

**From:** Todd Schisler  
**Sent:** Friday, April 30, 2021 5:50 AM  
**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>  
**Subject:** [EXTERNAL]

My opinion on house hold occupancy numbers is that the city should basically raise its standard and stay out of people's business. If I own a house and 3 people are living in a one bedroom house and can safely do so and respect there neighbor's then it should be a non issue maybe all 3 of those people sleep in the same bed. One would certainly hope there not related if they are. I personally have two partners that I have lived with. Why should the city have any say as to how many people can occupy a home. There are plenty of other laws that cover things like noise etc in today's economy people living together should be a right and neighbor's and the city should have 0 say as to what I choose to do in my owned personal property. I'm So tired of the government overstepping there boundaries on my rights and others rights

Sincerely  
Todd schisler

---

**From:** Logan Richardson  
**Sent:** Sunday, May 2, 2021 9:54 PM  
**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>  
**Subject:** [EXTERNAL] Occupancy standards

Dear members of the City of Greeley Staff, Planning Commission and City Council,

Thank you for your service in our community. My name is Logan Richardson. I am writing to extend my support for maintaining our existing occupancy standards within the City of Greeley for areas designated Residential Low Intensity.

Increasing occupancy within the R L zoning designation may temporarily increase the available number of beds for rent in our beloved city, but it would come at a terrible price including but not limited to decreased affordability and home ownership, loss of neighborhood character, beauty and quality of life and increased strain on public infrastructure without increased investment from those who benefit.

If adopted, we will see a significant increase in the price of existing homes pushing home ownership and the associated growth in personal wealth out of reach for too many of our Greeley families. In the long run the increase in home values will benefit investors and not the would be owner occupying families.

We can also expect to see heavy deterioration of maintenance standards and upkeep in our neighborhoods resulting in a less beautiful Greeley. As investors convert single tenant homes to multi tenant properties yards are rarely maintained and often become parking lots. Parked cars will line previously quiet streets. The character of our neighborhoods and quality of life in Greeley will be irreparably changed and not for the better.

In addition to an increase in the cost of home ownership and a deterioration of quality of life we would also see additional strain on public infrastructure including additional sewer and water use without corresponding plant investment fees and raw water dedication. In essence our community could end up subsidizing investors as they convert single tenant homes to multi tenant properties.

We need not look far to see evidence of what would beset our city if the increased occupancy measure is adopted. Greeley maintains Residential High Intensity zoning for most of the neighborhoods surrounding the downtown area. There you will find that home prices are high, home ownership rates are low and property conditions are generally poor. Families who want to purchase a home near our ever improving city core must compete with investors for the limited housing stock and they rarely win.

Please protect our families, community character and quality of life, and city infrastructure by rejecting the proposed increase in occupancy standards. Let's meet our housing needs through policies that increase quality of life to attract new developments, lower costs for new development and incentivize quality tax credit housing

for affordability. And, while we're at it let's look at reestablishing the character of the neighborhoods surrounding downtown by establishing RL zoning designation to these important neighborhoods.

Sincerely,

Logan Richardson  
Greeley, Colorado

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

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

**From:** Janice Lichtenberger

**Sent:** Saturday, May 1, 2021 11:32 AM

**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

**Subject:** [EXTERNAL] The proposed change that could increase the number of unrelated adults who may share single-family houses.

To the Greeley Planning Commission:

The proposed change to the City's household occupancy standard is nonsense and I encourage you not to adopt it.

As one of the first residents of the Owl Ridge Subdivision in west Greeley and one of the original Board members of our Homeowners' Association, I experienced first hand what such a change would look like.

As you may know, initially this subdivision was fraught with mortgage fraud, with many "straw buyers" from out of state purchasing houses as rentals, with no regard who or how many occupants they rented to.

As I look out my kitchen window today, I can see House #1, a house that, early on, was used as employee housing for a group in the oil & gas business. We had many unrelated people staying at that house on a transitional basis, many different cars and far more vehicles related to that house than were reasonable.

Across the street from that house, was House #2, another over-crowded rental, where the tenants would dry their laundry on the roof of the front porch. This is not a third world country and I don't want our neighborhood looking like one.

Near House #2, was #3, another overcrowded rental, so much so that they actually had someone living in the garage; the garage door was left slightly open for air, with large fans near the 6 inch opening. These folks had a dog that attacked the child of one of our single family homeowners; when that happened and the homeowners complained, the renters of House #2 retaliated by filing a false charge with DCFS saying the homeowners were child abusers.

House #4 on 82nd Avenue, the western end of Owl Ridge, was some sort of migrant housing with people constantly coming and going. The garage was packed with clothing,



small furniture, etc. This became known as the Taco House because they were also running a food truck business from this house. On early morning walks, we would see women arriving apparently to cook for the truck that was parked across the street. After cooking, they would dump their grease in the vacant lot across 82nd from their house.

These issues have finally been cleaned up and are no longer a problem; I do not want to see similar things start again, which they would should this proposal pass.

Presently, there is a rental property across the street from our home which I believe is housing multiple families and operating a vehicle repair business out of their garage. I cannot prove this, but our very small cul-de-sac is frequently overcrowded with many vehicles related to that property, as well as a flatbed truck hauling vehicles to and from the house. And yes, I have complained to city code enforcement saying that our street is zoned "single family" and not zoned for business; I have been told there is nothing they can do other than issue a warning to our neighbors for any unlicensed vehicles on the property. So much for code enforcement.

Based on my experience, the proposed change would simply ***legalize and promote*** some of the very undesirable things that are already going on in our city.

For the safety of all of our kids, I believe it is important to know our neighbors; this proposal will encourage multiple, transient people to occupy family neighborhoods and will make knowing neighbors and identifying the bad ones very difficult.

Our neighborhood is already very overcrowded with cars lining the narrow streets and cul-de-sacs; this proposal will certainly exacerbate this situation.

Traffic through residential neighborhoods will dramatically increase; again, a safety issue for our kids playing outside.

More people equals more crime.

With a large number of people occupying what should be a single family home, the trash will increase and, I am assuming, spill over to the yard and neighborhood.

***And more than anything, you are proposing to drastically change the character of long-established neighborhoods and it is wrong!***

***If you feel you must do this, please make it for new developments going forward thereby allowing homebuyers a choice of the type of neighborhood they want to purchase in.***

My belief is that when people attain a place in government or on Boards & Commissions they have a duty to represent the will of the stakeholders in the community. A large number of Greeley **homeowners** (as opposed to simply "residents"), ourselves included, have intentionally worked very hard for many years to purchase homes in ***single family*** neighborhoods.

**It is totally unethical, if not actually illegal, for the Greeley Planning Commission to just come along and change the working definition of "single family" that we purchased under and we would be huge proponents of legal action should this proposal pass.**

Regards -

Janice & Bruce Lichtenberger  
2244 80th Avenue Court, Greeley  
970-518-0012

---

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

---

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

From: Alice Blanke

Sent: Sunday, May 2, 2021 7:51 AM

To: CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

Subject: [EXTERNAL] Number of people in a home

I would like to express my my opinion on the change in the number of people living in a house. I have experienced a house where a house included the son's owner plus many so called nieces. It was a nightmare. Parties, traffic, loud screaming, parking and trash everywhere. While I am sorry for people needing housing, I know that property value will go down for those near a house with multiple people living g there. Whoever is making this decision should think of how they would feel if such a house happened next door to them. For those of us who do not have covenants we depend on the city to protect us and our property values. Please please do not allow this to happen.

Alice Blanke

1411 45 Ave

Greeley 80634

---

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

---

**From:** CINDY SWANK  
**Sent:** Monday, May 3, 2021 2:04 PM  
**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>  
**Subject:** [EXTERNAL] Household Occupancy Standards

Planning Commission:

I am writing to express my concern about the proposal to change the number of unrelated adults who may share single-family homes.

In the past year, mostly due to the pandemic, loss of jobs, etc., our neighborhood has seen a huge increase in multi-family, multi-generational homes and therefore the increase in traffic, cars parked along our very narrow streets, decline in maintenance of the homes and yards, etc. I understand the extenuating circumstances and many of these are short-term, however if this proposal was approved it would conceivably make these changes more permanent.

Our neighborhood is very small – only a few blocks between 10<sup>th</sup> street and 48<sup>th</sup> avenue and 47<sup>th</sup> avenue and 13<sup>th</sup> street – mostly custom homes built in the 70's. My father built one of the original homes in which my husband and I now live. We love our home and our neighbors, but see a rapid decline in the neighborhood which concerns us. I feel our property values are declining with these changes. I know that there were originally covenants that covered this area but they were vague and those who wrote them probably never saw this neighborhood needing such covenants – it just wasn't a concern back then.

I would definitely urge the commission to deny this change.

Thank you,

Cindy Swank  
1013 48<sup>th</sup> Avenue

Sent from [Mail](#) for Windows 10

---

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

---

**From:** Terry White  
**Sent:** Tuesday, May 4, 2021 9:08 AM  
**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>  
**Subject:** [EXTERNAL] City Code Housing

I am sending this to give my option on allowing more unrelated people to move into housing, I am NOT in favor of this. I already went through this with my neighbors. I live on a corner and they thought this is for their parking. I did not approve of it as I had to look out my windows at their vehicles and TRAILERS. Not only that but their different coming and going times extra early and late at night were very disrupting.

I did not buy a home so I could live like I'm living in an apartment complex with extra traffic, noise and trash.

This is a terrible idea. PLEASE do not change the current code.

Thank You  
Terry White

---

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

## Caleb Jackson

---

**From:** Dames Benally  
**Sent:** Tuesday, May 4, 2021 11:59 AM  
**To:** Caleb Jackson  
**Subject:** [EXTERNAL] Re: Household Occupancy Standards | May 11 Planning Commission Hearing

Mr. Jackson.

Thank you so much for your email. I really appreciate the follow up. Regarding household occupancy standards. I really believe it is a big problem. I will be looking forward to this zoom meeting with you city officials. One thing I feel like were lacking in your proposal is enforcement on this matter.

