

Metropolitan District Updates: Technical and Procedural Code Updates

Community Development – Planning
March 21, 2023

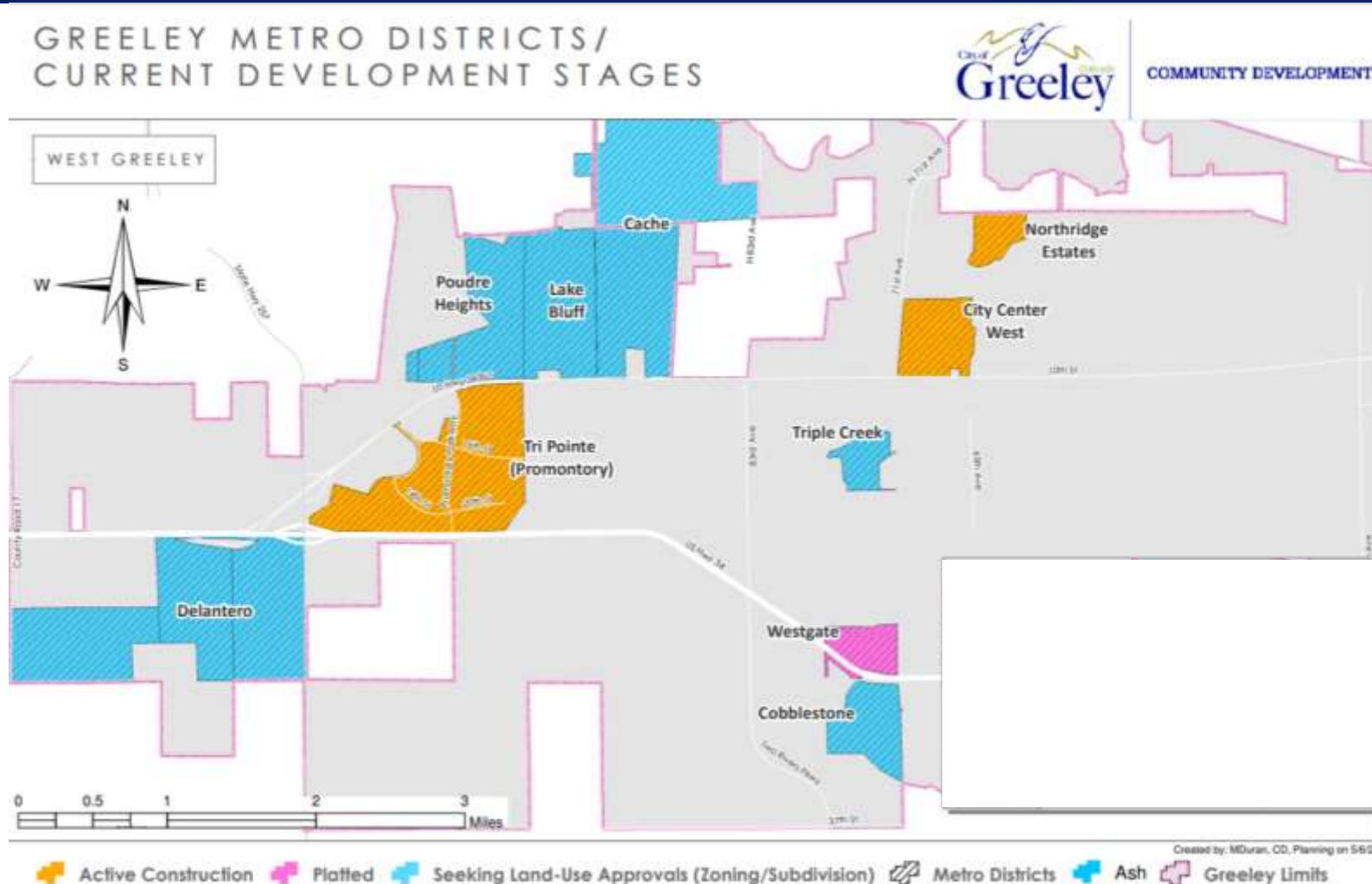


Background



- Staff presented general information about Metropolitan District updates at a Work session in May 2022.
- Greeley ultimately adopted its Metropolitan District Code and Model Service Plan in 2007, updated in 2018.
- Greeley standards generally reflect the minimum standards found in State Statutes.
- ***Phase 1: Technical revisions are presented for consideration and adoption.***
- *Phase 2: Enhancements and Policy updates will be considered later in 2023.*

Introduction



Process Overview

1. **Update the current Greeley Metro District Code and Service Plan with basic and needed amendments;**
2. Consider adding new Metro District approval criteria to increase the enhancements required of Metro Districts with new applications;
3. Monitor state legislation for possible further amendments.

Overview of Amendments



- Relocate Metro District regulations into Development Code
- Drop obsolete references
- Shift minimum Metro District size from geographic size to minimum debt limit
- Disallow eminent domain authority
- Add application deadlines for twice/annual election cycles
- Add public notice provision consistent with City Development Code

Review Criteria



1. The amendment furthers the purposes of these regulations.
2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range effects as well as immediate impacts.
3. The amendment promotes the public safety, health, and general welfare of the citizens of Greeley.
4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.

Thank you



Specific Amendments



- Provide updated Section numbers and references throughout the chapter;
- Repeal direct references to C.R.S. Title 32, Article 1;
- Previous Section 2-513 District's Location. (repealed);
- New Section 24-1205 District Minimum Size. Repeal 2-215 which defines a geographic area, and adopt an authorized debt minimum of \$7 Million as the eligibility threshold;
- New Section 24-1206 Use of eminent domain by a district. Repeal 2-516, clarifying a prohibition of a district's use of eminent domain, reserve the city's option to exercise such authority within a district;
- New Section 24-1208 Disclosure. Repeal 2-518 and clarify the procedure for notices of disclosure;

Specific Amendments



- Previous Section 2-520 District review timeframe. (repealed);
- New Section 24-1214 Filing of proposed service plan. Repeal 2-525, and provide updated procedures for filing a service plan;
- New Section 24-1215 Service plan contents. Repeal 2-526, and provide clarified, detailed requirements for service plans;
- New Section 24-1216 Administrative review. Repeal 2-527, and provide a more detailed review procedure;
- Previous Section 2-533 Exemption from compliance with this chapter. (repealed);
- New Section 24-1227 Inactive Districts and Exemption from compliance with this chapter. Replace Section 2-533, clarifying eligibility for exemption, and provide for dissolution of inactive districts.