

## Boulder

<https://bouldercolorado.gov/boards-commissions/planning-board>

[https://library.municode.com/co/boulder/codes/municipal\\_code?nodeId=TIT2GOOR\\_CH3BOCO\\_2-3-11PLBO](https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT2GOOR_CH3BOCO_2-3-11PLBO)

### **2-3-11. - Planning Board.**

- (a) The City of Boulder Planning Board consists of seven members appointed by the city council for five-year terms.
- (b) The secretary of the board may be a member of the board or may be the city manager.
- (c) Four members of the board constitute a quorum. An affirmative vote of at least four members is necessary to authorize any action of the board.
- (d) The chair and at least two members may call special meetings.
- (e) The board's functions are those established in the charter, this code and other ordinances of the City, including, without limitation:
  - (1) To review and approve or disapprove changes to the Boulder Valley Comprehensive Plan;
  - (2) To review and recommend to the city council regarding proposed historic districts as prescribed by [Section 9-11-5](#), "Landmarks Board Designation Public Hearing," B.R.C. 1981;
  - (3) To review and recommend to the city council regarding the City's capital improvements plan; and
  - (4) To perform all the functions prescribed by [title 9](#), "Land Use Code," B.R.C. 1981.
- (f) The mayor, with the consent of the city council, may appoint former board members as alternates to hear matters under [title 9](#), "Land Use Code," B.R.C. 1981, when the mayor finds that there will be an absence due to an appearance of impropriety or a conflict of interest under Chapter 2-7, "Code of Conduct," B.R.C. 1981, or due to an anticipated absence of a board member. An alternate board member may be appointed pursuant to the following standards and procedures:
  - (1) The board member with the conflict of interest, a recusal because of an appearance of impropriety or anticipated absence shall inform the board at a meeting prior to the meeting when the item where such conflict or recusal exists is to be considered or the time of an anticipated absence;
  - (2) If the board or chair finds it necessary to appoint an alternate board member as set forth above, the board or chair shall request that the mayor appoint an alternate member from among the former members of the board; and
  - (3) The alternate board member shall only be authorized to act upon the matters that have been requested by the full board or chair and authorized by the mayor.

Ordinance Nos. 4803 (1984); 7827 (2012); 7845 (2012)

## Superior

<https://www.superiorcolorado.gov/board-committees/boards-commissions-meetings/planning-commission>

2019 Work Plan: <https://www.superiorcolorado.gov/home/showpublisheddocument?id=16721>

2021 Work Plan: [https://townofsuperior.granicus.com/boards/board\\_answers/230077/attachment](https://townofsuperior.granicus.com/boards/board_answers/230077/attachment)

[https://library.municode.com/co/superior/codes/municipal\\_code?nodeId=CH2ADPE\\_ARTVIPLCO](https://library.municode.com/co/superior/codes/municipal_code?nodeId=CH2ADPE_ARTVIPLCO)

### **Sec. 2-6-50. - Staff and finances.**

(a) The Planning Commission may, with the consent of the Board of Trustees, appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion and removal shall be subject to the same provisions as govern other Town employees. The Planning Commission may also, with the consent of the Board of Trustees, contract with Town planners, engineers, architects and other consultants for such services as it may require.

(b) The expenditures of the Planning Commission, exclusive of gifts, shall be within the amounts appropriated by the Board of Trustees, which shall provide the funds, equipment and accommodations necessary for the Planning Commission's work.

(Ord. 550 Art. I §5, 1974; Ord. O-7 §1, 2009)

### **Sec. 2-6-60. - Powers and duties.**

(a) The Planning Commission shall have all of the powers and perform each and all of the duties specified by said Title 31, Article 23, Parts [2](#) and [3](#), C.R.S., together with any other duties or authority which may hereafter be conferred upon them by state laws.

(b) In the preparation of a comprehensive plan, the Planning Commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the Town with due regard to its relations to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town 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 traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements.

(c) In performing its zoning functions, the Planning Commission shall prepare its regulations in accordance with a comprehensive plan and design to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for

particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town.

(d) The Planning Commission shall review all public improvement projects referred to it by the Board of Trustees and make a recommendation to the Board of Trustees.

