Town of Timnath Planning Commission
Regular Meeting
Tuesday, September 15th, 2015 at 6:00 p.m.
Regular Meeting will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. Regular Meeting Call to Order
   a. Roll Call
      Chairperson          Philip Goldstein
      Vice Chairperson     Kristen Seidel
      Commissioner         Donald Risden
      Commissioner         Scott Roys
      Commissioner         Dick Weiderspon
      Alternate            Kristie Raymond
      Alternate            Marty Jost

2. Amendments to the Agenda

3. Administrative
   a. Determination of Alternate Voting (if necessary)

4. Public Comments
   a. Public Comment is a time for the Public to address the Planning Commission on
      any item that is not on the agenda as a public hearing.

5. Consent Agenda
   a. Approval of the September 1, 2015 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Public Hearing – Timnath Ranch 6th Filing Final Plat

7. Reports (if available)
   a. Commissioner Reports
   b. Town Manager
   c. Town Planner
   d. Town Engineer

8. Adjournment
1. Regular Meeting Call to Order
   Chair Goldstein called to order the meeting of the Planning Commission on
   Tuesday, September 1st, 2015 at 6:02 p.m.

   Present
   Chairperson Philip Goldstein
   Vice Chairperson Kristen Seidel
   Commissioner Donald Risden
   Commissioner Scott Roys
   Commissioner Dick Weiderspon
   Alternate Kristie Raymond

   Others in attendance
   Matt Blakely, Town Planner
   Brian Williamson, Town Planner
   Kevin Koelbel, Town Planner
   Don Taranto, Town Engineer
   April Getchius, Town Manager

2. Amendments to the Agenda
   a. None

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. None
   b. Swearing in of new Alternate Commissioner Marty Jost
      i. Chairperson introduces the new Alternate as Marty Jose
      ii. Mr. Williamson reads Mr. Jost an oath of the Planning
          Commissioner

4. Public Comments
   a. Public Comment is a time for the Public to address the Planning Commission on
      any item that is not on the agenda as a public hearing.
      i. None

5. Consent Agenda
   a. Approval of the August 18, 2015 Planning Commission Meeting Minutes
      i. Commissioner Goldstein seeks for motion to approve the consent agenda
      ii. Vice Chair Seidel makes a motion for approval
      iii. Chairperson Weiderspon seconds the motion
      iv. Motion passes unanimously (5-0) by voice vote

6. Business and Discussion Items
a. Public Hearing – Transportation Master Plan
   i. Mr. Blakely introduces the project as a Transportation Master Plan Update to the Master Plan from 2005. He notes that at the last work session of both Town Council and Planning Commission, the Tow Council suggested that there be some alternatives to try and relieve impact stress on Harmony Road. The options would be to have a connection of Kechter Rd to River Pass Rd, or have some kind of bypass on the south end of Town. The cost of those alternatives would be too expensive for the Town at this time.
   ii. Chairperson Goldstein asks about the improvements to Harmony Road
   iii. Mr. Taranto explains that they looked at the improvements that will be completed on Harmony Rd in the future and the projected the traffic that will occur. The congestion on Harmony will be is going to be a constant, and a majority of the problem is the lights at the highway which is controlled by CDOT and not the Town.
   iv. Chairperson Goldstein asks about the most recent realistic timeline for the expansion of Harmony Road and the start of the Parkway.
   v. Mr. Taranto states that the widening of Harmony Road will be under construction in 2016, while it is still being determined how much of the road will get the expansion. As for the timeline for the Parkway, there are still discussions with the developer and the most realistic time to start seeing the Parkway would be 2018, but there may be circumstances to start it earlier.
   vi. Chairperson Goldstein thought that is was his impression that once the widening started that it would go straight to County Line road and not be in sections.
   vii. Mrs. Getchius states that Town Council is looking at changing that plan based on the current budget and see if there are stages that can still relieve some pressure on Harmony Road.
   viii. Vice Chair Seidel asks about the grade level of Harmony Road congestion is.
   ix. Mr. Taranto states that at times it is an F, but that is due to congestion at different times of the day.
   x. Mr. Blakely mentions that there is a forecast for Harmony Road for 2040
   xi. Mr. Taranto states that the Town will be going through some growing pains for traffic and congestion for a while until the necessary infrastructure is in place and parts of I-25 get improved.
   xii. Commissioner Raymond asks that if the 2018 date of the Parkway was for the connection of Harmony to 4th or CR-40 in regards to the timing of the potential Middle School or High School being built
   xiii. Mr. Taranto states that that date would be for it to go to CR-40 and that the school site would be factors in that decision
   xiv. Chairperson Goldstein seeks a motion to approve the Transportation Master Plan
   xv. Commissioner Risden makes a motion for approval
   xvi. Commissioner Roys seconds the motion
   xvii. Motion passes unanimously (5-0) by voice vote
b. Discussion of topics for upcoming Planning Commission Work Session
   i. Chairperson Goldstein mentions that if the Commissioners have something specific they want to go over at a future Work Session date to have that in mind and send to the Town Planners to include. He would like a refresher in the stages of projects and the order they go in.
   ii. Vice Chair Seidel would also like to know what their influence can be on a project at each stage of a project would be and what they can and cant suggest or review at each state.
iii. Mr. Williamson states that he would like to provide the Commissioners a refresher of the bylaws since he always comes across new items whenever he looks at them

