fort Collins, Colorado, addressed the Commission on behalf of the applicant and expressed support for the recommendation of approval by staff. He offered to answer any questions.

Chair Yeater opened the public hearing at 1:52 p.m. There were no requests from citizens wishing to speak and the public hearing was closed at 1:52 p.m.

Commissioner Romulo moved that, based on the application received and preceding analysis, the Planning Commission find that the Lake Bluff Preliminary Subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and; therefore, approve the preliminary plat as presented. Commissioner Briscoe seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

END OF EXPEDITED AGENDA

7. Election of Chair and Vice Chair

Chair Yeater called for nominations. Commissioner Romulo moved that Justin Yeater continue serving as Chair. Commissioner Briscoe seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

Chair Yeater nominated Erik Briscoe to continue serving as Vice-Chair. Commissioner Modlin seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

8. Planning Commissioner Roles

Commissioner Briscoe moved that the Planning Commission also serve as the Zoning Board of Appeals and the Air Quality and Natural Resources Commission. Commissioner Romulo seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

9. Designation of Location for Posting Notices

Commissioner Briscoe moved to designate the City of Greeley meeting portal, greeley-co.municodemeetings.com, as the official posting site for meeting notices of the Planning Commission Zoning Board of Appeals, and Air Quality and Natural Resources Commission, and the public lobby of City Center North, 1100 10th Street, Greeley, Colorado, as the back-up location for such postings. Commissioner Romulo seconded the motion. Motion carried 4-0. Commissioners Carlson, Franzen and Schulte were absent.

10. Staff Report

Mike Garrott, Planning Manager, introduced two new staff members, Logan Glewen, Engineering Technician, and Kristin, Planner.

11. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:06 p.m.

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Becky Safarik, Secretary

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Justin Yeater, Chair