## Broomfield

<https://broomfield.org/290/Planning>

### Municipal Code: Chapter 2-40 – Planning and Zoning Commission

#### **2-40-060 - Powers and duties generally.**

(A) The commission shall have all of the powers and perform each and all of the duties specified in this chapter and in titles 16 and 17, B.M.C. (*Planning & Zoning*)

(B) The commission shall have all of the powers, duties, and responsibilities, and shall perform all functions of the following:

- (1) The Board of Appeals, as set forth in the International Building Code, as adopted in [title 15](#) of this code.
- (2) The Board of Appeals, as set forth in the Uniform Code for the Abatement of Dangerous Buildings, as adopted in [title 15](#) of this code.
- (3) The Housing Advisory and Appeals Board, as set forth in the Uniform Housing Code, as adopted in [title 15](#) of this code.
- (4) The Board of Appeals, as set forth in the International Mechanical Code, as adopted in [title 15](#) of this code.
- (5) The Board of Appeals, as set forth in the International Plumbing Code, as adopted in [title 15](#) of this code.
- (6) The Board of Appeals, as set forth in the International Fire Code, as adopted in [title 15](#) of this code.
- (7) The Contractor Licensing Board, as set forth in [chapter 15-32](#) of this code.
- (8) Any appellate board or body established by the provisions of any other provision of [title 15](#) of this code, including any codes adopted therein by reference.

## **2-40-070 - Powers, duties, and procedures to grant variances and make adjustments to zoning.**

The planning and zoning commission shall also have the following powers and duties:

(A) As established elsewhere throughout this code, to hear and decide appeals from, and review any order, requirement, decision, or determination made by an administrative official charged with enforcement of the regulations established by titles [15](#), 16, and 17, B.M.C.

(B) To authorize variances from the terms of [title 17](#), B.M.C., where, by reason of exceptional conditions, the strict application of any regulation enacted in this title would result in peculiar and exceptional practical difficulties to, or undue hardship upon, the owner of such property, provided that such relief may be granted without substantial detriment to the neighborhood or to the public good and without substantially impairing the intent and purposes of [title 17](#), B.M.C., and provided that no variance shall authorize any use other than the use permitted in the zoning district, except as authorized in subsection (C) below.

(C) To authorize, as variances, alterations in nonconforming buildings or uses, provided that the commission determines:

(1) That the total area (and volume in the case of buildings) devoted to the altered nonconforming use will not be greater than the total area devoted to the current nonconforming use, and

(2) The altered nonconforming building or use will not have any greater adverse impact on the neighborhood than the current nonconforming building or use. The factors which the commission may consider include, but shall not be limited to:

- a. The purpose of [title 17](#), B.M.C.;
- b. Noise;
- c. Visual impact;
- d. Dust;
- e. Odors;
- f. Traffic; and
- g. Impact on public services.

(D) To perform each and all of the duties specified in section 31-23-307 C.R.S., together with all other duties or authority which may hereafter be conferred upon it by the laws of the state or ordinances of the city.

(E) The commission shall not be authorized to vary the terms of the sign code but may grant special exceptions as set forth in sections [17-44-320](#) through [17-44-370](#), B.M.C.

(F) When acting pursuant to this section, the commission shall hold a public hearing on all applications and appeals subject to the following:

(1) Notice shall be given in accordance with the provisions of [chapter 17-52](#), B.M.C.

(2) Unless otherwise stated in the commission's minutes, all uses permitted by variance pursuant to subsections (B) and (C) above shall be commenced within six months of the time such variance is granted, otherwise the variance shall be null and void.

(3) A fee of \$25.00 shall be charged for all appeals and variance requests, which fee shall be

paid by the applicant or appellant in addition to the notice fees required by [chapter 17-52](#), B.M.C.

(4) The concurring vote of four members of the commission shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, or to decide in favor of the applicant in order to effect any variance.

(G) Every appeal to the planning and zoning commission shall be filed not later than thirty days from the date of the order, requirement, decision, or determination being appealed. The commission shall have no jurisdiction to hear any appeal not brought within thirty days from the date of such order, requirement, decision, or determination.

(H) The order, requirement, decision, or determination by an administrative official shall become a final order of the commission upon the happening of any one of the following events:

(1) The failure of the applicant to appeal the order, requirement, decision, or determination of the administrative official to the commission within the time period prescribed in subsection (G) above.

(2) The failure of the applicant to appeal the order of the commission to the district court in accordance with Colorado law.

#### **2-40-080 - Review of development proposals.**

The commission shall review and recommend to the city council development proposals as provided in titles 16 and 17, B.M.C.

#### **2-40-100 - Review of urban renewal site plans.**

The commission shall hold a public hearing on urban renewal site plans prior to consideration of the plan by the Broomfield Urban Renewal Authority. The commission shall make recommendations to the Broomfield Urban Renewal Authority as to the conformity of the urban renewal site plans to applicable urban renewal plans and urban renewal design standards.