The city of Greeley has a lot of ordinances set in place but none or few of these many ordinances are ever in force.

Thank you so much for your time and will see you in the near future in a zoom meeting.

Thank you

Dames

Sent from my iPhone

---

**From:** Joe Koppes  
**Sent:** Monday, May 03, 2021 5:02 PM  
**To:** CityClerks <[CityClerk@Greeleygov.com](mailto:CityClerk@Greeleygov.com)>  
**Subject:** [EXTERNAL] Housing standards proposal

To the Greeley Planning Committee; I would like to express my opposition to any additional allowances to the current standards. I have seen where this leads to a deteriorating neighborhood. The additional population leads to conflict, trash, noise and burden on the city's resources to manage. Code enforcement is currently challenged to manage issues they have now. I personally witness cars in the back yard and on front lawns due to lack of parking spaces. We as a city have a working plan for a non-related person to co-habit with a family. Let's work on other issues such as the continual effort of traffic and neighborhood appearances. Thank you for your efforts in making this the town me and my family wish to reside. Sincerely, Joseph Koppes. 2803 W.24 Street., Greeley

---

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

## Caleb Jackson

---

**From:** Steve Young  
**Sent:** Tuesday, May 4, 2021 1:47 PM  
**To:** Caleb Jackson  
**Subject:** [EXTERNAL] Re: Household Occupancy Standards | May 11 Planning Commission Hearing

Caleb, this issue should be decided by a vote of the citizens of Greeley. That is my opinion for what it is worth.



**From:** Joe Koppes  
**Sent:** Monday, May 3, 2021 7:57 PM  
**To:** Michael Fitzsimmons <[Michael.Fitzsimmons@Greeleygov.com](mailto:Michael.Fitzsimmons@Greeleygov.com)>  
**Subject:** [EXTERNAL] Household occupancy

Dear Councilman Michael Fitzsimmons; I am writing to voice my opposition to the proposed changes regarding the household occupancy in Greeley. We already see daily challenges of neighborhoods with unkempt households, lack of parking due to increased cars per household, increased traffic noise, uptick in crimes, additional trash and the resulting reduction of property values due to one or two neglected properties. This challenges our code enforcement department to keep current. There are plenty of new housing developments and apartment buildings being constructed at this time to house people. Please consider the rejection of this proposal. Thank you for your support. Joseph and Connie Koppes, 2803 W. 24 Street, Greeley, Colorado.

---

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

## 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](http://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

---

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



---

**From:** Sheryl Nelson

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

**To:** John Gates; [Tommy.Butler@greeley.gov.com](mailto:Tommy.Butler@greeley.gov.com); Michael Fitzsimmons; Kristin Zasada; [Brett.Payton@greeley.gov.com](mailto: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 11<sup>th</sup> 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 13<sup>th</sup> 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 76<sup>th</sup> 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](mailto:sonja@searsrealestate.com)

[www.searsrealestate.com](http://www.searsrealestate.com)

<http://www.facebook.com/sonjabelleiore.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](mailto: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.

<b>**AS PROPOSED BY CITY OF GREELEY**</b>				
<b>Number of Bedrooms</b>	<b>Number of Unrelated Adults Allowed</b>	<b>Median Rental Rate (\$)</b>	<b>Cost per Occupant</b>	<b>Housing Cost as a percentage of Annual Income (Average of Male/Female, Living Alone- \$28,750)</b>
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%

<b>**AS PROPOSED BY His House**</b>				
<b>Number of Bedrooms</b>	<b>Number of Unrelated Adults Allowed</b>	<b>Median Rental Rate (\$)</b>	<b>Cost per Occupant</b>	<b>Housing Cost as a percentage of Annual Income (Average of Male/Female, Living Alone- \$28,750)</b>
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%
<b>**4 or more bedrooms</b>	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](http://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

---

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

## 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

---

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

## 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 that 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

---

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



## 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.

---

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

---

**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 11<sup>th</sup> Avenue east to 6<sup>th</sup> 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 13<sup>th</sup> 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. 20<sup>th</sup> 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

**Tannis Bator  
Greeley, CO 80631**

**March 25, 2021**

Dear members of the Planning Commission,

It has come to my attention that you may feel that a solution to the affordable housing problem is to relax the regulation of how many unrelated persons may rent a house.

I realize this is an attempt to help alleviate Greeley's housing crisis. Since there doesn't seem to be a cap on the amount of rent charged, or the price of a house, this will still be difficult. I recognize that this is the beginning of a long process.

However, I am against a total relaxation of the you + one regulation for the following reasons. ( I am using a family of four and four unrelated adults as an example and am often using the complaints raised by having **rentals owned by absentee landlords.**)

Families need affordable housing for their children to thrive emotionally and physically. A house in well maintained condition is much better for a family than an apartment. If such a regulation is relaxed too much, families will go to the bottom of the list since it will be more profitable for investors and landlords to rent to four unrelated people rather than a family of four. I recently read a Saturday, March 20 article, regarding a new Habitat for Humanity homeowner. The new owner, Franky Rodriguez is quoted as saying: "We're going to have our own space. Our kids are going to have their own yard and safety."

**Those looking to buy a starter home are priced out by those eager to invest in real estate, and this would make it even more difficult.**

Four unrelated people would no doubt have four vehicles. Therefore, parking in the neighborhood becomes more difficult, particularly if each of these four decide to invite others over. We live near the University of Northern Colorado which would be prime real estate for investors/landlords to make money from college students who are not too mindful of neighbors and not interested in keeping up the house and yard.

There is less of an incentive for four unrelated people to continue living together. One or two might lose their jobs or move on, and then what?

I know it is difficult to monitor those who are not keeping to the current regulation of two unrelated persons in a house, but this seems just an easy way not to have to deal with that problem. There are houses now where there are more people than are legal,(usually owned by absentee landlords as an investment) but, unless the neighbors complain, and even if they do, not much is done.

Neighborhoods that have a mix of owned and rented homes under the current set of regulations have a much better record of maintaining the appearance and the ethos of the neighborhood. A neighborhood with completely relaxed restrictions makes it more unlikely that neighbors will know and care about each other. **However, I could see how “You + two” could work in certain, more controlled situations.**

I have spoken to those whose neighborhoods have changed drastically by houses rented by absentee landlords. This seems to be the root of the problem. On the other hand, if a person owns the home, resides there, and then wants to rent to others to share expenses and keep company, that is a different situation. Perhaps three educators are looking to rent together and a local landlord is careful with their selection. These situations are almost a case-by-case basis.

**But restrictions should be placed on absentee landlords who take no care of their rentals and spend no time monitoring the safety and well-being of the neighborhood.**

If you are truly concerned about affordable housing, perhaps you should also investigate tiny home neighborhoods, sliding scales for rent, more property for Habitat for Humanity, and see how other cities are working on their challenge of affordable housing, an example being intentional coliving communities. Architectural plans should also include allowances for disabled people with wider entrances for wheelchair use.

A total relaxation of regulations concerning the number of unrelated persons residing in a rental home would just be a band-aid on a larger problem, make it easier for the City of Greeley to look the other way and be a boon for investors/landlords. I’m not sure how such a decision would “maintain and improve Greeley’s quality of life” or “thoughtfully manage its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work and play.” (quoted from the City of Greeley Comprehensive Plan)

I know updating the zoning ordinances will be arduous work and I appreciate the opportunity to air my concerns.

**Carol J. Burham**  
**Greeley, CO**

**March 27, 2021**

I cannot attend this meeting. But I need to plead the case for leaving our neighborhoods alone. One non relative is more then generous. You keep your neighborhood family orientated. B&Bs and extra non related people do not belong in the family orientated neighborhoods. They do not care about where they park. Loud mufflers, party's and keeping the yards nice. They just are not family oriented and do not care about being neighborly. This would be a very bad move for Greeley.

I am a Farr Park resident of 45 years. I have seen a lot. You need to enforce current laws and let well enough alone. Thank you for your time to read this. Carol J. Burham

**Add'l email**  
**March 30, 2021**

Please leave the ordinance alone to keep family neighborhoods just that. The city has a hard enough time enforcing present codes. It will be a free fall if you let it turn into more unrelated people living together. I have turned in code violators with the current codes and it takes months to correct and some never. The code officers say it is hard to prove so it takes so long. Please keep them family orientated neighborhoods just that! We have children at risk and many problems to avoid. Thank you Carol J Burham



## **Michael Harrington**

**March 29, 2021**

My name is Michael Harrington and I would like to give input on the occupancy standards. I believe its great that the city is finally addressing this code update since it has not been updated in decades. The housing pricing has gotten so expensive and current demographics of young professionals have dramatically changed since that time. Young professionals are having a hard time affording housing in Greeley and are even not getting married until way later in life. That being said there are many people that cannot afford a house and it helps many individuals afford a place to live with room mates. I know most people renting are having to spend upwards of 60% on their housing leaving little money to go out to restaurants, leisure, etc. They also even have a hard time getting the needed groceries they need. The concerns of having multiple people in a home have city ordinances in place to address loud music, trash, etc. I hope council is well educated on why most all of the surrounding areas have increased their housing capacity as they have also given much thought to this as well. It would be a great burden put off of many people and would stimulate the economy of Greeley. It would also keep great people in Greeley and attract more people as well. I know many people move to Windsor or Loveland so they can live together as Greeley doesn't allow it. Let me know if you have questions. Thank you for your time.

**From 2<sup>nd</sup> email – March 29<sup>th</sup>**

In addition to the thoughts above, I do believe the solution of allowing however many bedrooms in a home, would allow how many unrelated individuals. I think that suits the need and creates a simple solution.

**Barbara Hampton**

**March 29, 2021**

I just wanted to submit my thoughts for your meeting tomorrow –

I understand why there are limits and household occupancy standards. However, in Greeley the laws seem old and antiquated. Surrounding communities allow one non-related person per bedroom in a rental home. It is very reasonable to allow unrelated adults in a home, one per bedroom. There are so many young professional people now, waiting to get married later in life. Comradely is important and so is reasonably priced housing in nice neighborhoods. Many are moving out of Greeley because of affordability.

