

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 18<sup>th</sup>. 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 1<sup>st</sup> 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.

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John Gates, Mayor

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Cheryl Aragon, Deputy City Clerk