

2060 Comprehensive Plan

Plan Overview & Administration

This Plan is a policy guide that directs public and private growth and development decisions for the City of Greeley through the year 2060. It is both a statement of the community's vision, as well as a set of strategies to help realize the goals and objectives of the Plan. The vision associated with the Plan represents a significant investment with an expected long-term benefit to the community.

The Plan does not imagine a static set of conditions from which to assume Greeley's future but, rather, assumes change will be constant and it is a mechanism to manage and channel those changes to create the desired future quality of life for current and future citizens of Greeley.

Purpose of the Plan

Successful communities are those that have charted a course for the future development of their community. This course is established by planning for the future of the community. In Colorado, the legal authority to plan is found in the Colorado Revised Statutes (CRS 29-20-102) which state "...in order to provide for planned and orderly development within Colorado and a balancing of basic human needs of a changing population with legitimate environmental concerns, the policy of this state is to clarify and provide broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions." Seven general powers are granted to local governments to plan for and regulate the use of land. Those powers allow local government to:

- regulate development and activities in hazardous areas;
- protect lands from activities which would cause immediate or foreseeable material danger to significant wildlife habitat and would endanger a wildlife species;
- preserve areas of historical and archaeological importance;
- regulate the location of activities and developments which may result in significant change in population density;
- provide for phased development of services and facilities;
- regulate the use of land on the basis of the impact thereof on the community or surrounding areas; and,
- otherwise plan for and regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights (CRS 29-20-104).

Also described in *state statutes*, a community master plan "shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of

development, including among other things, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise conservation, and the adequate provision of public utilities and other public requirements “ (CRS 1973 31-23-207, revised 1977).

Once a master plan is adopted, state statutes note that “no street, square, park or other public way, ground or open space, public building or structure, or publicly owned public utility” may be built without review and approval by the Planning Commission (CRS 1973 31-23-209).

The *local authority* for a community master plan is found in the Greeley City Charter which addresses city planning activities by noting that, “Consistent with all federal and state law with respect to land use and development and in conformance with all applicable articles in its Charter, the City Council shall:

- A. Designate a City department or other agency to carry out the planning, zoning and housing functions as set forth in ordinances;
- B. Maintain a Planning Commission of seven (7) members appointed to terms of five (5) years to advise the City Council on land use planning and to make decisions on land use matters as they may be set forth by ordinance.
- C. Adopt a Comprehensive Plan as a guide to land use and development.
- D. Adopt all development codes.
- E. Establish a process for handling variance applications and appeals of land use decisions or actions. (Article XIX, Section 19-1).

The *geographic area* subject to the policies and guidance of the Greeley 2060 Comprehensive Plan includes:

- jurisdictional limits including municipal boundaries, a three-mile area of influence, and other jurisdictional boundaries; and,
- expected growth patterns due to requests for annexation, availability of land for development or conservation, and other natural influences; and,
- adopted policies by the City of Greeley for long-range development.

How to Use this Plan

As noted in the Executive Summary, the first step in the development of this Plan involved the collection of data on a broad range of community conditions. The majority of the data collected was “best available.” In some cases, available data was several years old. Other data was only available for Weld County as a whole, rather than specific to the City of Greeley.

The data that was collected became a community “baseline” from which to compare recent progress of the community, as well as achievements and conditions against other communities, state averages, and even national standards. This information served as a starting point for identifying community strengths, as well as areas where

change is desired. The information collected covered the twelve subject areas of the Plan and a series of goals and objectives were developed to direct future outcomes.

In the following chapters, the twelve subject areas contain a general historical overview, followed by demographic information and key trends, progress made since the last adopted Comprehensive Plan in 2000, and then specific goals, policies, and action steps or strategies to achieve the desired vision. The comprehensive nature of this document requires coordination between issues of overlapping interest among the subject areas. As such, there are many references at the end of the policy and action steps referring to other policies and actions in the Plan. The abbreviated form for the various subject areas follows:

CD	Community Design	HS	Health, Human Services, & Housing
CU	Culture	LU	Land Use
EC	Economy	PR	Parks & Recreation
ED	Education	PS	Public Safety
EN	Environment	RE	Redevelopment
GR	Growth	TR	Transportation

A summary of implementation or work program measures for each subject area are found in the Appendix to this document as is a glossary of terms used in the Plan. In addition, various map references, acronyms, as well as a full listing of various approved community master plans which are being re-adopted and incorporated by reference are also found there.

Amendments to the Plan

The credibility and success of the Plan is as good as the City's reliance upon it as a decision-making tool. However, it is also recognized that changing conditions may necessitate amendments to the Plan to continue its relevance as a viable planning tool and to adapt to evolving community needs.

Amendments to the Plan should be considered, but not limited to, any of the following conditions:

- Changing circumstances in a general area or the community at large prevent the successful implementation of a Plan strategy or policy;
- New areas of community growth, otherwise consistent with the goals of the Plan, are proposed outside of identified map designated areas;
- Implementation of Plan strategies has significantly altered the ability of another policy or action to be realized;
- Additional study has resulted in a modification to policies contained within other master plans adopted by reference in this Plan;
- The amendment is in accordance with expected changes, such as the establishment of the Long-Range Expected Growth Area; and/or,
- Strict adherence to the Plan would result in a situation not intended, nor in

keeping with other key elements and policies of the Plan.

Before allowing a development or action that is in conflict with, or would represent an addition to the adopted Comprehensive Plan, such as with the adoption of a sub-area or neighborhood plan, the following steps should occur:

1. Public notice is provided of the proposed amendment;
2. The Planning Commission shall conduct a public hearing on the proposed amendment and provide a recommendation to City Council; and,
3. City Council shall also conduct a public hearing on the proposed amendment and, considering the recommendation of the Planning Commission and the public testimony provided, take action on the suggested amendment to the Comprehensive Plan.

As noted in the Executive Summary recommendations, review of the implementation strategies of the Plan should occur with a review of the Plan at approximate five-year intervals.