Town of Timnath Planning Commission
Regular Meeting
Tuesday, November 1, 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                 Don Nohavec

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 6, 2016 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Riverbend Subdivision Sketch Plan—Public Hearing

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

8. Adjournment
Town of Timnath Planning Commission
Regular Meeting Minutes
Tuesday, September 06, 2016 at 6:00 p.m.

Regular Meeting was held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. Regular Meeting Call to Order
Chairperson Goldstein called to order the meeting of the Planning Commission on
Tuesday, September 6, 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
Alternate Don Nohavec

Others in attendance
Brian Williamson, Town Planner
Matt Blakely, Town Planner
Kevin Koelbel, Town Planner
Alisa Davidson, Permit/Planning Technician
Don Taranto, Town Engineer
Gary Hoover, Hartford Homes
Landon Hoover, Hartford Homes
Jason Pock, Richmond 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.
   None

5. Consent Agenda
a. Approval of the August 16, 2016 Planning Commission Meeting Minutes.
   i. Chairperson Goldstein seeks a motion for approval of the August 16,
      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. Wildwing Amended PD Overlay—Public Hearing
      i. Matt Blakely introduces the item as detailed in the staff report.
      ii. Landon Hoover states that the 28 lots are unique because they allow 60-100ft from rear to rear on the patio homes with no fences, and the maintenance is handled by the HOA. Five-foot side yard setbacks would allow for three car garages. Parking is added on the private drives, but the larger garages will help with street congestion as well as the home value. All the patio homes will be ranches and have open space on at least three sides of the home thus keeping the open space feature.
      iii. Chairperson Goldstein opens public comment.
      iv. Chairperson Goldstein closes public comment.
      v. Commissioner Risden asks how many lots will have the five-foot side yard setback?
      vi. Mr. Hoover states that if they sell two homes next to each other that have three car garages then these lots will have the five-foot side yard setbacks.
      vii. Commissioner Jost asks how far the rear yard setbacks will be?
      viii. Mr. Hoover says the rear yard setbacks will be anywhere from 50-100ft.
      ix. Mr. Blakely adds that the lots are 160ft deep. The first 12 lots are 80ft wide and the rest are 65ft wide. These are very large lots for patio homes.
      x. Vice Chairperson Seidel asks that the wording in the Staff Report for Review Criteria be updated to be more clear.
      xi. Chairperson Goldstein seeks a motion for approval of the Wildwing Amended PD Overlay with conditions that the language is revised.
      xii. Vice Chairperson Seidel makes a motion for approval.
      xiii. Commissioner Weiderspon seconds the motion.
      xiv. Motion passes unanimously by 5-0 voice vote.

   b. Timnath Ranch 3rd Filing—Richmond Homes Block Diversity Plan—Public Hearing
      i. Kevin Koelbel introduces the item as detailed in the staff report.
      ii. Jason Pock adds that the homes range from 1450-2000sf with ranch and two story models. Richmond Homes is offering twelve different homes on 34 lots which will give the homebuyer many options.
      iii. Chairperson Goldstein opens public comment.
      iv. Chairperson Goldstein closes public comment.
      v. Alternate Nohavec asks where the homes on the corner lots plan to be placed because the lots seem so large?
      vi. Mr. Pock explains that the homes will be built as close to the lot frontage as possible allowing for a larger back yard.
      vii. Vice Chairperson Seidel asks what the price point of homes will be?
      viii. Mr. Pock says that the base price is planned to be in the low three hundred thousand range.
      ix. Chairperson Goldstein seeks a motion for approval of the Timnath Ranch 3rd Filing—Richmond Homes Block Diversity Plan.
      x. Vice Chairperson Seidel makes a motion for approval.
      xi. Commissioner Weiderspon seconds the motion.
      xii. Motion passes unanimously by 5-0 voice vote.
7. **Reports (if available)**
   a. Commissioner Reports
      i. Chairperson Goldstein thanks Marty Jost for hosting the “Marty Party”.
   b. Town Manager
   c. Town Planner
      i. Taste in Timnath will be held September 24, 2016.
      ii. Les Schwab Grand Opening is Friday, September 9th at 9:00am.
   d. Town Engineer
      i. Summerfield Parkway construction is still on track.

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

Chairperson Goldstein adjourned the September 6, 2016, Planning Commission meeting at 6:36p.m.

**TOWN OF TIMNATH**
**PLANNING COMMISSION**

_________________________________
Philip Goldstein, Chair

**ATTEST:**

_________________________________
Kevin Koelbel
PLANNING COMMISSION COMMUNICATION

Meeting Date: 11/1/2016
Item: Riverbend Subdivision Sketch Plan
Presented by: Matt Blakely

EXECUTIVE SUMMARY: Sketch Plan proposal for the Riverbend Subdivision which consists of 66.2 acres located east of CR-5 and south of Harmony Road. The intent is to provide 18.6 acres of commercial/mixed use on the northern portion adjacent to Harmony Road, while having 8.6 acres of commercial/residential in the middle section, and 20.1 acres of commercial/residential/mixed-use on the portion south of Stone Fly. Total commercial square feet proposed for the development is 721,134 square feet if the entire property developed as commercial. Total residential dwelling units proposed for the development is 688 units if the two southern parcels develop primarily as residential.

The sanitary sewer master plan prepared for this area indicates 250 SFE (Single Family Equivalent Sewer Taps). The proposed sketch plan calls for 180 SFE if developed entirely as commercial, or 759 SFE if it is combined residential and commercial. The proposed SFE for the sketch plan if it is developed as a combined commercial and residential is above the master plan amount. A note stating “Residential density shall not exceed the sanitary sewer master plan allowance without water/sewer sanitation district approval” is put on the sketch plan.

