Town of Timnath Planning Commission
Regular Meeting
Tuesday, June 7, 2016 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        Marty Jost
     Alternate        Vacant

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 May 17, 2016 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Harmony Subdivision Third Filing, 1st Amended 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
Chairperson Goldstein called to order the meeting of the Planning Commission on Tuesday, May 17, 2016 at 6:00 p.m.

Present
Chairperson Philip Goldstein
Vice Chairperson Kristen Seidel
Commissioner Scott Roys
Commissioner Donald Risden
Commissioner Dick Weiderspon
Alternate Marty Jost

Others in attendance
Brian Williamson, Town Planner
Matt Blakely, Town Planner
April Getchius, Town Manager
Rob Johnson, Village Homes

2. Amendments to the Agenda
None

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. All commissioners are present

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 April 5, 2016 Planning Commission Meeting Minutes.
      i. Chairperson Goldstein seeks a motion for approval of the April 5, 2016 Planning Commission Meeting Minutes.
      ii. Commissioner Weiderspon makes a motion for approval.
      iii. Vice Chairperson Seidel seconds the motion.
      iv. Motion passes unanimously by 5-0 voice vote.

6. Business and Discussion Items
   a. West Village Pool Amended Site Plan. Tract B, Timnath Ranch Subdivision 1st Filing 3rd Amended
      i. Mr. Blakely introduces the item as detailed in the staff report.
ii. Rob Johnson explains the reasons why this is an amended site plan and for the reduction in size. Since the pool will no longer serve the metro district and only serve their community, they felt the reduction was more appropriate for the several hundred residents that would have access to the site. The main reduction was the removal of the community room and added the use of a playground to the site, which they feel will accommodate the demographics of the neighborhood of families with small children. The pool size itself has also reduced in size to be more appropriate in size for the number of residents. The pool is a seasonal pool for the summer while the pavilion and playground would be open year round pending the weather.

iii. Mr. Blakely mentions that the parking lot reduced from 26 to 11 and the reduction in spaces will be acceptable since the pool area had been reduced and the pool is going to be a neighborhood pool, and a majority of the people using it will either walk or ride a bike. He also notes that the playground and pavilion will be open to the general public and not just to the residents of West Village.

iv. Rob Johnson states that the design of the building is a train depot style.

v. Alternate Jost, has a question about the larger light poles in the parking lot and to what style they will be?

vi. Mt. Blakely states that the light fixture is in the photometric plan and is intended to reduce light pollution.

vii. Chairperson Goldstein has a question to where the exact location of the pool will be?

viii. Mr. Blakely displays an exhibit showing a context map, but the primary access is off of Saddle Horn Dr. He states that this is more of a centrally located pool and a majority of people are within 1500 feet and will be most likely walking or riding bikes.

ix. Vice Chair Seidel has a question about ADA accessibility into the pool?

x. Rob Johnson states that they will be having a lift into the pool and that will be detailed on construction drawings that will be submitted at building permit.

xi. Vice Chair Seidel has a question about the service to residents and since the original idea of this pool was to serve Timnath Ranch North and will no longer, if there any plans to serve those residents?

xii. Mr. Blakely states there is a plan for those residents of Timnath Ranch North and it is to build a larger recreational facility along School House Drive.

xiii. Chairperson Goldstein seeks a motion for approval of the West Village Pool Amended Site Plan.

xiv. Commissioner Risden makes a motion for approval.

xv. Commissioner Roys seconds the motion.

xvi. Motion passes unanimously by 5-0 voice vote.