7. Reports (if available)
   a. Commissioner Reports
      i. Chairperson Goldstein gave an update to the Commissioners about the Skeebo and Bella Subdivisions, and mentions that the Town Council tabled the Skeebo Subdivision and asked the applicant to work with staff to look into PFA concerns and the potential of their 3rd proposed lot. He also updates the Commissioners on the Wildwing Preliminary Plat and Town Council approved it with the one area in Block 1 being 1 lot instead of 2 lots. There was also a public forum about the Water Tower a couple weeks ago
   b. Town Manager
   c. Town Planner
      i. Staff has added reports from the other departments in the Town their reports that go to Town Council at their last meeting of the month for a review of their department for the past month. There is also the addition of the Building Permit stats available to the Commissioners.
   d. Town Engineer

8. Adjournment
Commissioner Roys moved to adjourn the meeting. Commissioner Weiderspon seconded the motion. Motion passed unanimously (5-0) by voice vote.

Chairperson Goldstein adjourned the September 1, 2015, Planning Commission meeting at 6:32 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair

ATTEST:

___________________________________
Brian Williamson
PLANNING COMMISSION COMMUNICATION

Meeting Date: 09/15/15

Item: TIMNATH RANCH 6th FILING FINAL PLAT

Presented by:
Matt Blakely
Town Planner

KEY POINTS/SUPPORTING INFORMATION:

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plat Application</td>
<td></td>
<td>5/27/2015</td>
</tr>
<tr>
<td>Application Certification</td>
<td></td>
<td>5/27/2015</td>
</tr>
<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 6/19/2015</td>
<td>6/1/2015</td>
</tr>
<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant</td>
<td>6/30/2015</td>
</tr>
<tr>
<td>2nd Submittal</td>
<td></td>
<td>7/14/2015</td>
</tr>
<tr>
<td>3rd Submittal</td>
<td></td>
<td>9/4/2015</td>
</tr>
<tr>
<td>Notice to Neighboring Property Owners</td>
<td></td>
<td>9/4/2015</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td></td>
<td>9/15/2015</td>
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<tr>
<td>Town Council Public Hearing</td>
<td></td>
<td>9/22/2015</td>
</tr>
</tbody>
</table>

Owner: Jon Turner, Timnath Ranch LLC
Applicant: Jon Turner, Timnath Ranch LLC

Application Type: Final Plat
Case Number: FP 2015-004

Legal Description/Address:
Parcel of land located north of Wheatfield Lane east of School House Drive and west of Latham Parkway.

Project Description: Subdivision of +/-42.17 acres into 54 single family lots. Proposed uses consist of single-family dwelling units that will range from 6,000 square feet to 11,000 square feet. The overall density for this phase will be 1.28 dwelling units per acre which conforms with the R-2 zoning and Low Density Residential (LDR) Comprehensive Plan designation. Detached sidewalks are provided throughout the subdivision providing linkages within the subdivision that will tie into the future community trail, future Town park, and the surrounding neighborhoods. The open space requirement has been met by prior filings and will be supplemented by the future dedication of Heritage Park to the east of the property.

This property is part of the overall Timnath Ranch neighborhood. It conforms with the approved Sketch Plan for Timnath Ranch. It also conforms with the approved Preliminary Plat for the 6th Filing.
**Parcel Size (Acres):** 42.17 +/- total acres

**Number of Lots:** 54 single-family lots

**Existing Zoning:** R-2  
**Proposed Zoning:** R-2  
**Existing Land Use:** Vacant land  
**Proposed Land Use:** Single Family Homes

**SERVICES:**
- **Water:** Fort Collins/Loveland Water District  
- **Sewer:** South Fort Collins Sanitation District  
- **Fire:** Poudre Fire Authority  
- **Special Districts:** Timnath Ranch Metropolitan District