Some may also argue the current code is racist and discriminatory. I don't even want to begin that discussion. If not that, it's just rather "snooty." Not at all what Greeley wants to be about.

Frankly, I don't even understand why this needs to be debated again and again. It's really a "no brainer" to change the housing occupancy law.

Thank you for letting send in my comments. I hope the code is changed.

March 19, 2021

RE: Household Occupancy Standards

City Council,

I believe City Council will be making a big mistake to increase the number of adults who may occupy a home in a RL designated zone.

Allowing additional unrelated adults beyond Two in RL will create more traffic, more cars parked on the street, (affecting safe visibility), potential fire hazards as they add stoves/hot plates/microwaves, more noise, more traffic jeopardizing children's safety, less neighborliness (you don't know who is coming and going), and potentially more crime.

It will also detract in surrounding home values and most likely will make your home harder to sell, for less money if you occupy a home with to 3 -8 unrelated adults living next door. As a longtime Realtor in Greeley, I have personally experienced whereby a buyer did not want to purchase a home next to 3 to 8 cars parked next door.

What percentage of households in Greeley are already in RM and RH zones? Surely there are enough homes in those areas that already allow for multiple adults to occupy. How many new apartments have been built lately, and more coming, that have three bedrooms thereby allowing for up to six adults to occupy?

Who will monitor the number of adults in a RL home? As a neighbor to one it will be very hard to know. Who lives there? Who is just visiting?

I have enclosed photos from RL neighborhoods where it is obviously already happening, and no one is doing anything about it. If you owned a home next door to anyone of these, I can guarantee it would affect the value of YOUR home or the timeliness in it selling.

Regards,

Randy Moser

A handwritten signature in cursive script that reads "Randy Moser". The signature is written in dark ink and is positioned below the typed name "Randy Moser".

Occupancy limits.

These photos are not about how many cars are parked outside of a home. It's about how is it possible to have so many cars in front of a RL zoned home.

There is no way there are only 3 adults in these homes with 5 or more cars parked outside. Obviously, the allowable occupancy limits are already being violated and code enforcement isn't doing anything about it.

Imagine this being multiplied throughout our RL neighborhoods if council increases the limits of adults.

Would you want to live next door to any one of these?

These are just random photos in various RL neighborhoods. I could probably provide 100's more photos if I had the time.

Please leave the RL zoning as it is today.