The existing Fire Station and future Town Hall and Police Station are not in the scope of this Sketch Plan. An extension of the Poudre River Trail will be completed with this development and will continue through the property to the south. There is a 7.2 acre parcel that was dedicated to the Town at the Final Plat which is intended to be used as the open space for the development.

STAFF RECOMMENDATION: Staff recommends the approval of the sketch plan, with conditions.

KEY POINTS/SUPPORTING INFORMATION:

**Owner:** Craig Harrison
**Applicant:** TB Group

**Legal Description/address:** Parcels of land located at the southeast corner of CR-5 and Harmony Road in the Riverbend Subdivision

**Application Type:** Sketch Plan
**Case Number:** SP-2016-001

**Parcel Size (Acres):** 66.2 ac
**Building total (SF):** N/A

**Existing Zoning:** C-2, MU
**Proposed Zoning:** Unchanged

**Existing Land Use:** Vacant
**Proposed Land Use:** Multi-Family/Office/Retail

Process Schedule
### Task Management

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<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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<tr>
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<tr>
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<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 9/30/2016</td>
<td>9/12/2016</td>
</tr>
<tr>
<td>Comments Issued</td>
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<td>10/7/2016</td>
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<tr>
<td>Resubmittal</td>
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<td>10/19/2016</td>
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<tr>
<td>Planning Commission Public Hearing</td>
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<td>11/1/2016</td>
</tr>
</tbody>
</table>

### SERVICES:
- **Water:** Fort Collins – Loveland Water District
- **Sewer:** South Fort Collins Sanitation District
- **Fire:** Poudre Fire Authority
- **Special Districts:** None

### Adjacent Zoning/Land Uses:

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<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Vacant Land (Timnath Landing)</td>
</tr>
<tr>
<td>South</td>
<td>Larimer County FA-1</td>
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<tr>
<td>East</td>
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<td>Vacant Land</td>
</tr>
<tr>
<td>West</td>
<td>Larimer County FA-1</td>
<td>Vacant Land</td>
</tr>
</tbody>
</table>

### Sketch Plan Review Criteria (Land Use Code 2.9.10.9.B):

In addition to all requirements of this Code, the sketch plan must meet the following review criteria:

1. The land use mix within the project conforms to Town’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan.  
   **Response:** The sketch plan proposed uses conform with the Town’s Zoning Map and Comprehensive Plan. The property is designated as both Mixed-Use, and Commercial Land Uses. Zoning is C-2 north of Stone Fly and MU south. Multi-Family is allowed in the Mixed-Use and C-2 zoning district. Commercial/Mixed-Use/Retail is allowed in the MU & C-2 districts. Residential is allowed in the southern MU zoning and land use that is designated on the Comprehensive Plan and Zoning Map. Further evaluation of the actual uses will be determined at future site plan submittals.

2. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.  
   **Response:** The sketch plan proposed is a functional system of land use and is consistent with
3. The utility and transportation design is adequate, given existing and planned capacities of those systems.  
Response: The sketch plan has an adequate utility and transportation design as a traffic study was done for the property and utilities were designed at a Final Plat which was approved in 2015. The developer has addressed the limitation on sewer taps in the Sanitary Sewer System Master Plan of 250 SFE for this development, by including the following note on the Sketch Plan: “Residential density shall not exceed the sanitary sewer master plan allowance without water/sewer sanitation district approval”

4. Negative Impacts on adjacent land uses have been identified and satisfactorily mitigated. Response: The negative impacts on adjacent land uses have been identified and this sketch plan mitigates those impacts. The sketch Plan shows buffering to adjacent properties.

REFERRAL COMMENTS:

Not returned: AT & T Communications, Poudre River Public Library District, Poudre School District, Qwest Communications, Timnath Finance, Timnath Post Office, Timnath Public Works, Xcel Energy, Timnath Town Attorney, Larimer County Dept. of Natural Resources, Comcast Cable, Lake Canal, Cache LaPoudre Reservoir Co

Returned with no comments: Safebuilt, Timnath Police Department

Returned with comments: Fort Collins/Loveland Water District/ South Fort Collins Sanitation District, Poudre Fire Authority, Timnath Engineering, Colo. Geological Survey, Timnath Community Development, Larimer County Health & Environment

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 2.9.10.9.B. of the Timnath Municipal Code have been met, I move to recommend approval of the Riverbend Subdivision Sketch Plan to the Timnath Town Council with the following conditions:
   a. Allow staff to work with the owner applicant to address minor, non-substantive modifications prior to signatures.

ATTACHMENTS:
1. Sketch Plan Narrative
2. Sketch Plan
Riverbend Sketch Plan
October 19, 2016

The request is for a Sketch Plan for 66.2 acres located in Timnath, south of East Harmony Road, east of County Road 5 and west of Three Bells Parkway. The Sketch Plan consists of the following:

<table>
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<tr>
<th>Land Use</th>
<th>Approximate Area</th>
<th>Density/Floor Area Ratio</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/ Retail with Mixed-Use</td>
<td>18.6 a.c.</td>
<td>.35 F.A.R</td>
<td>28%</td>
</tr>
<tr>
<td>Commercial/ Mixed-Use with Residential</td>
<td>8.6 a.c.</td>
<td>.35 F.A.R / 24 du/a.c.</td>
<td>13%</td>
</tr>
<tr>
<td>Community / Public Safety</td>
<td>5.5 a.c.</td>
<td>.35 F.A.R</td>
<td>8%</td>
</tr>
<tr>
<td>Commercial/ Mixed-Use with Residential</td>
<td>20.1 a.c.</td>
<td>.35 F.A.R / 24 du/a.c.</td>
<td>31%</td>
</tr>
<tr>
<td>Public Park / Open Space</td>
<td>7.2 a.c.</td>
<td>-</td>
<td>11%</td>
</tr>
<tr>
<td>Right of Way</td>
<td>6.1 a.c.</td>
<td>-</td>
<td>9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>66.2 a.c.</strong></td>
<td></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

The area within the Sketch Plan boundaries is currently zoned C-2 and MU. Per the Annexation Agreement dated December 22, 2008, this updated Sketch Plan for Riverbend is consistent with the Town's Comprehensive Plan 2013 Land Use Goals and will also meet the Timnath Land Use Code C-2 and MU Zoning District Density and Dimensional Standards.