7. Reports (if available)
   a. Commissioner Reports
      i. None
   b. Town Manager
      i. The Severance Planning Commission meeting is tomorrow May 18th and their Town Council meeting will be on June 6th.
      ii. June 10th is the Town Barbeque and movie night.
      iii. The Harmony Road widening bid was over budget, and with the number of obstacles involved with the project there aren’t a lot of people bidding the project. The Town Engineers are working with the one bidder to rework the costs and look to reopen bids at the beginning of July. Today
the Town also had a bid opening for the Old Town Sever connections and 2 bids came in over budget and one bid was thrown out because it was missing documents.

c. Town Planner
   i. Mr. Williamson states that the park has been delayed roughly 56 days due to the weather.
   ii. The Summerfields Road extension across the railroad is out to bid and there is a bid opening next week.
   iii. Mr. Blakely mentions that the gateway park over by Walmart is in the process of finishing up landscape improvements, and the Wildwing Park is getting more landscape improvements this summer. The Harmony bridge design is finalized and the contractor will begin work in the next couple of weeks.

d. Town Engineer
   i. None

8. Adjournment
   a. Chairperson Goldstein seeks a motion to adjourn.
   b. Vice Chair Seidel moved to adjourn the meeting.
   c. Commissioner Risden seconded the motion.
   d. Motion passed unanimously by 5-0 voice vote.

Chairperson Goldstein adjourned the May 17, 2016, Planning Commission meeting at 6:42 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair

ATTEST:

_________________________________
Kevin Koelbel
PLANNING COMMISSION COMMUNICATION

Meeting Date:
June 7, 2016

Presented by:
Matt Blakely
Town Planner

Item: Harmony Subdivision Third Filing, First Amended Final Plat

EXECUTIVE SUMMARY: A Replat of the Harmony Subdivision 3rd Filing Final Plat. This replat reduces the total number of lots from 87 to 48. The housing types will include single family homes and paired homes. The paired homes will have lots ranging from 7,700 sq. ft. to 10,100 sq. ft. for 24 of the lots. The remaining single family residential lots will range from 20,000 sq. ft. to 26,000 sq. ft. with one lot being 93,000 sq. ft. This Final Plat Amendment conforms to the approved Preliminary Plat.

STAFF RECOMMENDATION: Staff recommends approval of the Amended Final Plat

KEY POINTS/SUPPORTING INFORMATION:

Owner: Harmony Estates, LLC

Applicant: JR Engineering

Application Type: Final Plat

Case Number: FP-2016-003

---

Final Plat Process Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plat Application</td>
<td></td>
<td>4/20/2016</td>
</tr>
<tr>
<td>Application Certification</td>
<td></td>
<td>4/20/2016</td>
</tr>
<tr>
<td>Referral Comments</td>
<td>Comments were due 5/6/2016</td>
<td>4/25/2016</td>
</tr>
<tr>
<td>Comments Issued</td>
<td></td>
<td>5/16/2016</td>
</tr>
<tr>
<td>2nd Submittal</td>
<td></td>
<td>5/25/2016</td>
</tr>
<tr>
<td>Notice to Public and Posting of Property</td>
<td></td>
<td>5/27/2016</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td></td>
<td>6/7/2016</td>
</tr>
<tr>
<td>Town Council Public Hearing</td>
<td></td>
<td>6/14/2016</td>
</tr>
</tbody>
</table>

Legal Description/Address: Parcel(s) of land located at the northwest corner of Harmony Road and Latham Parkway (LCR1) in the Harmony Subdivision

Parcel Size (Acres): 177 +/- total acres

Number of Lots: 48 new residential lots.

Existing Zoning: R-E, MU, R-3 with PD Overlay

Existing Land Use: Vacant, Single-Family Residential

Proposed Zoning: R-E, MU, R-3 with PD Overlay

Proposed Land Use: Single-Family Residential, Office, Mixed Use

Comprehensive Plan Designation: Very Low Density Residential (VLR), Mixed Use (MU), and Medium Density Residential (MDR)
SERVICES:

<table>
<thead>
<tr>
<th>Service</th>
<th>Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>Fort Collins Loveland Water District</td>
</tr>
<tr>
<td>Sewer</td>
<td>South Fort Collins Sanitation District</td>
</tr>
<tr>
<td>Fire</td>
<td>Poudre Fire Authority</td>
</tr>
</tbody>
</table>

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>FA-1, Unincorporated Larimer County</td>
<td>Farming</td>
</tr>
<tr>
<td>South</td>
<td>C-2, R-2, MU, R-4, R-3, I-1</td>
<td>Vacant, Single-Family Residential, Office/Industrial (Timnath Ranch)</td>
</tr>
<tr>
<td>West</td>
<td>R-2, R-3, MU</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Town of Windsor, RMU</td>
<td>Single-Family Residential/Vacant</td>
</tr>
</tbody>
</table>


C. 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 Amended Preliminary Plat.

2. The development will substantially comply with this Code.
   Response: The Final Plat complies with the Town’s 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.