*Randy More*



4243 15<sup>th</sup> St. Ln

3 bdrm home

6-cars





4 bdrms

6 cars

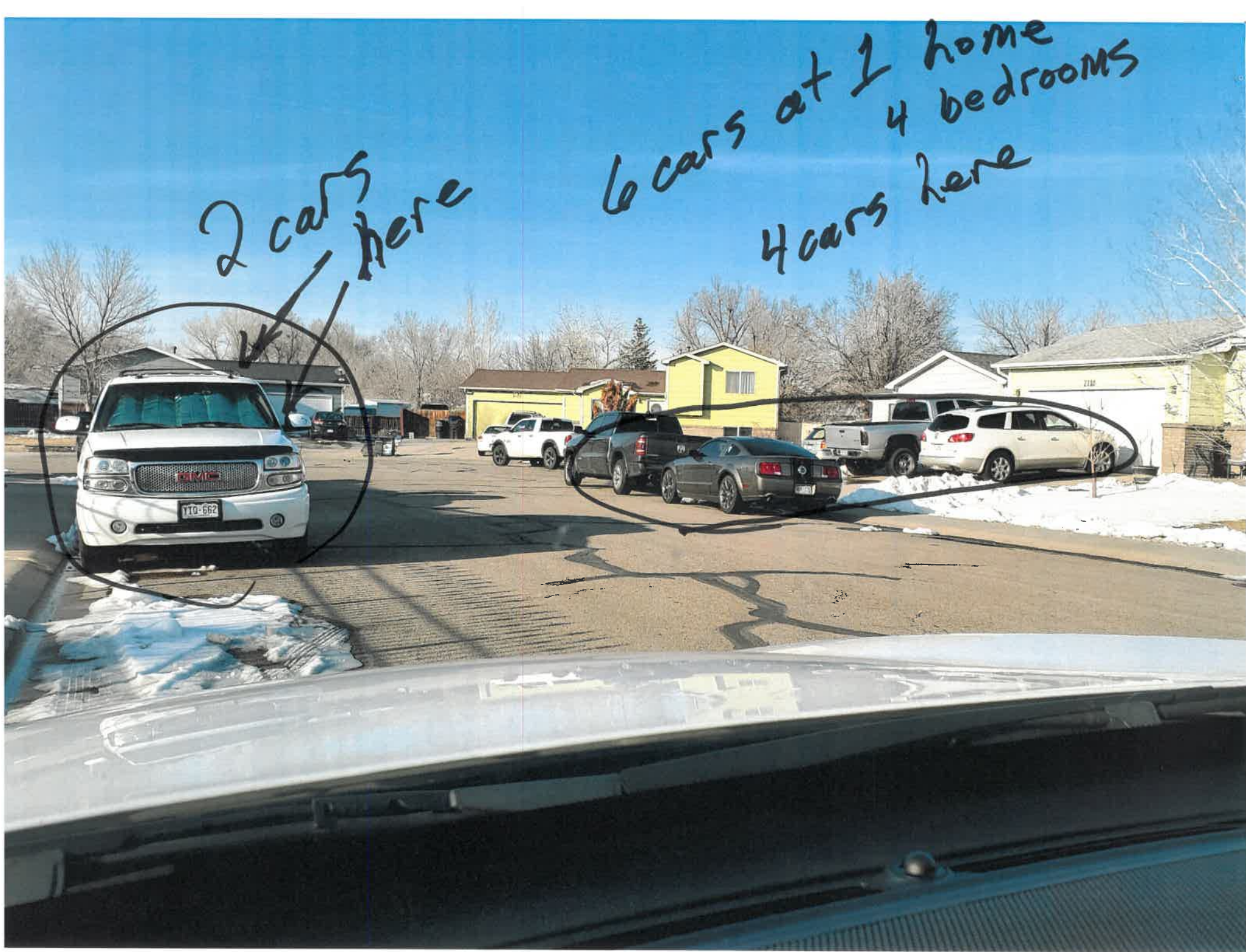
3210 67<sup>th</sup> Ave Pl





2 cars here

6 cars at 1 home  
4 bedrooms  
4 cars here





Parked on  
grass

RL 4 cars at 1 address





usually 6  
cars here

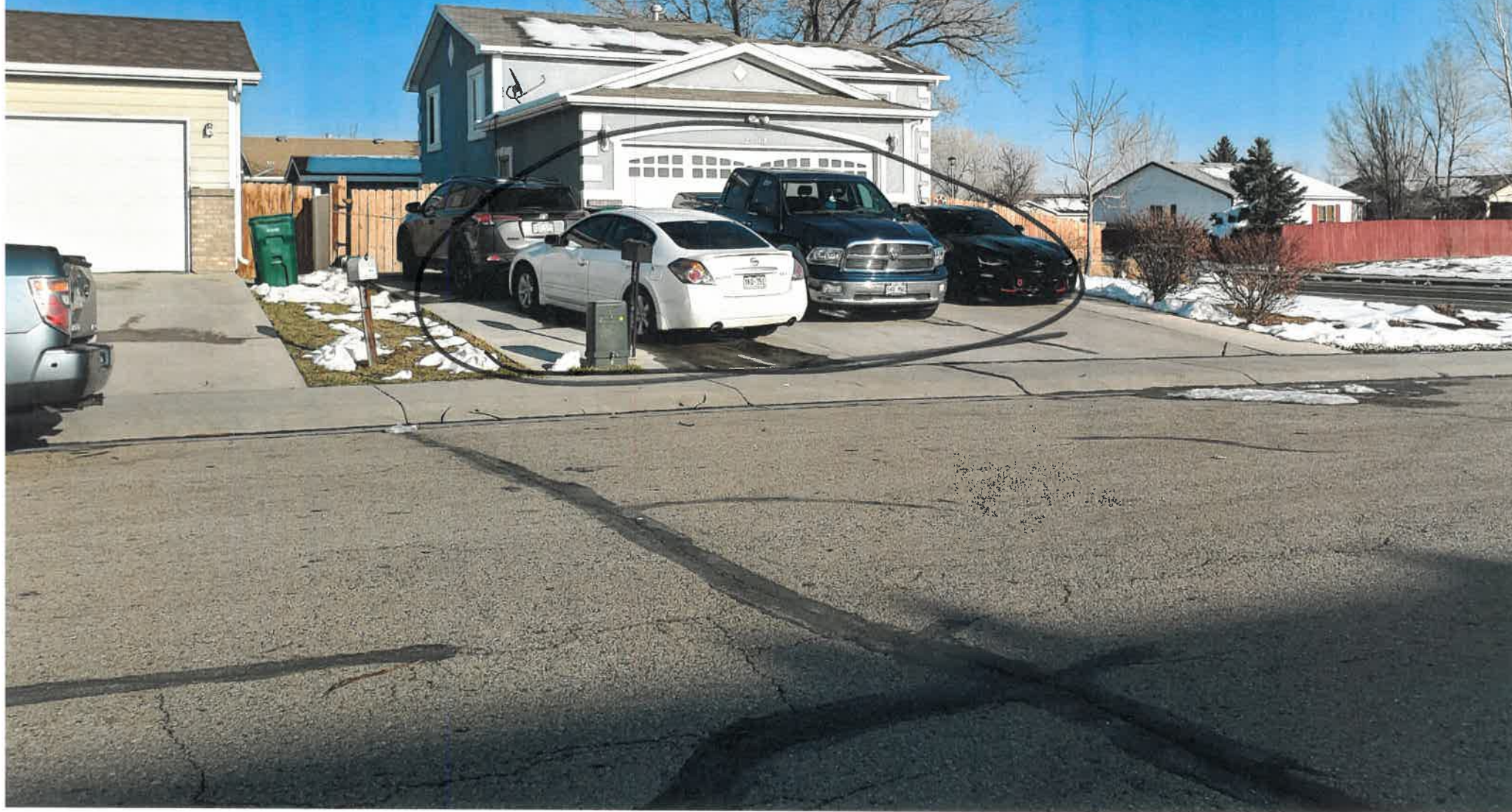
more junk

Junk





never any in the  
garage





8 cars, 4 bdrms

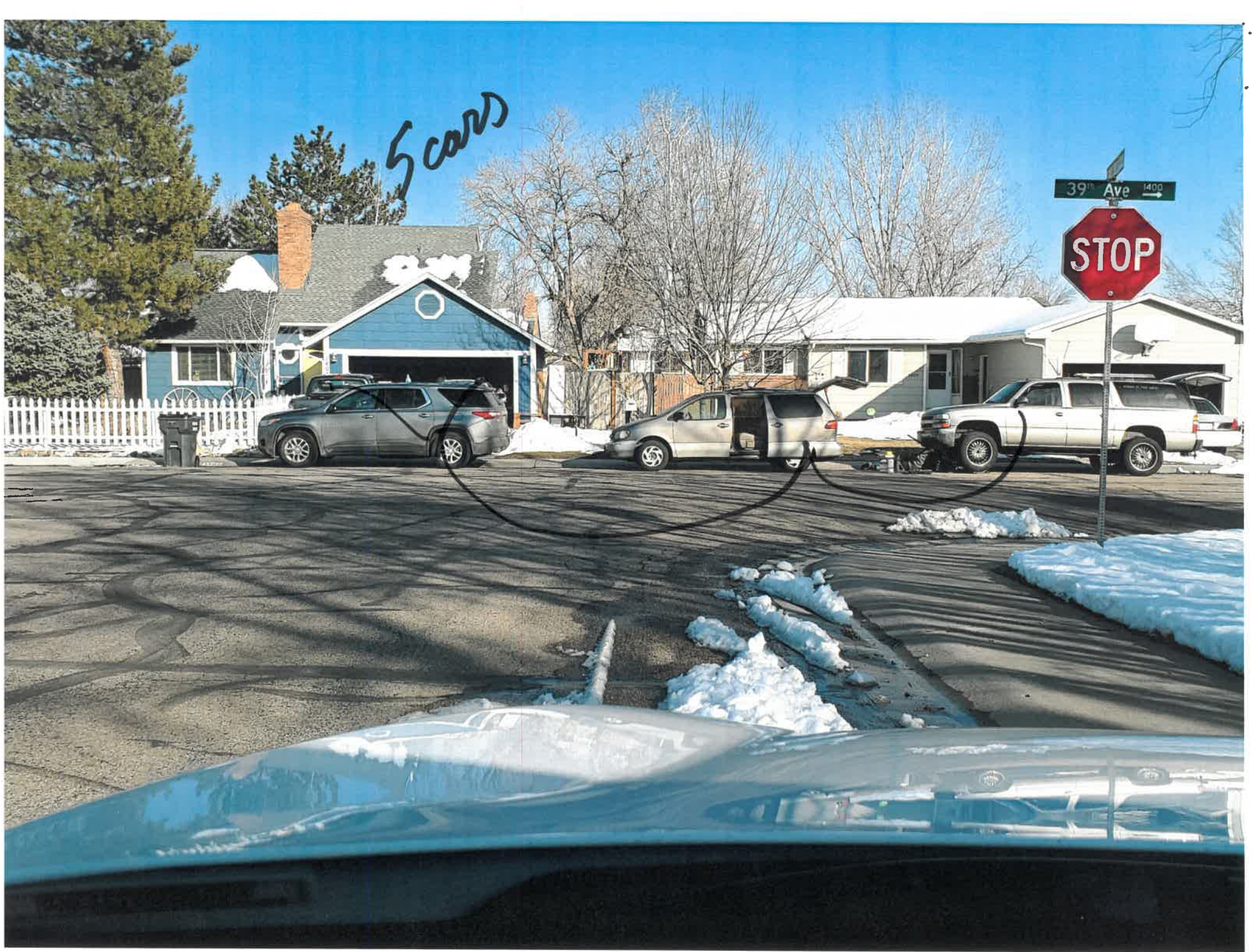




5 cars

39<sup>th</sup> Ave 1400

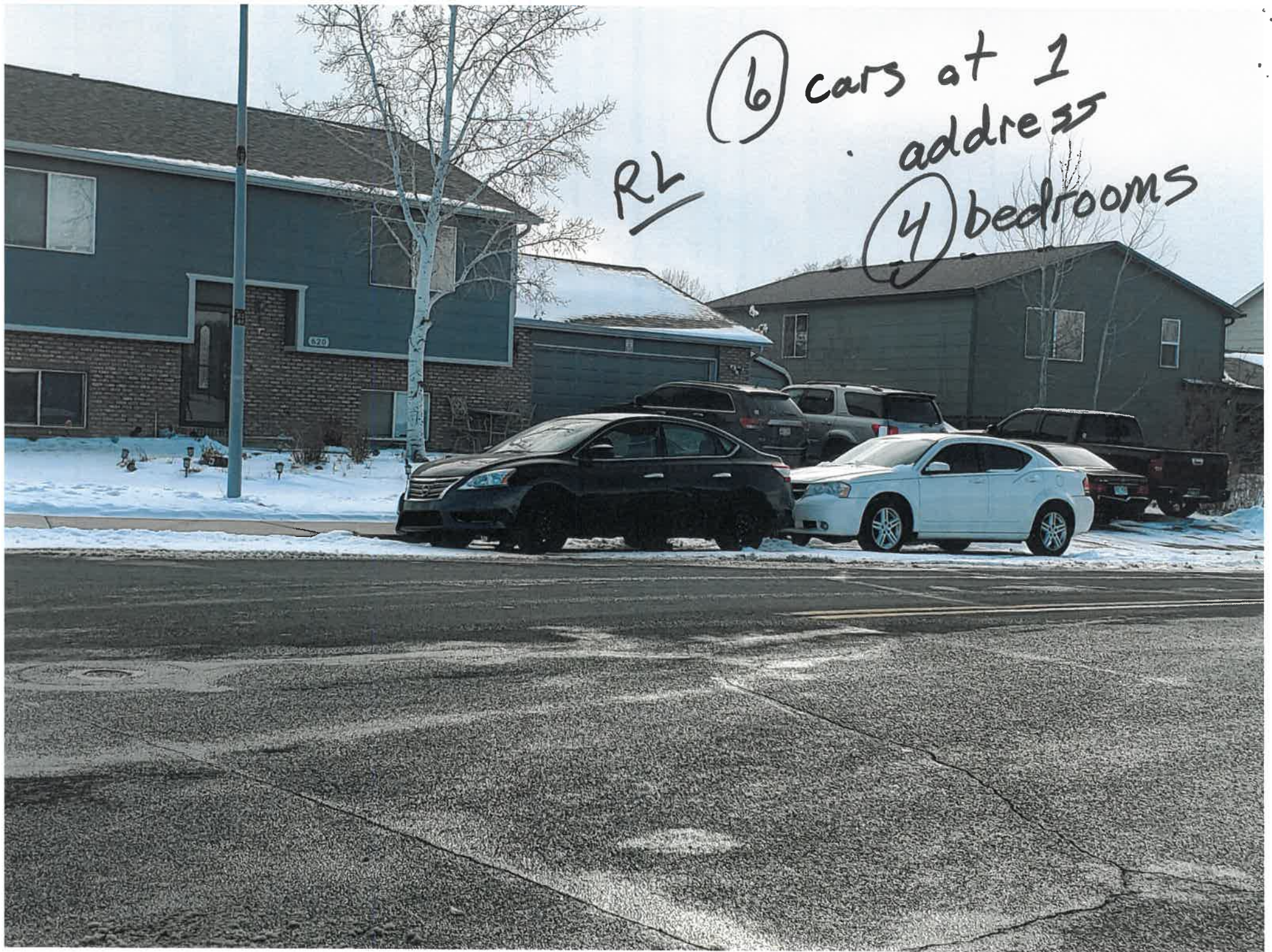
STOP





RL

⑥ cars at 1  
address  
④ bedrooms





5 cars  
4 bdrm home





RL

5 cars at 1 address

4 bedrooms



---

**From:** Lori Williams

**Sent:** Wednesday, May 5, 2021 4:50 PM

**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

**Subject:** [EXTERNAL] Comment to changes proposed to Household Occupancy Standards

I support the adjusted consideration of R-E, R-L, R-MH of expanding the number of unrelated adults allowed in a 3 bedrooms or more home from the existing 1 to 2. I do not support the expansion for zone R-M to up to 4 unrelated adults depending on number of bedrooms. The public has been told that occupancy concerns will be handled on a complaint basis. Most single family homes have been developed with minimal street parking. There will not be adequate parking. Our infrastructure funding is already stressed. Additional use with additional persons will create a deficit in this area. Admittedly, the current zone map shows few areas zoned at R-M. Going forth, some of these R-M zoned areas have yet to be developed. The City bears a responsibility to require responsible development with additional attention to parking and usage. That being said, this proposal does not provide more affordable housing as the developer will need to provide more and pass their cost onto the buyers/renters. The proposed changes are disappointing in a typical governmental fashion. Money spent to implement, agendas in disguise, and the citizens of Greeley pay for all of it. Greeley is a desirable City to live in, don't change that fact by pretending that we have to mimic other surrounding communities. We need choices of communities to live in.

Lori Williams

---

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



---

**From:** Sam Tauber  
**Sent:** Wednesday, May 5, 2021 6:47 PM  
**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>  
**Subject:** [EXTERNAL] Household Occupancy

Thank you for the opportunity to voice our concerns with the proposed increase to household occupancy allowances. I do not support increasing the occupancy standards for the same concerns as many; Parking and traffic, Property maintenance, Overcrowding, Noise and trash, Crime and Reduced property values.