The **Riverbend Sketch Plan** complies with the following **Goals and Objectives** of the 2013 Comprehensive Plan:

**Land Use**

**Goal**: Develop land within Timnath by targeting non-residential development and allowing housing to develop based on market demand and the ability of the Town to provide services.

**Objective**: New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, and parks.

The Riverbend Sketch Plan will promote active lifestyles which are encouraged by providing recreation connections throughout the development. The existing and planned Poudre River trail is located along on the western boundary of the site. Development trails and on-street sidewalks will provide connections to the nearby Poudre River and Future River Park.

The PROST plan establishes long term goals for recreation in Timnath and includes the future development of the River Park on the west end of the property. In addition, the Riverbend development contains connections to planned roadside trails and future open space land uses.
The Riverbend development is currently zoned C-2 and MU, encouraging community commercial, mixed-use, retail, and residential. A variety of opportunities will be introduced through these land-uses as well as infrastructure improvements.

**Goal:** Continue to encourage mixed-use, employment, and commercial activities along the Eastern County Road 38/Harmony Road corridor.

**Objective:** Encourage development along this corridor through appropriate zoning, land use incentives, and infrastructure improvements.

A new town hall, fire station, and police station are located within the community and public safety area. The potential for a new town center is currently unknown, but certainly a possibility. Adjacent to commercial, mixed-use and residential, community uses are centralized and encourage citizen visits.

**Goal:** Create a new town center on Harmony Road with commercial, governmental, and community uses.

**Objective:** Construct a new town hall and government offices that are inviting to the public and encouraging of citizen visits.

Public amenities will be incorporated throughout Riverbend in the Commercial, Mixed-Use, and Residential areas. Mixed-Use areas will encourage outdoor space with close proximity to the Poudre River Trail. Commercial and Residential pedestrian connections will provide outdoor seating opportunities and trash receptacles and will serve as transition points to the Poudre River.

**Economy**

**Goal:** Promote a diversity of new commercial and industrial development, within appropriate areas, to create an economically sustainable community.

**Objective:** Analyze each new development proposal to ensure it contributes to the economic sustainability of the Town and supports the Timnath Comprehensive Plan.

Riverbend will boost the economic vitality of the Town by providing opportunities for mixed-use, retail, and commercial uses that will have a positive impact on the sales tax base. The addition of a corporate campus for major employers will bring jobs to the area.

**Goal:** Provide an appropriate supply of land suitable for commercial and employment development at key locations along County Road 38/Harmony Road and throughout the GMA.

**Objective:** Encourage a mix of commercial uses in appropriate areas of the GMA as indicated on the Future Land Use Map.
Transportation and Infrastructure
The Riverbend development is currently zoned C-2 and MU, encouraging commercial, mixed-use, and residential. A variety of opportunities will be introduced through these land-uses as well as infrastructure improvements.

Goal: Develop a well-balanced transportation system that supports automobile, pedestrian and bicycle movement.
Objective: Develop an off-road pedestrian, bicycle and equestrian trail system that connects open spaces and recreation areas in and around Timnath as adopted in the Parks Recreation Open Space and Trails Plan.

The Riverbend Sketch Plan will have an internal street and roundabout system that will provide on-street sidewalks. As mentioned above, there will be a network of trail connections linking the Poudre River and open space to the nearby retail, entertainment, residential, and employment. As shown on the PROST Plan, there is a planned Poudre River trail extension located along the western boundary of the Sketch Plan that ties into other planned community and road side trails.

Goal: Provide an adequate level of public facilities, infrastructure and services for the residents of Timnath.
Objective: Plan the locations of new public facilities to meet the needs of existing and future growth.
Objective: Require adequate infrastructure concurrent with development.
Objective: Review and monitor agreements with utility providers to ensure infrastructure will be planned and installed consistent with the Comprehensive Plan in a timely, efficient and cost effective manner.
Objective: Require new developments to connect to existing water and sewer systems and prohibit the proliferation of small private water and sewer systems.

The Riverbend Sketch Plan will be consistent with the above objectives. The backbone of infrastructure already exists including improved streets and sidewalks, as well as the utility and drainage infrastructure. Potable water will be provided by the Fort Collins-Loveland Water District and sanitary sewer will be provided by the South Fort Collins Sanitation District. Other utility providers are aware of the proposed development and facilities will be available.

Parks, Recreation and Open Space

Goal: Provide safe, enjoyable and comprehensive bicycle and pedestrian connections throughout Timnath.
Objective: Provide a multi-purpose community-wide core trail system that connects major destinations (e.g., neighborhood and community parks, regional trail systems, open space areas, recreation centers, schools, downtown, major events centers, etc.) and provides opportunities for trail loops with areas of interest along the route.
Objective: Connect neighborhood parks and neighborhood schools to a community-wide trail system with neighborhood connector (local) trails that are provided for and maintained by private development (where feasible and appropriate in the context of the neighborhood design).
The Riverbend Sketch Plan will have an internal street system that will provide on-street sidewalks. As mentioned above, there will be a connection to the Poudre River Trail, linking open space to the Future River Park. As shown on the PROST Plan, there is a portion of the planned Poudre River Trail located along the west side of the Sketch Plan Boundary.

