



Election Results – Council Talking Points

1. First Response – Applies to Either Outcome

If approached immediately after results:

- “First, we appreciate everyone who participated. Regardless of how someone voted, civic engagement matters.”
- “Our responsibility now is to respect the outcome and take the next steps consistent with City Code and voter direction.”
- “West Greeley remains an important long-term growth area for the City. The question is how we move forward from here.”

IF VOTERS DO NOT REPEAL (Ordinance Stands)

What Council Can Say

- “If the ordinance stands, the Cascadia PUD remains in place as adopted.”
- “That does not mean vertical construction begins overnight. There are still site plans, infrastructure agreements, financing steps and performance milestones that must be met.”
- “Council’s role shifts to implementation oversight, ensuring that phasing, financing and safeguards occur as approved.”

Key Points to Emphasize

- The PUD zoning remains valid.
- Infrastructure and development still require additional approvals.
- Financing structure and agreements must still be finalized.
- Oversight and public transparency continue.

If Asked “What Happens Next?”

- “Staff will outline the next procedural steps at an upcoming Council meeting.”
- “We’ll be bringing forward recommendations related to infrastructure timing, agreements, and implementation milestones.”
- “There are still defined decision gates before vertical development occurs.”

IF VOTERS DO REPEAL (Ordinance Repealed)

Opening Response (Public Setting)

- “If voters repeal Ordinance 30, the Cascadia Planned Unit Development would no longer govern the property.”
- “The zoning would revert to its prior designation — H-A Holding Agriculture.”
- “That means no urban vertical development could move forward without a new rezoning process.”

What That Means Practically

- “The property would permanently revert to H-A zoning unless and until a new zoning request is submitted and approved.”
- “Property owners could submit a new rezoning application for City review and evaluation.”
- “The City would then evaluate whether a materially different zoning proposal aligns with long-term planning goals for West Greeley.”

Potential Zoning Pathways (High-Level)

- “Staff has identified several possible options that could be considered.”
 - Rezoning to a standard commercial district
 - Rezoning to a mixed-use district
 - Submitting a substantially revised PUD
 - Advancing a West Greeley Subarea Plan with a form-based code approach



- “Each of these approaches has different implications for land use, design standards, infrastructure coordination and timing.”

Important Legal Parameters

- “Under City Code, a substantially similar PUD cannot be resubmitted for one year.”
- “Any new PUD would need to be materially different from the repealed ordinance.”
- “Applications would be subject to heightened review standards.”

Process & Next Steps

- “If repeal occurs, staff would conduct a full legal and planning review.”
- “They would return to Council with recommendations outlining viable next steps.”
- “Council would evaluate those options publicly before making any decisions.”

If Asked: “Will We Know the Morning After?”

Suggested response:

- “We will know the election results, but we will not announce a full policy pathway overnight.”
- “Staff will need to review legal and zoning implications before Council provides formal direction.”
- “We expect to discuss next steps at the next available Council meeting.”

If Asked About Infrastructure or HA Zoning

Council can say:

- “Holding Agriculture zoning allows limited site preparation and infrastructure work.”
- “Vertical urban development requires appropriate zoning.”
- “Infrastructure decisions are reviewed separately and in accordance with City policy and funding mechanisms.”