I have resided at our current address since 1987 and although I fully understand the realities of an ageing neighborhood, I am also disappointed with the current state. I believe allowing increased occupancy will certainly escalate the above areas of concern. As myself and my neighbors intentionally purchased homes in "Single family neighborhoods", we have the right to expect zoning for our neighborhood to continue.

Sincerely,

Samuel and Barbara Tauber  
2011 44<sup>th</sup> Avenue  
Greeley, CO. 80634

---

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

To: [john.gtes@greeleygov.com](mailto:john.gtes@greeleygov.com); Dale Hall; Kristin Zasada  
Subject: [EXTERNAL] Household occupancy\_May 11\_2021 meeting

Dear City Council Member

We are very concerned about the household occupancy issue coming before the council.

Personally, our neighborhood is small, mostly elderly, with no on-street parking allowed, and fairly frequently trips in here by the fire department and ambulances. We have had one instance of unrelated parties renting a unit with the owner to help him pay his mortgage, and then we had several parking violations, as well as more trash, such as small liquor bottles strewn on the property. I believe you will find studies show that people who do not own a property take less care of it, which affects property values, which affects the revenue municipalities will enjoy.

Politicians have tried to use the pandemic to make changes in all of our lifestyles. When a member of my family (with a wife and 3 children) lost his job, the family pitched in to help where necessary. There are so many people getting lots of government aid and handouts today that they should be able to find adequate, affordable housing. When the government eliminates all gas and oil jobs, there will be numerous available rental units and prices will certainly drop.

Am sure that some individual homeowners don't realize that if they want to rent their homes out to several tenants, they may not even be able to collect rent in these times (and probably will not even report the extra income if any), and if they don't charge rent, how is the owner going to pay the extra expenses he/she will incur? The current owner may also find they have a lot more damage done to their property by "renting" to an unrelated party, who may completely ruin the property before the renter just walks away.

Please don't be intimidated by those who just want to create chaos. Stand up for our community.

Thank you.

Nancy Weaver

---

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

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

From: Steve Gormley

Sent: Monday, May 10, 2021 8:24 AM

To: CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

Subject: [EXTERNAL] Household Occupancy

Hello, I strictly oppose increasing household occupancy proposed by the Greeley Planning Commission! Allowing unrelated individuals to live in a home will cause nothing but problems (parking, crime, trashy property maintenance, and decrease the value of property). Just look at rentals throughout the city it is a mess with multiple individuals living in rentals. Also it will never stop with the number of occupants allowed proposed by zoning requirements, they will usually allow more and more people to move into the properties. Greeley code enforcement can't even do their job now enforcing compliance to keep properties acceptable per code. I'm sure to the Planning Commission might find it okay as long as is not in their neighborhood.

Sent from my iPad

---

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

---

**From:** Mike Otto

**Sent:** Sunday, May 9, 2021 9:41 AM

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

**Subject:** [EXTERNAL] Household occupancy standard

I oppose any change to increase the number of unrelated members allowed to inhabit a residence. I understand the challenges of today's housing and economic environment, however, to diminish the value of single family residence neighborhoods is unacceptable. Homeowners such as myself have invested greatly in our properties with our life's savings and do not want to have that value impacted by this proposed standard.

--

Mike Otto

2158 27th Ave

Greeley, CO 80634

970-590-0978 cell

---

**From:** Colleen Helzer  
**Sent:** Sunday, May 9, 2021 12:05 PM  
**To:** Kristin Zasada  
**Subject:** [EXTERNAL] Household Occupancy Standard Change

Hi Kristin,

Just wanted to let you know that I am still opposed to any of the proposed household occupancy standard changes. They would be absolutely unenforceable, and neighborhoods would be negatively impacted, as well as property values. Along with the parking nightmare already existing in the cul-de-sacs with many cars, parked straight in at the curb, and many other issues. Unless they receive a complaint, in general, the city does a really poor job with general code enforcement as it is. The city will not even enforce the NO DOGS in the PARK law/code, and they are out in plain sight, often off leash running after frisbee's right by the parking lots with the sign that says NO DOGS in the park.

I just realized a few days ago that a family in my own neighborhood has a person living in a camper trailer, which is parked on the side of their house. A family just down the block from them, have two families living there and multiple vehicles. When you come up to the stop sign to turn onto the only street in/out of this subdivision, literally you cannot see any of the incoming traffic to make a left turn, because multiple cars and large pickups are parked on the street in front of the house that already appears to have multiple families.

Again, please don't change the occupancy rules, which will not and probably cannot be enforced, to solve a housing shortage problem. How would the city enforce them? By hiring more code enforcement people, which only respond when there is a complaint, or rely on complaints, which then is pitting neighbors against each other. Perhaps, more multiple family apartment complexes should be built in appropriately zoned locations. Don't try to solve this problem by creating several more problems for the taxpayers in this city.

I am once again sending this to you, because you were very responsive in getting back to me on my original email and my representative for my ward never did respond. I am not looking for a response to my email, but I know a meeting is slated this coming week about this issue.

Thank you again,  
Colleen Helzer

**From:** Donato Perl

**Sent:** Monday, May 10, 2021 9:46 AM

**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

**Cc:** Fran Burns <frانبurns@comcast.net>; PATRICIA CALIFANA <pat\_gary@msn.com>; Rick Mawson <rickmawson@comcast.net>; Ruth Warner <rufwarner@aol.com>; Therese Gilbert <tg2btrue@hotmail.com>; Wynne Levelle <wynnelevelle@comcast.net>; phyllis Endicott <psendic@comcast.net>

**Subject:** [EXTERNAL] proposal to make more flexible residential zoning ordinances

Dear members of the City Council of Greeley:

I have considered the proposal to make more flexible residential zoning standards to allow more unrelated adults to rent together, and have come to the conclusion that such a proposal, if enacted, would do a disservice to all - with the possible exception of investors seeking only short term profits. All others would be disadvantaged - including our community at large.

Homeowners would lose an already threatened sense of neighborhood. Neighborhoods themselves would become more susceptible to poorly tended buildings and grounds, and even our emerging adults may very well fall victim to the illusion that living off campus constitutes coming of age. As both a retired educator from District 6 and University of Northern Colorado professor, I believe I am particularly qualified to opine on this last statement.

I urge you to reconsider this proposal in light of the importance of maintaining a sense of pride, history, and, in the long run, economics in Greeley's neighborhoods.

Respectfully submitted,

Don Perl.

---

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

---

**From:** phyllis Endicott

**Sent:** Monday, May 10, 2021 11:56 AM

**To:** CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

**Cc:** Fran Burns <frankburns@comcast.net>; PATRICIA CALIFANA <pat\_gary@msn.com>; Rick Mawson <rickmawson@comcast.net>; Ruth Warner <rufwarner@aol.com>; Therese Gilbert <tg2btrue@hotmail.com>; Wynne Levelle <wynnelevelle@comcast.net>; Donato Perl <donatogreeley@gmail.com>

**Subject:** [EXTERNAL] Re: opposing proposal for more flexible residential zoning ordinances

As a 50-year resident of the Alles Acres neighborhood, I am strongly opposed to weakening residential zoning ordinances in neighborhoods near UNC. We love the well cared for yards, well-maintained homes, and beautiful trees that bless our area and support our community life. Retired after 23-years as a UNC employee, I am convinced that college students gain a great deal, both socially and academically, from living on campus during their college years. In fact, the past year of mainly remote learning is well recognized as having had a negative impact on these students' educational experience. They are anxious to return to campus and full involvement in university life.

It appears that the only beneficiaries of this proposal are the few uncaring landlords who are only interested in ease of finding renters and not concerned with the health of neighborhoods or attractive maintenance of their properties. Please do not diminish the traditional health and beauty of Greeley's residential areas. Thanks for considering these concerns.

Phyllis Endicott, 2017 24th Street Road, Greeley 80631

---

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

---

**From:** PATRICIA

**Sent:** Monday, May 10, 2021 2:21 PM

**To:** planning <planning@Greeleygov.com>; CD Admin Team <CD\_Admin\_Team@Greeleygov.com>

**Cc:** John Gates <John.Gates@Greeleygov.com>; Thomas Butler <Tommy.Butler@Greeleygov.com>; Brett Payton <Brett.Payton@Greeleygov.com>; Michael Fitzsimmons <Michael.Fitzsimmons@Greeleygov.com>; Dale Hall <Dale.Hall@Greeleygov.com>

**Subject:** [EXTERNAL] Change of zoning

I am disappointed to learn of the planned change of zoning in my area. I enjoy living in an area of families, both home owners and renters. I have lived at my house for over 20 years. I learned about the planned change when contacted by a neighbor a couple of days ago. When I contacted a few of my neighbors, none of them knew about this. Whatever method is being used to inform residents of proposed changes is obviously not working. Also, no one I contacted was happy with this proposal.

I believe this change will benefit investors who want to rent out houses by the bedroom. I also think it will have an unalterable impact on the character of our neighborhood and not be of assistance to families looking for affordable housing. I am attaching a picture of a house at 1021 Cranford that is now for sale. It had been rented by the bedroom and is now for sale for \$400,000. I am sure that they are looking for potential investors to buy the home, who will continue to rent by the bedroom.

I appreciate that our current zoning allows one to rent a portion of their home to a student, but does not allow for a house full of students.

Please consider the detrimental effect this zoning change will have on many of us Greeley residents.

Patricia Anne Califana

1907 14th Ave.

Greeley

---

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





---

**From:** CenturyLink Customer Bunting  
**Sent:** Sunday, May 9, 2021 9:11 PM  
**To:** Kristin Zasada  
**Subject:** [EXTERNAL] Housing Occupancy Standards

Greeley City Council members:

Used to be the rule was no ball playing in the house, then weak parents gave in. Now it is allowed in any room but the dining room because of the china and chandelier...

1

My wife and I walk in our neighborhood around the intersection of 28th Ave. and Reservoir Rd. We see single family houses where there are junk cars in the back yard, multiple pickups on the street and in the driveway, yards that are not cared for, and property falling apart with damaged fences and structures in need of repair. It seems to us that more than one family lives in houses like this. We can't help but think of how these conditions are dropping the value of our property.