**The applicant's goals and vision for the project**

The 66.2-acre property is intended to provide a variety of uses including retail, entertainment, residential, hotel, public facilities, and office corporate campus. Located along the Poudre River, the development will serve as a gateway to Timnath, offering residents a variety of amenities and business opportunities.

**How the proposed subdivision will be connected to and integrated with surrounding natural and developed areas**

The Poudre River corridor is located directly to the west of the project site. Existing and planned Poudre River Trail portions are adjacent to, and within the project boundary. Links to these resources will be provided through connections to the Poudre River Trail. A future River Park will serve additional opportunities for the public to engage the surrounding natural area and river. Restaurants are planned on the farwest end of the property to take advantage of views and overlook the Poudre River.

**How the project will impact neighboring properties (i.e., water drainage, traffic circulation, environmental impacts, view corridors)**

The proposed project is situated up on the bluffs just east of the Cache La Poudre River with drainage flowing south and west towards the river. There is a small portion of the property that is within the floodplain. This area is designated as open space with a water quality pond planned within the area near the river, just below the bluffs, to capture stormwater flows from the developed areas west of the existing high pressure gas line and then release to the river.

Storm flows east of the high pressure gas line and north of Stone Fly Drive will be directed to a detention pond possibly located south of Stone Fly Drive or within the lower fields west of the bluffs. Storm flows south of Stone Fly Drive will be captured in a water quality pond in the southern portion of the property. Both of the ponds will release to the river.

Traffic impacts of the proposed subdivision will be minimal with the surrounding transportation system infrastructure already in place.

**How the design is cost-effective and environmentally responsive to site features and constraints and how potential impacts to natural systems will be mitigated.**

There are no known environmentally sensitive areas or wildlife habitat on the project site. However, in order
to ensure a cost effective design, roadways will match existing grades to the extent feasible, and existing drainage patterns will be maintained. The site layout that is proposed with this project has been done in a manner that takes into account existing topography associated with the site.

| How the design capitalizes on natural and cultural assets on and around the site to build a positive and distinct identity. | How the proposal promotes the efficient use of land and public streets, utilities and governmental services. |

Sanitary Service: The project is served by the existing 15" South Fort Collins Sanitation District sanitary sewer line located with Signal Tree Drive, Stone Fly Drive and adjacent to the easterly boundary line. There are existing sanitary sewer stubs from the 15" sewer line that will serve the project as development occurs. The on site wastewater system will be collected in a typical network and conveyed to one of these connections as appropriate.

Water Service: Riverbend is served by the Fort Collins Loveland Water District. Existing mains are located in Signal Tree Drive and Stone Fly Drive within the proposed development. Water will be looped through the project and connected to these mains as needed to serve the site.

Non-potable Water Service: No non-potable water is currently in use or planned in Riverbend. Irrigation is anticipated to be from potable sources as needed in the open areas.

Stormwater: The stormwater flows will be conveyed within the streets, curb inlets, storm sewer piping and drainage swales, then captured within water quality and/or detention ponds, then released to the Cache La Poudre River that is adjacent to the project.

Open space, River Park, and Trails are all planned components of the Riverbend development. Visitors and residents will utilize the Poudre River Trail and connecting amenities.

General Development Information (IUU Section 16.4.5.3.i)

i. Design rationale.

The Riverbend Sketch Plan is consistent with the Town’s Comprehensive Plan 2013 Land Use Goals and will also meet the Town’s Land Use Code MU and C-2 Zoning District Density and Dimensional Standards. The blend of retail, entertainment, residential, hotel, and corporate campus will create a unique identity and scenic setting along the Poudre River.

ii. Proposed number of residential lots.

There are a maximum 688 residential units proposed within the Commercial/Residential/Mixed-Use areas.

*Residential density shall not exceed the Sanitary Sewer Master Plan allowance without Water/Sanitation District approval.
iii. **General description of plan for drainage and storm water management.**

See above.

iv. **Water supply information including:**

Number of water taps needed: TBD
Amount of raw water provided: TBD
Source of water: Fort Collins Loveland Water District

v. **Statement of commercial sand and gravel mineral deposits.**

There are no known commercial mineral deposits.

vi. **Description of floodplain hazards.**

A small portion of the site is located within the Poudre River floodplain, which is 100% within the Public Parks/Open Space areas of the project.

vii. **Compliance with the Town Comprehensive Plan.**

Refer to above goals and objectives.
**Riverbend Sketch Plan**

**Timnath, Colorado**

### Vicinity Map:

![Vicinity Map](image)

### Legal Description:

CONVRSING THE SOUTHWEST CORNER OF THE SECTION 2, TIMNATH, COLORADO, TO THE SOUTH, SOUTH OF 9TH STREET TO THE SOUTH RIGHT OF WAY OF 10TH STREET ALONG THE SOUTH LINE OF 10TH STREET TO THE SOUTHWEST CORNER OF THE SUBJECT PARCEL.

### Land Use Table:

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<th>AREA</th>
<th>APPROPRIATE ACREAGE</th>
<th>DENSITY/FLOOR AREA RATIO</th>
<th>PERCENTAGE</th>
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<tr>
<td>COMMERCIAL/MIXED-USE RETAIL</td>
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<td>8.6 AC</td>
<td>.35 F.A.R. (31,115 SF) / 24 DU/AC (596 UNITS MAX)</td>
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<td>COMMUNITY PUBLIC SAFETY</td>
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</tr>
<tr>
<td>ROW</td>
<td>6.2 AC</td>
<td></td>
<td>9%</td>
<td></td>
</tr>
</tbody>
</table>

**Total** 46.9 AC - 100% -

*Residential density shall not exceed the sanitary sewer master plan allowance without water/sanitation district approval.