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, Timnath Post Office, , Timnath Police Department, Colorado Division of Natural Resources, Colorado Geological Survey, Comcast

Returned with no comments: SafeBuilt, Larimer County Department of Health, Lake Canal
Returned with comments: Poudre Fire Authority, Timnath Engineering, Fort Collins Loveland Water District/South Fort Collins Sanitation District, Timnath Community Development

Recommended Motion:

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 16.4.7.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Harmony Subdivision Third Filing, First Amended Final Plat to the Timnath Town Council,
with the following conditions:

a. Allow staff to work with the owner and applicant to address minor, non-substantive modifications prior to final signatures.

**ATTACHMENTS:**

1. Narrative
2. Final Plat
3. Final Landscape Plan
4. Approved Preliminary Plat (For Reference)
Development Narrative & Planning Objectives
Harmony Third Filing First Amendment - Final Plat

Introduction and Final Plat Information

- The proposed Harmony Third Filing First Amendment Final Plat is generally located in the southwest quadrant of the Harmony Subdivision and lies approximately six hundred (600') feet west of Club Drive and north of Grand Tree Boulevard. The subject property is approximately 178 acres in size and represents a replat of the previously approved Harmony Third Filing. The property is currently zoned R-E Estate Residential and R-3 Multi-Family. The existing Harmony Third Filing was originally approved for 93 Single Family Detached Residential Dwelling Units. The Harmony Third Filing First Amendment proposes to replat the subject property into 24 Single Family Estate Lots ranging in size from approximately 20,000 Square Feet up to 205,000 Square Feet and 24 Paired Single Family Lots ranging in size from approximately 7,500 to 10,500 Square Feet. The resulting replat will allow for a total of 48 total Dwelling Units which includes 24 - Single Family Detached Estate Dwellings and 24 Paired Single Family Dwelling Units. When approved the Harmony Third Filing First Amendment will represents an overall reduction of 45 Dwelling Units within the Harmony Third Filing First Amendment Subdivision area.

- The total land area of the proposed replat is 177.77 acres which includes approximately 27.3 acres of Estate and Paired Residential Lots and Public Right-of-Way; 21.9 acres of Neighborhood Open Space (Tracts A, C & D); and 128.6 acres of Golf Course/Open Space Tract B).

- The Harmony Third Filing First Amendment and its proposed Estate and Paired Residential Uses are consistent with the Town of Timnath’s Comprehensive Plan, Land Use Code and the existing R-E Estate Residential and R-3 Multi-Family Zoning District requirements.

Development Phasing

- Harmony Third Filing First Amendment will be built as one phase of work and shall include the construction of curb/gutter, asphalt roads, detached/attached pedestrian walks, water and sanitary sewer mains, site grading and storm drainage improvements required for Grand Tree Boulevard from its current terminus to the eastern easement boundary of the Timnath Reservoir Outlet Canal; Artisan Place from the north ROW of Harmony Road to Grand Tree Boulevard (note that the connection to Harmony Road will not occur until such time that Harmony Road has been widened by the Town of Timnath) and Artisan Place north of Grand Tree Boulevard to Foundry Way and Mountain Shadow Way from Grand Tree Boulevard to its Cul-de-Sac terminus. Also included is the site grading, landscape and irrigation development of the Grand Tree Boulevard Streetscape and Open Space Tracts A, B, C and D.

Property & Development Ownership

- The proposed residential lots within the Harmony Third Filing First Amendment shall be developed by Harmony Estates, LLC a Colorado Limited Liability Company and when completed each of the residential lot will be sold to individual Lot/Home owners.
• Open Space Tracts A, B, C and D within the Harmony Third Filing First Amendment shall be owned and maintained by Harmony Club, LLC each is a Colorado Limited Liability Company.