### **Longmont**

[https://library.municode.com/co/longmont/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_TIT2AD\\_CH2\\_32PLZOCO](https://library.municode.com/co/longmont/codes/code_of_ordinances?nodeId=PTIICOR_TIT2AD_CH2_32PLZOCO)

#### **2.32.020. - Purpose.**

The purpose of the planning and zoning commission shall be to review and advise the city council on all public and private activities involving the physical, social, and economic development of the city. The planning and zoning commission shall also review and advise the city council on matters concerning long-range planning for territory within the boundaries of the city and such additional areas outside of its boundaries which affect the orderly development of the city.

#### **2.32.030. - Members—Appointment—Terms—Requirements.**

A. The planning and zoning commission shall consist of seven regular members appointed by the city council, who shall be citizens at large, with overlapping five-year terms, and who shall hold no other public office or position in the city administration. Membership on the planning and zoning commission shall immediately terminate for any member who ceases to reside in the city.

B. The city council shall also appoint three alternate members of the planning and zoning commission who shall otherwise have the qualifications of regular members of the commission. Each alternate member shall serve, as may be required, during the temporary unavailability of any commission members, or until the replacement of any commission member. Alternates shall be appointed for overlapping terms of two calendar years.

**2.32.040. - Chair and officers—Rules—Records.**

The planning and zoning commission shall adopt rules for its transaction of business and attendance requirements. The planning and zoning commission shall keep a record of its resolutions, transactions, findings and determinations, and such records shall be of public record.

**2.32.050. - Function and duties—Comprehensive plan—Subdivisions—Zoning.**

The planning and zoning commission shall:

- A. Prepare and recommend to the council a comprehensive plan with attendant goals and policies for the orderly physical, social and economic development of the city, including such areas outside of the city boundaries which bear relation to the city's long-range planning;
- B. Review and make recommendations on all amendments to the comprehensive plan and as provided by [title 15](#) of this Code;
- C. Review and act on development applications under [title 15](#) of this Code;
- D. Consider changes in the zoning ordinance and make recommendations thereon to the city council, according to [title 15](#) of this Code;
- E. Exercise the functions and powers and perform the duties assigned to it by resolutions and ordinances of the city.

[https://library.municode.com/co/lafayette/codes/code\\_of\\_ordinances?nodeId=CH\\_CHIVORGO\\_S4.14CPLCO](https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=CH_CHIVORGO_S4.14CPLCO)

**Sec. 4.14. - City planning commission.**

The City Planning Commission shall consist of seven (7) members who shall be appointed by the City Council after appropriate interviews conducted by a committee of three (3) Council members. No member of the City Council may also serve as a member of the Planning Commission. Planning Commission members shall serve terms of four (4) years, and their terms shall be staggered so that the terms of no more than two (2) members of the Planning Commission shall expire at any one time.

The Commission shall elect its chairman from among the appointed members and create and fill such other of its offices as it may determine. The term of the chairman shall be for one year, with eligibility for re-election. The Commission shall hold at least one regular meeting in each month. It shall adopt rules for resolutions, transactions, findings, and determinations, which record shall be a public record.

The Planning Commission is hereby charged with the duty, as organized, of drawing up a suitable zoning ordinance to be presented to the City Council.

The Planning Commission will be charged with the preparation of a proposed master plan; the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality with due regard to its relation to neighboring territory. The 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 provisions for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements. The Planning Commission shall recommend the adoption of the master plan to the City Council, who shall adopt the same by ordinance.

<https://www.longmontcolorado.gov/departments/boards-committees-and-commissions>

#### Quasi-Judicial Boards

In addition to advisory boards, the City of Longmont has various quasi-judicial boards:

- the Board of Adjustment and Appeals
- the Master Board of Appeals
- the Liquor Licensing Authority
- the Marijuana Licensing Authority

The Planning & Zoning Commission can also act in a quasi-judicial capacity when it is the decision maker on a development application and when it is the appeal body for decisions of the director (LMC 15.02.030.B.1 & 3).

These boards are given specific powers through State statutes and are created by ordinance. Quasi-judicial boards deal with specific items which, at one time, Council heard and made decisions on at its regular meetings. The ordinances creating these boards delegate Council's authority to act to the specific boards. Unlike the advisory board recommendations, the decisions made by the quasi-judicial boards are final and can only be appealed to, and overturned by, a court.