**Adjacent Zoning/Land Uses:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-4</td>
<td>Vacant Land</td>
</tr>
<tr>
<td>South</td>
<td>R-2</td>
<td>Single Family Residential, Timnath Ranch</td>
</tr>
<tr>
<td>West</td>
<td>MU</td>
<td>Vacant Land</td>
</tr>
<tr>
<td>East</td>
<td>A - Unincorporated Weld County</td>
<td>Farming</td>
</tr>
</tbody>
</table>

**Referral Comments:**
- **Not Returned:** AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney, Colorado Geological Survey, Timnath Post Office, Timnath Police Department
- **Returned with no comments:** Safebuilt, Comcast, Colorado Geologic Survey
- **Returned with comments:** Poudre Fire Authority, Timnath Engineering, Colorado Oil and Gas Conservation Commission, Timnath Community Development

Reference Timnath Land Use Code Section 16.4.7.C Final Plat for details on the Preliminary Plat Process

**Final Plat Review Criteria.** In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the applicant’s final plat application:

1. The final plat conforms to the approved preliminary plat and incorporates required changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board.  
   *Response: The Final Plat is in conformance with the approved Preliminary Plat.*

2. The development will substantially comply with this Code.  
   *Response: The Final Plat complies with the Town Code.*
3. All applicable technical standards have been met. (Ord. 10-2002; Ord. 4-2003; Ord. 10-2004)
   Response: All technical standards have been met on the Final Plat.

**Staff Recommendation:**
Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.6.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Timnath Ranch 6th Filing Final Plat to the Timnath Town Council, with the following conditions:

a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.

**ATTACHMENTS:**
1. Final Plat
2. Final Landscape Plan
3. Approved Preliminary Plat (for reference)
FINAL PLAT OF TIMNATH RANCH SUBDIVISION - SIXTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE

LINE TABLE

DRAFT
7-10-15
FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
Trees to be installed with adjacent development.

Future Filing

Townhomes Future Phase

Signage will require separate sign permit.

10' Concrete Trail

ENLARGEMENT: INTERSECTION OF SCHOOL HOUSE DRIVE & SUGAR CREEK ROAD

ENLARGEMENT: INTERSECTION OF SUGAR CREEK ROAD & LONG DRIVE

ENLARGEMENT: INTERSECTION OF SUGAR CREEK ROAD, LONG DRIVE & THUNDERHEAD DRIVE

ENLARGEMENT: INTERSECTION OF LONG DRIVE & WHEATFIELD DRIVE

Future Phase of project

Staff Comments 7.15.15

Staff Comments 9.4.15
PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

EXISTING 30' IRRIGATION DITCH EASEMENT PER TIMNATH RANCH 3RD SUB. REC. NO. 20070046249

EXISTING 50' EASEMENT FOR CITY OF GREELEY WATER LINE REC. NO. 20040054889

PER BOOK 626, PAGE 298 AND TIMNATH RANCH SIXTH ANNEXATION

TRACT OF LAND DESCRIBED AT RECEPTION No. 93029603

TRACT G
11.763 ac.

BOOK 568, REC. NO. 335684
APPROXIMATE LOCATION AND BOOK 726, PAGE 157

PRELIMINARY PLAT OF
Of 6 Sheets

SCALE: 1"=50'

DESIGNED BY:
L. Smith
PHONE: 970.221.4158
www.northernengineering.com

REVIEWED BY:
E. Smith

FOR REFERENCE

DRAFT 5-8-15
PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
MEMORANDUM

TO: Jon Turner, Timnath Ranch LLC (via email)
FROM: Matt Blakely, Town Planner
RE: Timnath Ranch 6th Filing Final Plat (FP-2015-004)
DATE: August 26, 2015

The following represents the 2nd review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

Town Planner, Matt Blakely - (970) 224-3211 x19

Final Plat, Landscape Plans and Open Space Plan

Final Plat:

General:
1. Label what the use of each Tract will be within the Plat Sheets, not just on the Land Use Table
   RESPONSE: Per our email correspondence we see this as problematic in that it will introduce error for larger plats. We prefer to leave this information in the table, keeping in line with other recently recorded plats.

Construction Plans:

Sheet 1 of 30:
1. Under sheet index C404-405 Thunderhead Lane needs to be changed to Thunderhead Drive
   RESPONSE: Changed as requested

Sheet 3 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive
   RESPONSE: Left as Lane per subsequent correspondence.