**NOTE:**

This sketch plan serves as an update to the previously approved zoning document and annexation agreement dated December 22, 2008. Nothing in this sketch plan precludes uses and vesting rights established in the zoning document and annexation agreement dated December 22, 2008.

### Town Council Certificate:

Approved by: Timnath Mayor, Timnath Town Clerk

### Town Planning Commission Certificate:

Approved by: Timnath Planning Commission, Timnath, Colorado

### Planning Commission Certificate:

Approved by: Timnath Planning Commission, Timnath, Colorado

### Existing Zoning Table:

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<th>USES</th>
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<tr>
<td>Mixed Use</td>
<td>8.6 AC</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Public Safety</td>
<td>5.5 AC</td>
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<tr>
<td>Residential/Mixed Use</td>
<td>20.1 AC</td>
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<tr>
<td>Open Space</td>
<td>7.2 AC</td>
</tr>
<tr>
<td>ROW</td>
<td>6.2 AC</td>
</tr>
</tbody>
</table>

### Existing Zoning Letters:

- **MU:** Mixed Use
- **Public Safety:** Public Safety
- **Residential/Mixed Use:** Residential/Mixed Use
- **Open Space:** Open Space
- **ROW:** ROW

### Existing Zoning Numbers:

- **18.6 AC:** 18.6 AC
- **8.6 AC:** 8.6 AC
- **18.6 AC:** 18.6 AC
- **5.5 AC:** 5.5 AC
- **20.1 AC:** 20.1 AC
- **7.2 AC:** 7.2 AC
- **6.2 AC:** 6.2 AC

### Drawing Details:

- **Scale:** 1" = 150'-0"
EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
TIMNATH C-2

EXISTING ZONING:
TIMNATH MU

EXISTING ZONING:
TIMNATH

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

EXISTING ZONING:
LARIMER COUNTY
FA-1

SPECIAL FLOOD ZONE AE

SPECIAL FLOOD ZONE AE

SPECIAL FLOOD ZONE AE

SPECIAL FLOOD ZONE AE

SPECIAL FLOOD ZONE AE

SPECIAL FLOOD ZONE AE

EXISTING FRONT RANGE TRAIL (POUDRE RIVER)

PLANNED FRONT RANGE TRAIL (POUDRE RIVER)

PLANNED ROADSIDE TRAIL

PLANNED COMMUNITY TRAIL
THE DESIGN INTENT PROVIDES FOCAL POINTS OF LANDSCAPE AT ENTRIES, ROUNDABOUTS, AND KEY LOCATIONS THROUGHOUT THE SITE. PERIMETER AREAS SHALL BE LANDSCAPED TO CREATE NATURAL TRANSITIONS TO SURROUNDING OPEN SPACE. VARIOUS LAND USES WILL BE DESIGNED APPROPRIATELY, INCLUDING SCREENING, MASSING, AND VISUAL AND PHYSICAL CONNECTIONS TO EXISTING AND FUTURE TRAIL CORRIDORS.

INTERNAL STREETS WILL HOST TREE LAWNS WITH IRRIGATED TURF AND ONE TREE PER 40 LINEAR FEET. HIGH VISIBILITY AREAS WILL CONTAIN CLUSTERS OF TREES.

LANDSCAPE AND OPEN SPACE AREAS ARE PROVIDED BETWEEN DIFFERENT LAND USES, TRANSITIONS TO TRAIL CONNECTIONS, BUFFERS ALONG HARMONY CORRIDOR, AND DRAINAGE CONVEYANCE AND DETENTION.

A FUTURE RIVER PARK IS DESIGNED ALONG THE POUDRE RIVER, SERVING AS A RECREATIONAL FOCALE POINT ALONG THE EXISTING POUDRE RIVER TRAIL.

INTERNAL SIDEWALKS SURROUNDING RETAIL, ENTERTAINMENT, HOTEL, RESIDENTIAL, AND EMPLOYMENT AREAS WILL PROVIDE ACCESS TO FUTURE HARMONY ROAD AND POUDRE RIVER TRAILS. CONNECTIONS TO THE EXISTING POUDRE RIVER TRAIL WILL SERVE AS ACCESS POINTS AND TRANSITION HUBS FROM DEVELOPMENT TO OPEN SPACE.
TOWN COUNCIL COMMUNICATION

Meeting Date:          October 25, 2016
Presented by:         Don Taranto

Item: Engineering & Public Works Report

KEY POINTS/SUPPORTING INFORMATION:

1. **Harmony Road Phase 3**
   a. Construction is underway. The detour for the Phase 1 box construction has been completed and excavation for the box is in process. They are also working on the new road embankment along the north side.
   b. Still waiting on a crossing agreement from the railroad. Multiple calls & emails continuing to be made, constantly reminding them they agreed to have it done & submitted to the PUC by the end of May. I have also been keeping the PUC apprised of the status.

2. **Summerfield Parkway RR Crossing**
   a. Construction is on schedule. The box culverts have been completed and the road embankment is being started.
   b. Contractor finally received his Right of Entry from the railroad on 10/17/16. They can now start construction on the railroad property.
   c. Railroad has completed the installation of the road crossing panels.
   d. Railroad Signal installation is scheduled to start November 2, pending power service from Xcel. Meter was set 10/11/16 and service requested by the railroad.
   e. Landscaping will be starting in approximately 2 weeks.
   f. Upon certification of the signals by the railroad and PUC, and completion of the landscaping (due to median work), the road can be opened. We are hopeful for the road opening prior to Thanksgiving.