Site Planning & Landscape Design

• Street Tree and Open Space Planting – Along Grand Tree Boulevard street trees shall be planted within the proposed curb side tree lawn (parkway). Additionally Tracts A, B, C & D adjacent to the proposed roadways and residential lots will be landscaped with large deciduous and coniferous trees, ornamental trees, shrub and perennial beds, irrigated turf, dryland seed mix and landscape berms. The proposed street trees along Grand Tree Boulevard and Open Space plantings within Tracts A, B, C & D shall be provided in a quantity and size which is consistent with other similar streetscape and open space areas within the Harmony Subdivision Development in order to add to the urban tree canopy of the Harmony Subdivision. Street Trees identified on the Landscape Plans that are to be planted along the ROW of Mountain Shadow Way and Foundry Court and that are adjacent to residential lots shall be planted by the individual Lot Owners and/or Home Builders.

• Landscape Standards – It is the intent of the developer to landscape the site to meet or exceed the Town’s standards for the street side tree lawn and open space landscaping. All areas within the Harmony Third Filing First Amendment that are landscaped shall be irrigated with a permanent automatic underground irrigation system unless they are identified on the Landscape Plans to be dryland seed. Any areas identified on the Landscape Plans as dryland seed shall be irrigated with a temporary above ground irrigation system and irrigated until such time that proper establishment of dryland seeded areas has been achieved. All trees planted within dryland seeded areas shall be irrigated with permanent automatic drip irrigation system.

• Existing Trees – All existing trees within the Harmony Third Filing First Amendment shall be protected during the construction of site infrastructure per the Tree Protection Specification identified in the Landscape Plans

Residential Building Architecture

• Residential Design & Architectural Character – The architecture of Harmon Third Filing First Amendment shall be compatible with and enhance the existing architectural quality of the overall Harmony Subdivision Development. Residential design and architecture shall also comply with all applicable Harmony Subdivision Covenants, Conditions and Restrictions established for the overall Harmony Subdivision Development.

Development Schedule

• Start Infrastructure Development: Summer 2016
• Infrastructure Completion: Fall 2016
• Construction of Homes within the Harmony Third Filing First Amendment is anticipated to begin in Fall 2016.
A tract of land being a portion of Harmony Subdivision Third Filing and Lot 207, Block 10 of Harmony Subdivision Second Filing, located in Section 36, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado.
A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING, LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT

A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING, LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING, LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
A Westrian Company

HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT

A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING,

LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

<table>
<thead>
<tr>
<th>CURVE TABLE</th>
<th>CURVE TABLE</th>
<th>CURVE TABLE</th>
<th>CURVE TABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Y</td>
<td>Z</td>
<td>W</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>7</td>
<td>8</td>
</tr>
</tbody>
</table>

HARMONY SUBDIVISION AMENDED

JOB NO. 29718.00

PAGE 5 OF 6
KEY MAP


S H A D O W W A Y A N D F O U N D R Y C O U R T S H A L L B E P L A N T E D A N D

OND FILING

BLOCK 2
LOT 230
LOT 228
LOT 227
LOT 225
LOT 221
LOT 217
LOT 214
LOT 212
LOT 210
LOT 208
LOT 223
LOT 209
LOT 211
LOT 213
LOT 215
LOT 216
LOT 220
LOT 222
LOT 224
LOT 226
LOT 229
LOT 231
LOT 219
LOT 218

HARMONY SUBDIVISION SECOND PLUNGING
RECEPTION NO. 20070020818
Are subject to a Town of Timnath sign permit and approval.

Tree planting shown in tree lawn along Mountain Shadow Way and Foundry Court shall be planted and maintained by individual lot owner. Locations of trees are approximate and shall be adjusted to accommodate driveway locations, water/sewer utility services, as well as other surface and below grade appurtenances.
HARMONY SUBDIVISION PRELIMINARY PLAT AMENDMENT
BEING AN AMENDMENT OF ALL OF HARMONY SUBDIVISION PRELIMINARY PLAT
LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARIMER, STATE OF COLORADO
3/22/16

SHEET 6

SHEET 7

SHEET 8

SHEET 9

FOR REFERENCE