<https://www.longmontcolorado.gov/departments/boards-committees-and-commissions/directory-of-boards-committees-and-commissions/planning-and-zoning-commission>

**The primary functions and duties of the Planning and Zoning Commission include:**

- Prepare and recommend to the council a comprehensive plan with attendant goals and policies for the orderly physical, social, and economic development of the City including areas outside the City boundaries which bear relation to the City's long range planning;
- Review and make recommendations to the City Council on all amendments to the comprehensive plan
- Consider changes in the zoning ordinance and make recommendations thereon to the city council.
- Exercise the functions and powers and perform the duties assigned to it by resolutions and/or ordinances of the City.

## Denver

<https://www.denvergov.org/Government/Departments/Community-Planning-and-Development/Boards-and-Commissions/Planning-Board>

### **Article II. Duties and Responsibilities**

Section 1. The Board shall assist the Department of Community Planning and Development (“CPD”) in preparing the comprehensive plan, including small area, corridor, neighborhood, district and other plans of the City and County of Denver (“City”), to promote growth and development in alignment with the City’s adopted vision.

Section 2. The Board shall perform such planning and zoning duties and responsibilities as provided in the Charter of the City, Denver Revised Municipal Code (D.R.M.C.), Denver Zoning Code (DZC), Former Chapter 59 of the D.R.M.C., and Colorado State Statute.

Section 3. The Board shall grant or deny variances as provided under the view plane articles of Chapter 10, D.R.M.C., Buildings and Building Regulations.

Section 4. The Board shall undertake investigations, studies, reports, and similar evaluations as may be requested by the Manager and conduct public meetings and advise the Manager as to policy options and proposed courses of action.

Section 5. The Board may perform other duties delegated to the Board by ordinance and the Manager.

## Lafayette

<https://www.lafayetteco.gov/planningcommission>

Planning Commissioner – “Job Description”:

<https://www.lafayetteco.gov/DocumentCenter/View/2684/Planning-Commissioner-Job-Description>

### **ESSENTIAL DUTIES:**



The following duties of the Planning Commission are illustrative only and are not intended to be all inclusive:

The Planning Commission has the primary responsibility for approving the City's comprehensive plan. This document includes City policy statements on annexation, growth, transportation, economic development, parks and open space and the environment. The Commission reviews all proposed amendments to the comprehensive plan and periodically conducts special studies to keep the plan current or assigns related studies to city staff or to consultants.

The Commission advises the City Council on annexations, zoning related issues, subdivision development, and architectural and site plan reviews. It is the deciding body on special use review applications. Uses designated special use are conditional uses which may or may not be appropriate in a particular location depending on the nature of the proposed use, its relationship to surrounding land use, its impact on traffic capacities, and potential environmental effects. The Planning Commission reviews special use applications so the community is assured that the uses are compatible with their locations and surrounding land uses.

The Commission cooperates with other municipal or regional planning commissions, and other agencies or groups, to further local planning programs and to assure harmonious and integrated planning for the area.

The Commission has representatives that serve as a liaison to the Historic Preservation Board and Lafayette Open Space Advisory Committee. The role of the Planning Commission liaison is an ex-officio non-voting member that provides a bridge between the various boards mentioned by reporting activities of the Board to the Planning Commission and providing Planning Commission's point of view to the Board.

#### **ADDITIONAL DUTIES:**

May attend conferences and/or training sessions to keep abreast of current trends in municipal planning and/or to better understand the role of a Planning Commission.

May conduct field trips, either as a Commission or individually as Commissioners, to view property that may be proposed for development or annexation to better understand the relationship of the proposed development or annexation with surrounding land uses.

May attend other meetings such as the City Council's, or other various boards or committees, as deemed necessary

[https://library.municode.com/co/lafayette/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH5AD\\_ARTIIPLCO](https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=COOR_CH5AD_ARTIIPLCO)

#### **Sec. 5-41. - Powers and duties generally.**

The planning commission shall have the following powers and duties:

(1) To prepare and recommend in the city council a comprehensive plan of public improvements, looking to the present and future development and growth of the city. Such a plan after its adoption by the city council will be known as the official plan.

Such plan shall include reasonable requirements in reference to streets, alleys and public grounds within the corporate limits and in contiguous territory outside of and distant not more than one and one-half (1½) miles from such limits, and not included in any municipality, such requirements to be effective whenever such lands shall be subdivided after the adoption of such plan.