Sheet 4 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive
   RESPONSE: Left as Lane per subsequent correspondence.
2. Add label for Latham Parkway  
   RESPONSE: Added to CR1

Sheet 5 of 30:
1. Label Sugar Creek Road  
   RESPONSE: Added

2. Label the 10’ concrete trail on the south side of Sugar Creek Road  
   RESPONSE: Labelled

3. Label Long Drive  
   RESPONSE: Labelled

4. Label the 8’ concrete trail within Tract D  
   RESPONSE: Labelled

5. Wheatfield Lane needs to Wheatfield Drive  
   RESPONSE: Unchanged per above

Sheet 6 of 30:
1. Label Sugar Creek Road  
   RESPONSE: Labelled

2. Label Veranda Court  
   RESPONSE: Labelled

3. Label Thunderhead Drive  
   RESPONSE: Labelled

4. Wheatfield Lane needs to be changed to Wheatfield Drive  
   RESPONSE: Unchanged per above

Sheet 7 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive  
   RESPONSE: Unchanged per above

2. Label the 8’ concrete trail in Tract D  
   RESPONSE: Labelled

Sheet 10 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive  
   RESPONSE: Unchanged per above

2. Sugar Creek Drive needs to be changed to Sugar Creek Road  
   RESPONSE: Label changed

3. Thunderhead Lane needs to be changed to Thunderhead Drive  
   RESPONSE: Name Revised

Sheet 11 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive  
   RESPONSE: Unchanged per above

2. Label the 8’ concrete trail in Tract D  
   RESPONSE: Labelled

3. Label School House Drive  
   RESPONSE: Labelled

4. Label Sugar Creek Road  
   RESPONSE: Labelled

5. Label Long Drive  
   RESPONSE: Labelled

6. Label Thunderhead Drive  
   RESPONSE: Labelled

Sheet 12 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive  
   RESPONSE: Unchanged per above

2. Label Thunderhead Drive  
   RESPONSE: Labelled

3. Label Veranda Court  
   RESPONSE: Labelled

4. Label Sugar Creek Road  
   RESPONSE: Labelled

Sheet 13 of 30:
1. Sugar Creek Drive needs to be Sugar Creek Road
RESPONSE: Name Revised

Sheet 14 of 30:
1. Label the 10’ sidewalk on the south side of Sugar Creek Road
   RESPONSE: Labelled

2. Sugar Creek Drive needs to be changed to Sugar Creek Road
   RESPONSE: Name Revised

3. Thunderhead Lane needs to be changed to Thunderhead Drive
   RESPONSE: Name Revised

Sheet 15 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive
   RESPONSE: Unchanged per above

2. Label the 8’ concrete trail in Tract D
   RESPONSE: Labelled

Sheet 17 of 30:
1. The title of the page needs to be Thunderhead Drive not Thunderhead Lane
   RESPONSE: Name Revised

2. Label Thunderhead Drive
   RESPONSE: Labelled

Sheet 18 of 30:
1. Change Thunderhead Lane to Thunderhead Drive
   RESPONSE: Name Revised

2. Change Sugar Creek Drive to Sugar Creek Road
   RESPONSE: Name Revised

Sheet 19 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive on detail #5
   RESPONSE: Unchanged per above

Sheet 20 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive
RESPONSE: Unchanged per above

2. Sugar Creek Drive needs to be changed to Sugar Creek Road
   RESPONSE: Name Revised

3. Thunderhead Lane needs to be changed to Thunderhead Drive
   RESPONSE: Name Revised

Sheet 21 of 30:
1. Wheatfield Lane needs to be changed to Wheatfield Drive
   RESPONSE: Unchanged per above

Sheet 29 of 30:
1. Change the stormwater detail from the City of Fort Collins to Town of Timnath
   RESPONSE: Per our email, all references to other Cities have been removed

Sheet 30 of 30:
1. Change the manhole cover from City of Loveland to Town of Timnath
   RESPONSE: Per our email, all references to other Cities have been removed

   2. Change the Curb Inlet Type R title block from the City of Loveland Public works to Town of Timnath Public Works
      RESPONSE: Per our email, all references to other Cities have been removed

**Final Landscape Plans:**
1. See attached
   RESPONSE: Please see attached plans for responses.

*Timnath Engineering, Steve Humann-TST, (970) 226-0557*
   See attached
   RESPONSE: Per the attached all Engineering comments have been addressed

**Documents Required for Resubmittal:**
- Two (2) True half sized of Final, Construction and Landscape
- Final Plat Narrative
- Response to comments in Word and PDF
- Digital copies of all revised documents uploaded to 3rd Submittal Folder on the Box site

**Cc:** Brian Williamson, Planner (email)
Kevin Koelbel, Planner (email)
April Getchius, Town of Timnath, Town Manager (email)
Steve Humann, TST Inc. (email)
Don Taranto, TST Inc. (email)
Town File (TLS)