3. **Old Town Phase 2-North**
   a. The majority of the concrete work has been completed. Some small sidewalk sections are waiting for removal of power poles by Xcel.
   b. Road excavation has been completed and installation of base course and asphalt is starting. We should have the first lift of asphalt down by the end of next week (10/28), weather permitting.
   c. Still waiting for acceptance from the sewer district to being home connections. Contractor has focused construction on the concrete and road work to be able to have a paved road before winter. Sewer connections are more weather tolerant.

4. **2016 Road Maintenance Program**
   a. Roadway re-striping operations are underway.
   b. Roadway repair program for the year is complete.

5. **Development Construction Activities**
   c. Timnath Ranch 1st Filing, Phase 2 – Complete, pending Initial Acceptance.
   d. Timnath Ranch 3rd Filing, Phase 4 – Complete, pending Initial Acceptance
   e. Timnath Landings – Early Grading Permit has been pending security deposit since 4-20-16
f. Harmony 5th Filing – Complete, pending Initial Acceptance

    g. Latham Parkway (The Ridge at Harmony – Windsor Project) – Phase 1 of the improvements complete.

6. **Commercial Construction Activities**
   
   a. Poudre Fire Station #8 – Construction underway
   
   b. Starbucks – TCO issued. Pending CO
   
   c. Pediatric Urgent Care – Construction underway
TOWN COUNCIL COMMUNICATION

Meeting Date: 10/25/2016

Item: Community Development Report

Presented by: Matt Blakely

Ordinance ☐
Resolution ☐
Discussion ☐
For Information X

KEY POINTS/SUPPORTING INFORMATION:

1. **Issued Building Permits:**
   - 2012 Single-Family Residential Total = 141
   - 2013 Single-Family Residential Total = 166
   - 2014 Single-Family Residential Total = 167
   - 2015 Single-Family Residential Total = 185
   - 2016 Single-Family Residential October = 5
   - 2016 Single-Family Residential YTD (1/1/16 to 10/19/16) = 112 (Budget = 138)

2. **Current Development Actions:**
   a. **Fisher Annexation and Sketch Plan:** This is an annexation application for a 236 acre parcel located west of CR 5 and north of CR 40. The applicant has submitted an annexation petition that currently is out for Town and referral agency review.
   b. **Timnath Ranch 7th Filing Preliminary Plat:** This is a Preliminary Plat Application for the 7th Filing of the Timnath Ranch Subdivision located north of Wheatfield Drive and east of School House Drive. There are approximately 78 attached lots that will range from 1,800 square feet to 3,100 square feet. Staff is currently waiting on a resubmittal.
   c. **Riverbend Minor Subdivision:** This is a Minor Subdivision Plat Application to subdivide Tract 1 of the Riverbend Subdivision into easements and building envelopes for multi-family a site plan to come under the Site Plan application process. Applicant has submitted an application and is out for Town and referral agency review.
   d. **Riverbend Site Plan:** This is a site plan application for 182 multi-family dwelling units in Tract 1 of the Riverbend Subdivision. The site plan is complete with a clubhouse with pool, landscaping and, 300 parking spaces including garage parking. Applicant has submitted an application and is out for Town and referral agency review.

3. **Projects:**
   a. **Timnath Community Park:** There are final punch list items and clean up items to be completed before initial acceptance by the Town. Concrete repair work will be continuing into November. Staff is finalizing a pavilion rental policy and will bring to council for adoption.
   b. **Gateway (4580 Weitzel) Park:** Landscape and irrigation improvements were completed in mid July. The addition of two climbing boulders, benches, bike rack, and bike repair station have been completed. Staff is working on scheduling a grand opening of the Trail/Park area. This grand opening will be coordinated with GOCO, Larimer County, and the State.
   c. **Timnath Reservoir:** The existing ramp has been repaired for the first 55 feet: the new ramp has been extended another 90 linear feet. The shoreline has been reinforced for approximately 300 feet to the east of the concrete ramps. The beach area has been raked and rock picked to remove hazards.

   1. Staff is kicking off the Master Planning Phase which includes a series of open houses and stakeholder meetings.
   a. Staff would like to request a Council Member to be a participant on a stakeholder
group, if anyone is interested please let us know.

b. There is an online survey that will run from 10/21 to 11/11, soliciting input on the program for the reservoir.

c. The first open house is scheduled for 10/26 from 5 to 7 pm. Postcards were sent out to all residents of the Town on 10/17 informing them of the open house.

d. **Bridge Sign:** The installation of the sign on the Harmony Bridge will begin in late September and is expected to be completed by the middle of November. Work has been delayed due to precast fabrication issues. So far the column has been installed and the electrical service is underway. The sign fabricator has invited staff and Council to visit their shop on Thursday 10/27 or Friday 10/28. Please let staff know if you are interested in attending.

| ADVANTAGES: | N/A |
| DISADVANTAGES: | N/A |
| FINANCIAL IMPACT: | N/A |
| RECOMMENDATIONS: | N/A |
| ATTACHMENTS: |
| 1. Building Department Stats |
| 2. Code Enforcement Reports |
MEMORANDUM

TO: Timnath Town Council

FROM: Matt Blakey, Town Planner
        Alisa Davidson, Building Permit Technician

RE: Timnath Single-Family Building Permits – YTD 10/19/16

DATE: October 25, 2016

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Foundation Only Permit - 1
Commercial-8

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Commercial-5

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Commercial - 2 8 3 6
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Total 19 Violations
1) Timnath PD had two major cases in September. We were assisted by Fort Collins Police Services (FCPS) on the first case that occurred in late August. We were advised of the case the first of September after their investigation led them to our commercial section of town. Officer Wynkoop and Chief Wagner were updated continually and assisted with gathering evidence from our businesses and a site in Fort Morgan. Officer Wynkoop assisted with the evidence and autopsy. Charges were filed by FCPS on three subjects who were arrested in Illinois and tied to the case.