(2) To prepare and recommend to the city council from time to time such changes in the plan or any part thereof as may be deemed necessary by the city council or by the planning commission.

(3) To prepare and recommend to the city council from time to time plans and/or recommendations for specific improvements in pursuance of such official plan.

(4) To give aid to the city officials, charged with the direction of projects for improvements, embraced within the official plan, to further the making of such improvements, and generally to promote the realization of the official plan.

(5) To arrange and conduct any form of publicity relative to its activities for the general purpose of public understanding.

(6) To co-operate with municipal or regional planning commissions and other agencies or groups to further the local planning program and to assure harmonious and integrated planning for the area.

(7) To exercise such other powers germane to the powers granted by statute.

## Greeley

<https://greeleygov.com/services/cd>

[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=PTIICOOR\\_TIT24DECO\\_CH2AD\\_S24-52REAU](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=PTIICOOR_TIT24DECO_CH2AD_S24-52REAU)

### **Title 24 - Development Code; Chapter 2 – Administration; Sec. 24-52. - Review Authorities**

#### *(2) Planning commission.*

a. The planning commission shall consist of seven members appointed by the mayor and city council and serve pursuant to the provisions of [chapter 19-1](#) of the city Charter and perform the duties and functions prescribed in this Development Code.

b. The planning commission shall have final decision authority for preliminary subdivisions, final planned unit developments, uses by special review and other directed duties from the city council.

c. The planning commission may impose conditions of approval as provided for in applicable sections of this title.

d. The planning commission shall hear appeals of decisions made by the community development director under the provisions of chapter 7 of this title.

e. The planning commission shall also act as the zoning board of appeals.

## Planning and Zoning Dept

Current Planning staff, through review of new development projects, ensure that the long range plans of the City are implemented and that new development adheres to the City's codes and regulations. Every new project is different and City Planners work with developers, architects, engineers, attorneys, and neighborhood representatives to achieve a balanced integration between new development and the built environment. (<http://greeleygov.com/services/cd/planning-and-zoning>)

## Long-Range Planning Division

Long Range Planning is responsible for developing plans, policies, and programs designed to guide the physical design and development of the City of Greeley. We work with local residents, neighborhood and business groups, developers, local jurisdictions, and other community stakeholders to help the City provide a quality of life that is responsive to all its residents, businesses, and neighborhoods. (<http://greeleygov.com/services/lrp/long-range-planning>)

## Planning Commission

We make, amend, and add to the City's Master Plan for physical development. We exercise control over platting or subdivision of land; draft official zoning map and recommend amendments to the current zoning map.

We also make and recommend plans for areas in need of redevelopment and submits annual capital improvements plan to City Council. We also function as the Zoning Board of Appeals and the Air Quality and Natural Resources Commission.

(<http://greeleygov.com/government/b-c/boards-and-commissions/planning>)

### **"Tax initiatives":**

<http://greeleygov.com/docs/default-source/community-development/planning-commission/agendas/08-25-20-pc-agenda.pdf>

### **"Get Outdoors Greeley Strategic Plan" & "Household Occupancy Standards":**

<https://greeleygov.com/docs/default-source/community-development/planning-commission/agendas/01.12.21-pc-agenda45a1969c-b3eb-459b-8e65-7bfe56df842d.pdf>

**"Open Space Master Plan":** <https://documents.greeleygov.com/WebLink8/0/doc/92796/Page1.aspx>

### **"Drainage Master Plan"**

<https://documents.greeleygov.com/WebLink8/0/doc/91725/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9589>

### **"Engineering Development Review", "Oil and Gas Reviews":**

<https://documents.greeleygov.com/WebLink8/0/doc/91725/Page1.aspx>

**“Short Term Rentals”:** <https://documents.greeleygov.com/WebLink8/0/doc/85305/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/89201/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/91513/Page1.aspx>

**“Economic Health & Housing”:** <https://documents.greeleygov.com/WebLink8/0/doc/81690/Page1.aspx>

**“Water and Sewer, Public Facilities”:**

<https://documents.greeleygov.com/WebLink8/0/doc/81561/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=28633&searchid=1bf1333a-7115-4ec6-949f-90094e7fe168&dbid=0>

**“Energy Action Plan”:** <https://documents.greeleygov.com/WebLink8/0/doc/81089/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/81090/Page1.aspx>

**“Master Street Plan”:** <https://documents.greeleygov.com/WebLink8/0/doc/81091/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/81089/Page1.aspx>

**“Municipal Code: Signatures for Plat and other Land use docs”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/73776/Page1.aspx>