The solution is NOT to give-in to the problem but enforce the codes that are on the books.

PLEASE DO NOT CHANGE current household occupancy codes.

Darryl and Linda Bunting  
2820 25th St. Rd.  
Greeley 80634

**From:** Julie Miller

**Date:** May 10, 2021 at 5:34:03 PM MDT

**To:** CD Admin Team <[CD\\_Admin\\_Team@greeleygov.com](mailto:CD_Admin_Team@greeleygov.com)>, John Gates <[John.Gates@greeleygov.com](mailto:John.Gates@greeleygov.com)>

**Subject:** [EXTERNAL] Proposed changes to housing code

Hello and thank you for your service to our community.

My name is Julie Miller and I have been a Greeley resident for almost 16+ years in the Maplewood neighborhood. I will not be able to attend the virtual meeting, but I wanted to be sure to voice my concerns about any relaxation of the current housing code.

We have had a flop house in the Maplewood neighborhood for several years. It is a known meth house, as well. The police know the home by the address numbers alone.

We have several homes in the area with very unkempt yards, furniture in the backyard - not lawn furniture, but rotting indoor furniture, cars parked on the grass, trailers in streets, and I believe we currently have someone living in a camper on the street nearby. And YES, we have reported these to code enforcement over and over. The lawns are the same, the furniture and mattresses are rotting, the grass is uncut, and things remain very much the same as they have for years - years!

Crime has increased in our neighborhood, not to mention traffic. A few years ago, we had 13 burglaries occur. Fortunately our neighbor was hard of hearing and he did not interrupt it. Another neighbor has had trash dumped in her cans, including the actual drag marks right across the alley to her cans! "Nothing we can do," was the response when it was reported and she had to pay for the trash removal.

The same neighbor has also interrupted a potential burglary. We have reported a possible car salesperson selling out of their apartment and yet, here we are. More traffic, same old issues, and very good people tolerating fires, explosions, a garage with plywood and plastic for a roof (since 2017) - which is from the resulting fire when a suspect tried to cover up a murder. They have bricks and boards covering their basement windows. It is known that people were living in the basement, as the police were called to a yard fire at this same address and were told it was someone living in the house, too. We KNOW what it's like with the current codes and can't possibly imagine relaxing the codes.

Our last discussion about these problematic issues with the city was that WE, as a neighborhood, would have to file a lawsuit against the problematic house. Would you? And how do you think this response leaves us feeling as homeowners and taxpayers? And, if we aren't going to enforce codes, why even have them?

We've been very fortunate to have a mixture of good and challenging neighbors, but we are growing very weary of the lack of code enforcement even with the current standard and the noise levels that have come ridiculous. Eventually, you have people, like myself, giving up. We don't

call, we don't email, we just get angry, frustrated, disappointed, and move - if and when we can move and Greeley suffers for that.

I was really taken aback that this was even being considered. Relaxing codes will not help the situation, but only enable more problematic behaviors and increase what I already believe to be problematic enforcement issues. If anything we need more support for code enforcement and stiffer penalties for a lack of adherence. I appreciate this last year being a challenge for all authorities, but you have to realize these code enforcement issues have been problems **for YEARS in our neighborhood:** Trash, yards, cars, abandoned vehicles, illegal parking, unlicensed vehicles, and occupancy issues and that does not include the problems that come with uninforced occupancy problems. You can simply drive down the alley and see the issues. As a code enforcement office, the city shouldn't have to wait for a complaint to act, should it?

Relaxing the code is not an answer to housing issues and especially for those of us who have already been facing continued issues with current code enforcement? It seems really ridiculous to even consider something like this.

Again, thank you for all you do for the community. I recognize your jobs are not easy, nor am I privy to all the information and issues with which you must face.

Sincerely,

Julie Miller  
Maplewood resident and homeowner

**From:** Susan Wickham

**Sent:** Monday, May 10, 2021 6:33 PM

**To:** planning <[planning@Greeleygov.com](mailto:planning@Greeleygov.com)>; CD Admin Team <[CD\\_Admin\\_Team@Greeleygov.com](mailto:CD_Admin_Team@Greeleygov.com)>

**Subject:** [EXTERNAL] Re: Zoning changes

We are opposed to changing the zoning. We have lived in the Cranford neighborhood for 22 years and have enjoyed becoming friends with neighbors who are homeowners and genuinely care for the neighborhood and each other.

The planned change of zoning in our neighborhoods is a great concern as these changes will not benefit the people who live in and care for the neighborhood.

We are also concerned about the manner of communication regarding the public hearing. We heard of this from a neighbor just one day before the hearing. We heard nothing from the City or the Greeley Planning Commission about the zoning changes, or the public hearing.

Here are some reasons for our opposition:

- There are currently serious traffic safety and congestion issues which will be exacerbated by higher occupancy
  - Already we are experiencing more traffic in these neighborhoods
  - The increased traffic is traveling at higher speeds (exceeding limits)
  - Parking problems will increase with increased occupancy
    - Off-street parking is at capacity on many blocks, streets
    - Currently cars park on lawns already, this will likely increase
- Property care of rental properties in these neighborhoods has deteriorated
  - More renters in the neighborhood will exacerbate this problem
  - Trash piles up in alleys and driveways and often remains for weeks
  - Causing decrease in adjacent property values
- Noise pollution has increased and will likely increase with higher occupancy
- The Historic designation for many of the homes might be jeopardized

Thank you for your consideration,

Susan and Nat Wickham  
1910 14th Avenue  
Greeley

To the Housing Commission:

The Greeley Planning Commission is proposing that the city council accept a recommendation to overthrow the current zoning code in residential neighborhoods that limits the number of unrelated adults who can share occupancy of currently zoned single family home and replace it with a new code that would allow as many occupants - related or unrelated as can be shoe-horned into a single family to legally live there.

Essentially, as many bedrooms as a landlord could devise or jerry-build in a home in a residential neighborhood could then be occupied by an unrelated adult.

Many of the homes in Greeley's older neighborhoods have three bedrooms and space in the basement for another two bedrooms to be created. The houses in Greeley's quiet, pleasant residential neighborhood have a much lower price tag than in newer parts of the city. That is why these houses in areas, such as the Arlington, Cranford and Fairacre neighborhoods, have been such a magnet for young, first time home buyers.

Unfortunately, the lower price tag and downpayment are also a magnet for absentee landlords who are able to invest little and reap the benefits of renting to as many individuals as they can possibly squeeze into these smaller individual homes. They have no interest in maintaining the character of the neighborhood.

Those of us who live in the houses in these older neighborhoods which used to define the pleasant residential character of Greeley's neighborhoods already know the result of allowing multiple residents in single family homes: the front and back yards of these homes are often poorly or minimally maintained, multiple visitors to multiple residents greatly increase the traffic and safety of the neighborhood, parked cars line the streets, and the neighborliness that characterized these areas is greatly diminished. Longtime residents find that the neighborhood that they have enjoyed for many years is no longer a pleasant or safe place to live. They put their house on the market thus opening the neighborhood to even more uncaring landlords.

I understand the great need for more moderate priced housing in Greeley. The Greeley Planning Commission must continue to seek developers to create legitimate multiple housing solutions where individuals and families with moderate incomes can live pleasantly in their own home. Instead the Planning Commission is attempting a quick fix to the housing shortage by opening the door to crowding multiple individuals into single family homes and turning once desirable neighborhoods with smaller less expensive housing into undesirable places to live.

Margaret Rothaus  
1700 Fairacre Drive, Greeley

Absolutely not!

Many houses in this area have historic designations! Greeley's history would be in jeopardy!

I found out about this proposal on May 10 at about 10 AM from a neighbor! Sparks suspicion!

I would like to know how home owners were notified? Please answer. Every homeowner should be sent a letter by mail! Time, due process and a voice should be given and honored!

If you say notification was in the Tribune, myself and many of my neighbors do not receive the Tribune. You know that! That tactic allows you a power-play to steamroll such a proposal through to benefit those who wrote and want the proposal implemented!

Please give ALL the affected property owners a voice/vote in this consequential decision!

Karen Rossman  
1912 15<sup>th</sup> Ave

Dear Planning Staff and Planning Commission Members:

Having listened to deliberations from your previous (March) meeting held via “Zoom,” I can understand the desire for the Commission to reach a compromise and limit the “Plus Unrelated Person(s)” occupancy to no more than “Two” instead of earlier-proposed “Three” in a single-family residential zone.

I am aware that younger people are having difficulty affording single family houses almost anywhere in Front Range Colorado cities. However, it seems to me that if there is a market demand for this to occur, it should be offered in yet-to-be developed annexations of Greeley, possibly through the introduction of a new category of zoning.

The “You-Plus-One *or Two*” relaxation of standards should not be made retroactive in existing neighborhoods (i.e. ones with R-E, R-L, and R-MH zoning).

It is my fear—having received dozens of potential offers from out-of-town strangers interested in buying our single-family house—that “the market” is peppered with quite a few non-resident investors who are possibly trying to cause zoning code revisions. Their intent could very well be to become non-resident landlords of houses with three (or more) adult renters, plus any children and relatives. It is conceivable that this change in the density of neighborhoods’ populations could eventually cause prices-per-parcel to *increase* because of the potential *rental income* from multiple, unrelated adults; even so, this would be inconsistent with the neighborhood ambiance we sought and chose almost three decades ago when we moved into our current house in an “R-L” zone.

I would like to have seen some “before” and “a-few-years-after” appraisal statistics from other cities that have made these kinds of broad-brush revisions to zoning codes. If this kind of change would, as some have warned, actually *decrease* the value of single-family houses in R-E, R-L, and R-MH zones, then this is a stronger reason to oppose the change.

Based on what I have heard and read, I do not want the City to allow the conversion of existing single-family houses into ones with the head of household (and spouse?) “plus two” unrelated adults (instead of the current “plus one”). Once such a change in code would be approved, it would be practically impossible to reverse it if this would turn out to have been an undesirable change in some or all the current neighborhoods!