Walmart personnel were active partners in assisting us and FCPS in the review of 100s of hours of video. We appreciate their help and their commitment to assisting with evidence development.

The second case involved an unidentified female found in a cornfield to the east of 5600 E. Prospect. Timnath officers responded to a possible unresponsive person in a vehicle. Larimer County Sheriff’s Office (LCSO) was contacted when officers confirmed the subject was deceased and LCSO responded to the scene. LCSO offered to become primary lead on the case because of the complexity of the case and our limited resources. Information developed concerning the subject led back to the Denver area and Northglenn. Northglenn became the primary investigating agency based upon case information.

2) Background and interviews of associates began on two police candidates. A new officer will be hired sometime in November and we will begin the mini-academy and field training.

3) Officer Wynkoop attended the second session of the supervision program (Leadership in Police Organizations) offered by the sheriff’s and chief’s professional organizations. The class is a three week class with one week of class work over a three month period.

4) The police technician as revamped the forms used by officers, organized and disposed of evidence and has begun assisting with the entry of reports and motor vehicle accidents. She has also taken over ordering supplies, citations, and evidence processing supplies. Larimer County and Loveland evidence technicians have provided training, policies and procedures to assist our technician in the development of storage, security and disposal of the evidence.
5) Officers have responded to an increased variety of calls ranging from suspicious deaths, alarms, disturbances, family problems, animal calls and assisting the fire department, ambulance and Sheriff’s office. The types of calls are becoming more varied and cover a myriad of types, complexity, and responses.

6) Officers patrol both elementary schools on a daily basis. Officers attended Santa Cops, Child Safe, and a county wide traffic safety meeting. Officer Inge and the police technician were at Costco for a safety fair and contacted numerous citizens during the four hour time period. This is the second year we have been participated in the week long safety event at Costco.

7) Comparing cases and supplements for September 2015 to September 2016 show our total cases have increased from 20 to 33 (65% increase) and our supplements/follow-ups for cases increased from 2 to 20 (900% increase) Our year to year cases have increased from 234 to 255 (9% increase).

8) There was a question concerning traffic citations and how they are processed by Timnath and LCSO.

   a. If cited by a Timnath officer then the citation will go to Timnath Municipal Court unless a secondary charge would need to be routed to county court. A secondary charge could be a restraint on the driver’s license. If cited by a LCSO deputy then the citation goes into county court or through a penalty assessment fine sent by the driver to Denver for processing. The fine goes back to the county since the deputy is working for LCSO and not considered hired by Timnath in a traffic assignment. If we had a special event or hired LCSO to run traffic they would write the summons into municipal court and we would receive the fine amount.

   b. Our contract states LCSO will handle criminal cases and incidents when we are not on duty, they will assist with backup, crime scenes, major cases and provide records and dispatch services.

   c. Deputies are doing extra patrol in the Walmart area, along Harmony and on our other town streets for traffic violations. They write the citations into county and the fines come back to the county.

9) We also began the hunt for a new municipal prosecuting attorney. Susan Blanco was appointed by Governor Hickenlooper to the District Court of Larimer County. Susan has been the town prosecutor for approximately 8 years. We are excited by her appointment but will miss her expertise in our municipal court.
### Law Enforcement Incidents

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<th>Jul-16</th>
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### TPD MISCELLANEOUS

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To: Town Council and Community

From: April D. Getchius, AICP
Town Manager

Date: October 21, 2016

Subject: Town Manager’s Report

New Town Administration Building. Staff will be recommending the Fort Collins firm of alm2s to Council. The contract and details are scheduled for the November 8 meeting.

Regional Elected Officials Dinner. Larimer County Board of Commissioners will be hosting a regional elected officials’ dinner on Thursday, December 8 at 6:00 p.m. More information will be coming regarding the location. Please let me know if you are able to attend.

Capital Improvements and Construction Projects. The attached project list shows a detail of project status and timelines.

Affordable Housing. There are two concurrent efforts regarding affordable housing. The first is sponsored by the Northern Colorado Homebuilders. They are hosting a meeting on November 14 to discuss construction defect legislation. The second is sponsored by the Larimer County Commissioners and will host their second meeting on October 20.

Intergovernmental Agreements (IGA). Staff is working on several intergovernmental agreements that Council will be seeing in the next few months. These include the Fort Collins Agreement regarding County Road 5 on your agenda for the October 25 meeting. In addition, staff will be meeting with Weld County to discuss a draft IGA regarding processing of developments in Weld County that is within our GMA. The City of Thornton approved the IGA with Timnath at their October 11 meeting.

Fort Collins IGA. On Wednesday, October 19 I attended the Larimer County Planning Commission along with Fort Collins Staff to present the Fort Collins/Timnath IGA regarding our growth management areas. Because our agreement affects the Fort Collins/Larimer County IGA, the County Staff has taken the position that changes in the GMA are actually land use changes and must be reviewed by the Planning Commission who will make a recommendation to the County Commissioners. The County Commissioners will ultimately approve this as an amendment to their IGA with Fort Collins. Once that amendment is in place, Timnath and Larimer County can then complete a formal planning IGA. The Larimer County Planning
Commission recommended approval of the growth management area changes in the Fort Collins/Timnath IGA.