**“Kersey, Evans, Greeley Intergovernmental Agreement”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/65612/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/72492/Page1.aspx>

**“Growth and Development Projections”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/66611/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/66613/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/61136/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/72173/Page1.aspx>

**“Strategic Housing Plan”:** <https://documents.greeleygov.com/WebLink8/0/doc/66026/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/71962/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=72136>

**“Housing Accessibility Strategy”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/70961/Page1.aspx>

**“Transportation Master Plan Update”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/73452/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/0/doc/70401/Page1.aspx>

**“Wireless Communications Facilities”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/64459/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=65053>

**“Designation of Commissioner to Arts Commission”:**  
<https://documents.greeleygov.com/WebLink8/0/doc/61136/Page1.aspx>

**“Annexation of Land”:** <https://documents.greeleygov.com/WebLink8/0/doc/67308/Page1.aspx>

**“Odor Report”:** <https://documents.greeleygov.com/WebLink8/0/doc/66609/Page1.aspx>

**“Developer Contributions and Dedications”:**

<https://documents.greeleygov.com/WebLink8/0/doc/66608/Page1.aspx>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=56340>

**Acts as the “Air Quality and Natural Resources Commission”:**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=26036>  
[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=TIT9HESA\\_ARTIENSACO\\_CH9\\_16HAHEEN\\_9.16.075PLMAADCOES](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT9HESA_ARTIENSACO_CH9_16HAHEEN_9.16.075PLMAADCOES)

**“Sign Code”:**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=26984>

**“Community Development – Redevelopment Report”**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=26208>

**Approves URA activities**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9583>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9972>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=10016>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=17890>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=20998>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=27105>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=15392>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=20527>

**“Mid-Range Expected Service Area Boundary”:**

1999-2003: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9580>  
2000-2004: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9595>  
2001: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9740>  
2002: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9840>  
2003: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9891>  
2004: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9963>  
2004: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=10017>  
2005: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=10051>  
2006: <https://documents.greeleygov.com/WebLink8/DocView.aspx?id=17201>

**“Annual Growth and Development Projections”, “2009 Mid-Range Expected Service Area”, “Adoption of a Three-Mile Plan”:**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=19148>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=22067>  
<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=24247>

**“The Planning Commission shall have final decision authority for preliminary subdivisions, final planned unit developments, uses by special review and other directed duties from the City Council.”**

[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=TIT18DECO\\_CH18.14ADEN\\_18.14.030REAU](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT18DECO_CH18.14ADEN_18.14.030REAU)

**Prepares an annual “Capital Improvements Plan”:**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9589>

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9595>

(Also, they have separate Parks & Recreation Advisory Board, Housing Authority Board, Historic Preservation Commission, Building Authority Board, Citizen Transportation Advisory Board, Construction Trades Advisory and Appeals Board, Downtown Development Authority, Urban Renewal Authority...and others)

**Recommendations/comments provided to PC from Parks & Recreation Advisory Board**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9505>

\*\*\*All meeting minutes and public comments from PC hearings submitted to PC:\*\*\*

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9927>

**“...sought the advice and comments of other City commissions and advisory boards, as well as the entire community in its review and research of land development regulations which may be appropriate of the City of Greeley..”**

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9526>

**Can initiative a rezoning**

[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=TIT18DECO\\_CH18.30ZOLAUS18.30.060CICOPLCOINRE](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT18DECO_CH18.30ZOLAUS18.30.060CICOPLCOINRE)

City Charter that provides authority:

**ARTICLE XIX. - PLANNING, ZONING AND HOUSING**

[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=CHGRCO\\_ARTXIXPLZOHO](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=CHGRCO_ARTXIXPLZOHO)

\*\*\*MAJOR CHANGES TO PC ROLE IN 1999\*\*\*

Enacted in 1999, revising 1976 Code, 18.32.130.A, after approval of prelim plan by Council, applicant applies to PC for final approval

“After approval by the City Council of the Preliminary Plan and within the time that such approval remains effective, the applicant shall present a Final Plan for review and approval by the Planning Commission.”

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9626>

[https://library.municode.com/co/greeley/codes/municipal\\_code?nodeId=TIT18DECO\\_CH18.32PLUNDE18.32.130FIPUPLSUREIN](https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT18DECO_CH18.32PLUNDE18.32.130FIPUPLSUREIN)

City Council acts as the final appeals body:

<https://documents.greeleygov.com/WebLink8/DocView.aspx?id=9683>