Thank you for the opportunity to comment!

Stan Elmquist  
2152 27<sup>th</sup> Avenue  
Greeley, CO 80634

I live at 1913 15th Ave in Greeley very near to the University and am quite concerned that allowing more adults from different households to occupy the homes in my neighborhood would lead to college renters with parties, etc... which would really change the culture of the community and potentially discourage us and other families from living here.

Thank you for your consideration,

-Justin Walker



May 10, 2021

Dear Greeley Planning Commissioners,

My name is Therese Gilbert and I have lived at 1715 14th Avenue, Greeley since 1995. I love my neighborhood and knew when I moved to Greeley that I would want to purchase an older, traditional home in the Cranford neighborhood. When I first moved onto my block in '95 there were no residents renting, only homeowners. Today I am one of 3 resident homeowners of the eight homes on my side of the block.

Over the past few years I have had different issues with the renters north and south of me and invariably these issues were more problematic when there were unrelated tenants in the home; beer bottles and cans thrown into my backyard, dogs running in my backyard, loud music playing into the early morning hours, etc. I kept in communication with the landlords and would gently remind them that they were in violation of city zoning codes when they were renting to unrelated people. They were always responsive and tried to mitigate the problems.

For the past three or more years there are still only three resident homeowners on the block, but the families in the rentals have stayed. Some are three generational in the home with grandparents, parents, and children. They take good care of their property and are great neighbors. I know their names and the names of their children. When we sit on our porches we greet each other and exchange pleasantries and I know that they are keeping an eye out for me and my property as I am doing so for them.

It makes a big difference when renters are stable and not transient as they are in neighborhoods with different zoning. Families need a quiet neighborhood to rent or own homes. Their needs are different. Children need to be able to sleep at night without loud parties and they need to be able to run and play in yards that are safe around neighbors they know. In the homes on my block, there may be 7 or 8 family members in the home, and this is making greater use of the space. Student housing continues to be built along 6th Avenue, and east of 11th Avenue.

Single renters can find housing, but it is more difficult for a family to find an affordable home to rent with enough rooms and space. Please consider this need! It makes a huge difference when a neighborhood is no longer low-density residential to the families that live there. The needs of families are different, and we need to respect this whether they own or rent their homes.

Thank you so much for your consideration of this important issue,

Therese Gilbert, 1715 14th Avenue, Greeley 80631

We live in the Glenmere neighborhood and are very opposed to changing the occupancy requirements to allow more unrelated people to live together in the same house in our neighborhood. It seems to me that it would greatly change our neighborhood, and would mostly benefit investors, who do not live here and are not a part of the fabric of the neighborhood. We have lived here for 12 years and love our neighborhood and do not want there to be more college housing and large groups of unrelated people living together. Glenmere and Cranford have a reputation for being safe, neighborly neighborhoods in central Greeley. It seems to me that changing the occupancy requirements could really change the feel of the neighborhood and send even more families west, if these neighborhoods no longer have their same charm and good reputation for being quiet, safe, and neighborly. It seems to me that it is in the best interest of the residents of these neighborhoods as well as in the best interest of the city to keep the best neighborhoods in central Greeley as desirable places to live. If these neighborhoods change, you will see more people moving west, and less support for the downtown/ 16th street businesses. Please do not change the occupancy requirements in our neighborhood. I just heard about this proposal yesterday, and I think many people in our neighborhood don't know about the proposed changes, and would not be in favor of them if they were aware of them.

Thanks so much  
Sarah Walker  
1913 15th ave

Fri, Apr 2,  
1:35 PM

to developmentcodeupdate

April 2, 2021

Cale Jacobson, Planner II  
City of Greeley, CO and  
To Whom It May Concern:

I am wanting to give my input as to the rezoning of R-L Single-Family Housing in Greeley, as I was just made aware this is happening. I have lived in the Cranford area since October 1987 and have seen the changes in the area that have not been favorable for Greeley citizens living in our homes.

When I first moved into my home, I rented until 1992 when I was able to purchase it. I had loved the area as most people on my block owned and occupied their home. The neighbors knew each other, the lawns were maintained, people parked in their driveways and we helped each other when in need. As a single parent whose son went to UNC laboratory school and UNC, I have worked incredibly hard over many years to improve all of my property, from landscaping to many inside home improvements.

We had a survey in April of 1995 to identify the occupancy and use of our property. Over 220 properties in Cranford were inspected as well as rental properties (who were grandfathered in) to meet housing codes and safety codes. For many years, the Single Housing code was followed, and the area remained relatively a nice area to reside.

Over time, the zoning has become lax, and more and more renters have moved in with 7, 8 people living in one home. The traffic is worse, trash barrels left in front yards, the homes are not kept up and there are increasing parties with loud noise late into the night, which make it impossible to sleep.

When a new owner, who lives in Fort Collins, bought the house next door to rent, I reminded him of the Single Housing Occupancy zoning laws and he has kept to that law. However, many other owners that rent are no longer complying. Our once beautiful, quiet neighbor has become one which I do not want to continue to live very much longer. And now, if the zoning laws are again changed, homeowners who do not live in the area will have free range to have whoever move in to simply increase the money in their pockets, not the upkeep of the property or consideration of noise.

There are plenty of apartments, condos, etc. being built at a rapid rate and I am upset that this part of the city of Greeley is being neglected and being considered for further demise. I am asking that the zoning laws NOT be changed in my backyard and we can, at least, try to maintain some nice neighborhoods in one of the oldest parts of Greeley.

Thank you,  
Paula Powell  
1718 14<sup>th</sup> Avenue  
Greeley, CO  
970 352-8030

Dear City of Greeley Planning Commission:

I am Wayne Jeffers, M.D.. I have been married to my wife, Lynn, for 37 years. I am a native of northern Colorado and have lived and practiced family medicine in Greeley since July 1993, initially at Sunrise Community Health Center and now for 22 years as faculty at North Colorado Family Medicine (Banner Health) Residency Training Program. We have raised our family of three children in Greeley. They attended District 6 public schools. Two of the three reside in Greeley. My mother moved to Greeley in 2003 following the death of my father. Over the years, we have owned four homes in Greeley. Currently, we reside at 701 River View Drive.

We have owned various residential rental properties in Greeley since 1995. Currently, we own five four-plexes (20 units) at 3550 West 24th Street and a single family home on 19th Avenue in the Maplewood neighborhood. We take pride in ownership and do our best to keep our properties well maintained and in an orderly fashion. The house on 19th Avenue has a separate entrance to the basement and has a full kitchen in the basement. However, the house is zoned single family. It would be much better for us from an investment perspective to be able to rent it as two units (higher net income, less vacancy loss) but because of the current "you + 1" standard, we are unable to do this. Prior owners did rent it as two separate units and, to my knowledge, no complaints were filed from neighbors. In fact, when we purchased the property, the exterior and yard were in better condition than many of the neighbors' single family homes. Additionally, the four-plexes would have a broader base from which to rent if the current standard was more lenient.

All three of our children have needed to rent in Greeley as young adults. It was VERY difficult for them to find affordable, adequate housing and abide by the current "you + 1" standard. In fact, two did not abide by the standard. They did an excellent job of upkeep and even improved the properties which they rented.

I served for six years on the board of directors (the final five as chair) of the Global Refugee Center (then located in Greeley) (now the Immigrant and Refugee Center of Northern Colorado located in Evans). I witnessed first hand the difficulty legal immigrants and refugees had securing affordable, adequate housing. Many were not able to abide by the current "you + 1" standard in order to make ends meet. These newcomers to the Greeley community want to stay and thus the property they rent their home by taking care of the property.

Additionally, we have had international students live with us in our home at various points. This has been a very rich and rewarding experience for our family and for the students. In fact, one has practically become our fourth child. He is graduating from law school and will begin practicing law in Ft. Collins later this summer. Our neighbors enjoyed getting to know the students and never expressed any concerns about them living with us. Sometimes we have had two international students living with us at a time. Thus we, too, have personally (unwittingly) violated the "you + 1" standard.

Given these multiple personal experiences, I ask the Planning Commission to change the current "you + 1" to "you + 2".

Respectfully,  
Wayne S. Jeffers, M.D.

To Whom it May Concern,

Hello, My name is Jacob Diebold and since July of 2020 I am a homeowner in Greeley. I've been hearing about whats going on with the potential change in housing occupancy standards so I wanted to send an email to voice my opinion on the matter.

My wife and I were finally able to afford a house this past year; and a couple reasons that we chose Greeley were because of how diverse and accepting this town is, and also because it has affordable housing options. We currently rent out our basement as a second unit, and because of that we were able to afford a mortgage while also being able to bless some college students with an affordable place to live. Luckily we live in a zone that allows us to do that, but if we had chosen a different part of town there would have been no way for us to afford a mortgage, and being able to be good landlords and bless the students we rent to is something thats really important to us. I would love for there to be an increase in the amount of unrelated people allowed to live in a house. Greeley has been a town for everybody to live in, a lot of minorities and low income families come to Greeley because they are not able to afford living in towns around us because of their strict housing laws that drive up housing costs. That is honestly one of the reasons my wife and I chose to live in Greeley rather than somewhere like Fort Collins. I think we all can learn and grow more by surrounding ourselves with people that are different than us, and I think thats something that Greeley does well. I would love to see us be even more inclusive; if we don't try and adapt to inclusivity, then there will be no place in northern Colorado that is affordable. I've lived in Fort Collins in the past and housing prices are just ridiculous there, partly because of their strict housing laws.

I know my wife and I, and many others are so grateful that Greeley is an affordable place to live. Without it, we wouldn't be able to start our family and own a house. We've loved living in Greeley and undertaking the adventure of fixing up our old house.

I would like the planning commision vote to increase the amount of unrelated adults allowed to live together. I think a 'you+two' law would be great as a minimum, but in order for there to be more options for college students to find affordable housing in Greeley I think it would great to adjust it for 1 person a bedroom. This way some students aren't stuck with having to potentially pay for a 4+ bedroom house when only two people can live there.

Thank you for taking the time to read my thoughts regarding the change in Housing Standards.

Jacob Diebold

Dear City Council,

Hi, my name is Rachael Talley-Diebold, my husband and I have owned our house in Greeley since last summer. I'd like to encourage the council to vote for an increase in housing numbers in Greeley. My husband and I live in a part of Greeley that has high housing numbers and it has been a game changer for us. We've been able to rent out our basement to some amazing folks that have needed affordable housing. It has allowed us to be able to own our house, fix up this old house because it needed a lot of work, and bless folks with space in our house that we don't need right now. If we had tried to live in some other parts of Greeley, we literally couldn't have afforded it. Housing prices in Colorado just keep going up and it keeps making it increasingly harder statistically for minorities and low income families to afford living here. One of the things my husband and I have loved about Greeley is how anyone can live here, set up roots, support the community, and create a great life for them and their families. I think a huge part of that is because we generally have lower housing costs. Increasing the amount of unrelated adults allowed to live in a house together in other areas of Greeley, I believe will help continue to keep housing costs down. I also think it will help this beautiful town continue to grow, thrive, and have a healthy booming economy. The more folks that can live here and not live month to month but actually save, be financially stable, and be able to afford things, the more our economy will grow in health and stability. I urge the council to increase the numbers. May Greeley continue to blossom into a town where all people can afford to live a beautiful, financially stable life, and enjoy the many wonderful things our town and people have to offer.

Thank you for taking the time to read this and hear my thoughts regarding housing standards in Greeley,

Rachael Talley-Diebold

May 12, 2021

Planning Department

I watched the Planning Commission meeting on May 11 and have followed the discussion about changing the household occupancy limits. I listened to one person after another say things like “they” can just move into an apartment or condo. It was disheartening to hear anyone who is not a homeowner referred to in this manner.

For nearly half of my 40-year marriage, we lived in an apartment or duplex because we could not afford a home. For ten years, we lived in a duplex that was in the same neighborhood as single-family houses. We mowed and watered the lawn. We planted flowers. We had a garden. We raised our children. We were neighborly to those who lived in duplexes on our street, in mobile homes on one side, and single-family homes on the other. People looked out for each other.

Many of us did not have the good fortune to purchase a home in our 20s. It frustrated me to hear many of the speakers paint young professionals and college students with one broad brush. Yes, there are bad actors who do not follow the rules and they make it hard for others around them. But deal with the bad actors without making it impossible for others to enjoy the “American dream” and live somewhere besides an apartment or condo.

Greeley prides itself on being a place to live, work and play. But when some folks want to decide who can live where, I must take issue.

Thank you.

Anne Bryant



Jeff Koonce  
1500 Glenmere Rd  
Greeley, CO 80631  
5/10/2021

Planning Commission  
1100 10<sup>th</sup> Street  
Greeley, CO 80631

To Planning Commission:

I am strongly opposed to increasing the occupancy limits on residential low zoned properties beyond the existing R+1. Low density residential neighborhoods are one of the best aspects of Greeley. The atmosphere changes dramatically as you move into medium and high-density zoning in a city. The reason people want to live in these low-density neighborhoods is precisely because of the quiet low-density nature. Making this change attempts to solve a housing challenge by destroying the precious qualities in a neighborhood that people value in the first place. Greeley is not a high-density city and has room for expansion without changing the nature of its core residential properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Koonce', with a long horizontal flourish extending to the right.

Jeff Koonce

May 14, 2021  
Beth Sereff  
2009 27<sup>th</sup> Avenue, Greeley, CO 80643

Dear Greeley Planning Commission,

I have grown up in Greeley all my life and truly cannot imagine anywhere else I would want to live...and I've been a lot of places! The people in our city are wonderful, our mindset as a county is positive and seeks to improve in all areas, and I always feel safe.

Part of feeling safe is having people around who know you and are aware of one another's comings and goings, whether that is as a family member, roommate, or neighbor. In my neighborhood, though we don't all know each other personally, everyone always waves, lends a hand (or snowblower), and keeps an eye on other properties for safety. In the short stretch of street I live on, knowing the names of at least 4 of the residents in homes is more than I have ever experienced living anywhere else. I know without a doubt if I needed that cup of sugar, there would be no hesitation from any of them.

The second part of feeling safe in Greeley is when there are others in my home. There is strength in numbers and the amount of times we in the home have come together in an emotional capacity or a physical capacity is invaluable in feeling connected, part of the tribe, and secure in failing because we know there is support.

When I moved back to Greeley, I no longer knew anyone here and finding an affordable place to live in my early 20's was difficult. I was able to reconnect with a childhood friend who needed another roommate, and re-establishing that friendship, along with many others afterwards through our living situation, has been truly a positive experience as several our friend group has gone through divorce, engagements, pregnancy, celebrations, graduations, heartbreak, laughter, and working from home in the time of COVID. I know many others who have been able to thrive, relationally, because of living with others outside of family.

To experience any number of those milestones without the presence of others would not nearly be as full and rich. When a family is living together, they get to experience the variety of life together. Friends should be able to share in that as well.

On that note, I strongly encourage the Planning Commission to reevaluate the current You + One ordinance and to increase to at least a You + 2 standard.

Living as a young adult in today's world is very different--- socially, economically, and physically--- than it was when these ordinances were first put into place. Cost of living is higher, available housing is fewer, and meeting others is more difficult. To have the opportunity to build our financial stability, our social circle, and our skill sets for how to maintain a home are only improved by living with more than one person. We work better together, not solo. Jobs are shared amongst those living here and we show our understanding of a roommate's busy week by taking on small chores to help one another. We operate just like a family!

Like a family, we all need our personal space. While living in our current residence, we have only ever had one person per bedroom. Nobody was occupying the living room, sharing a room, or sleeping on a floor. All legal bedrooms. We have more space per person than what a family of 5 or 6 would have. But a family of any size can inhabit that same space, ordinance free, while several, legal adults like ourselves who are of secure employment, no history of neighborhood disturbance, and contributing members of society cannot have the same freedoms?

If parking is a concern for neighborhoods by increasing to a You + 2 ordinance, I ask what is the difference between the car of a roommate and the car of a teenager? There is no difference, as both take up the same amount of room on the street. On our street, there is ample parking for neighbors to have celebrations and everyone can still park in front of their own house, has never been an issue. We know our neighbors and are happy they have something to celebrate and people to do it with.

If yard upkeep is a concern for neighborhoods by increasing to a You + 2 ordinance, I ask what is the difference between a home owner who lets weeds grow or junk accrue and a renter who lets the same thing happen? The difference is that a renter typically has it in a lease to maintain the yard and are therefore held accountable. A family in a home has no one they are required to be accountable to in the appearance of their yard. If anything, neighbors should welcome multiple unrelated persons in a dwelling for the reality that issues can and are addressed more directly through a landlord situation.



We get to be proud of our house! Mowing the lawn, shoveling, pulling weeds, growing a garden, even opening the garage door to watch the rain come down like it did on this particular afternoon....these are tasks not done by tenants in an apartment complex and to have the chance to do them allows us to have pride in something larger than ourselves...actively contributing in keeping our neighborhood looking its best.

Thank you for your consideration of increasing the current ordinance to be You+2 in Residential Low Density homes.

The key word is home...the opportunity to establish a 'family' of friends away from our further away actual families. Not asking for us to be able to pack countless people into a small number of bedrooms, rather to allow us to make the most of the available housing and affordability of roommates in order to become financially stable young adults who hope to remain in the Northern Colorado area we have come to enjoy and contribute to.

Please allow renting members of this community to show you that You + 2 will not be detrimental to the state of current neighborhoods. Increased safety in numbers benefits all neighbors, cultivation of a geographic community benefits our minds and social health, while simultaneously keeping these You +2 properties well kept...think of it as good practice for when we are able to successfully purchase our own Greeley homes to take care of!

Most sincerely,

Beth Sereff

**From:** K Rossman  
**Sent:** Monday, May 17, 2021 8:05 PM  
**To:** CD Admin Team <[CD\\_Admin\\_Team@Greeleygov.com](mailto:CD_Admin_Team@Greeleygov.com)>  
**Subject:** [EXTERNAL] Household occupancy meeting 5/18

What percent of the housing crisis would be solved by this Proposal? Likely it would not even make a dent in the housing crisis in Greeley!

Looks like the people that  
support this are big investors. If  
they really care there are other  
options they could vest in.

It is important to not up end the  
wishes of many for the few that  
are only in it for the dollars that  
likely don't even reside in  
Greeley!

Is Is it worth opening up  
Pandora's box for such a small  
percentage?

Thank you!

**From:**

**Sent:** Tuesday, May 18, 2021 1:14 PM

**To:** CD Admin Team <[CD\\_Admin\\_Team@Greeleygov.com](mailto:CD_Admin_Team@Greeleygov.com)>

**Subject:** [EXTERNAL] Hart comments on occupancy rule changes

To Greeley Planning Commission,

We are opposed to changing the occupancy standards.

We live in the Cranford neighborhood and one of the ongoing issues is investors purchasing homes, some that were owner occupied for many years, often decades, then turning them into rentals. Some may have legal basement apartments. Some do not but one gets added. There is no enforcement of current codes. Believe me, we have contacted the city with no result. We have experienced the gradual decline of our neighborhood and are tired of it.

Investors are motivated by profit. Buy a house and let the renters make the payments for a few years then sell and you can make some money – especially in this market. Once given the option to increase the number of people living in a house only makes investing more attractive. I think you will be surprised how creative one can get in what you call a bedroom. Now what good does this do to the neighborhood? More trash, more noise, more dead lawns.

The issue of affordability for home buyers is more complicated than I can comment on but I don't see that changing to code to allow more people to occupy the residence is the solution.

We choose to live where we do because the neighborhood appealed to us. Please protect our property rights and don't change the code.

Thank you,

Tom & Dana Hart

1914 13<sup>th</sup> Ave

Greeley