**United States Post Office.** For approximately two years or more I have been trying to solve an issue with postal service in Old Town. Because of the Post Office delivery route system out of Fort Collins, the only way residents in Old Town can get delivery to their homes is to change their address so that it reads “Fort Collins” instead of “Timnath”. In addition, they are charged for post office boxes. I’ve tried to work with the post office to get a solution, either street delivery or allowing us to put up a community mailbox so residents don’t have to pay for the post office box. The Post Office has been non-responsive and I’ve used the congressional delegation to try and get a conversation with postal officials. Attached is my latest attempt that shows my submittal to Senator Gardner’s office and the postal response. We will continue to work on this issue, but currently the Post Office position is that it is “non-negotiable.”

**Timnath Reservoir Plan.** Staff is beginning the master planning process for Timnath Reservoir. The first public open house to gain general input on the Reservoir will be held Wednesday, October 26 at the Town Administration Building from 5 to 7 p.m. The attached post card, which you may have already received, was mailed this week to all Timnath residents. There are no plans being presented, the first open house is intended to simply gather input.

**Capital Improvements Postcard.** At the Council’s work session on October 11, Staff was requested to send out a postcard explaining the cost and timeframes for key capital improvements. A postcard is being prepared to be mailed this week explaining costs, funding sources and timing for Harmony Road improvements, Summerfied Parkway connection and Old Town improvements.

**CML Director Visit.** Sam Mamet, Executive Director of CML will be visiting the Town Council on November 8 to say hello.

**Meeting Cancellations.** At this point in time, staff is assuming that the November 22, 2016 meeting (Thanksgiving week) and the December 27, 2016 Town Council meetings will be cancelled unless pressing business dictates otherwise.

**Upcoming Events:**

- Reservoir Plan Open House – October 26, 2016 at 5 p.m.
- Timnath Holiday Lighting – December 2, 2016 at 5:30 p.m.
- Regional Elected Officials Dinner – December 8 at 6:00 p.m.
UNITED STATES SENATE  ♦ Colorado Senator Cory Gardner

CONSENT FOR RELEASE OF INFORMATION

To begin processing your case, please complete the following information (Please Print or Type):

Name:  April Getchius, Town Manager

Address:  4800 Goodman Street (office)

City:  Timnath  State:  CO  Zip:  80547


Email:  agetchius@timnathgov.com

Social Security Number: _______-____-____  Date of Birth (mm/dd/yyyy): __/__/____

Federal Agency you are asking us to contact:  United States Post Office

Briefly explain your concerns and what actions you are requesting from the Senator’s office (Include additional pages if needed or copies of any documentation that you may have which would help expedite your inquiry. Please do not send original documents):

Old Town Timnath residents cannot get delivery to their homes unless they change their address from Timnath to Fort Collins. Instead, they have to pay for mailboxes at the local post office. I have been trying to work this out with someone at the post office regional office and no one will call me back. The latest person I contacted was in April of 2016 and he called back once and never returned my calls after that. His name is Tim Husky (719-570-5310). At a minimum, I’d like to discuss this and even the possibility of getting a mail kiosk installed somewhere in Old Town. Thank you.

Complete following fields only if applicable to your case.

MILITARY or VETERANS ISSUES

Veteran’s Claim Number: ____________________________  Date filed: __________________

Branch of Service: _________________________________  Rank/Unit: __________________

SOCIAL SECURITY ISSUES

Type of Claim Filed: ________________________________

Initial Claim Date Filed: ____________________________  □ Pending  □ Approved  □ Denied

Reconsideration Date Filed: _________________________  □ Pending  □ Approved  □ Denied

ALJ Hearing Date Filed: _____________________________  □ Pending  □ Approved  □ Denied

Appeals Council Date Filed: _________________________  □ Pending  □ Approved  □ Denied

IMMIGRATION ISSUES

Applicant’s Name: _________________________________  Type of Application Filed: _____________

Alien Registration Number: _________________________  Receipt Number: _____________

Date of Birth: ____________________________  Place of Birth: ____________________________

Have you contacted any other elected officials?:  □ No  □ Yes, include the name ________________________

Do you have an attorney on the case?:  □ No  □ Yes, include the name ________________________

I am aware that provisions of the Privacy Act of 1974 (Public Law 93-579) may prohibit the release of information in covered agency files without my consent. I hereby consent to the release of such information to the Office of United States Senator Cory Gardner and/or members of his staff in connection with my case or claim.

Signature: ______________________________________  Date: 9/30/16
If you are unable to get an answer from a federal agency in a timely fashion, or if you feel you have been treated unfairly, my office may be able to help resolve a problem or get you the information you need. While we cannot guarantee you a favorable outcome, we will do our best to help you receive a fair and timely response to your problem.

My office can assist you if:

- You are a **Colorado resident**. If you are a resident of another state, please contact your U.S. Senators or U.S. Representative.
- The problem you are experiencing is with a federal government agency or program.

What my office can assist you with:

- Work as a liaison with the federal agencies
- Assist with applying for federal benefits
- Submit an inquiry with a federal agency on your behalf
- Request information or a status report from a federal agency

While my office is committed to assisting all constituents in every way possible under the law, we unfortunately are unable to:

- Reverse or sway a judge’s decision
- Provide legal advice or investigations
- Intervene with state or local agencies
- Get involved with judicial matters
- Force a Federal agency to act in your favor

Here are some referrals for issues that I do not have jurisdiction over:

**State Issues**

As a U.S. Senator I do not have jurisdiction over state or local agencies. Please contact the Governor's Citizens' Advocate office for assistance with state issues. You can also contact your state Senator or state Representative for assistance with state issues.

**Judicial Issues**

As a general matter we are prohibited from inquiring about pending litigation or giving legal advice. The Constitution separates the powers between the judicial branch and the legislative branch which prevent us from inquiring about judicial matters. We are unable to inquire about criminal trials, incarceration, child custody issues, deportation proceedings, and civil lawsuits. If you need legal advice and you do not have an attorney, you may contact the Colorado State Bar’s Lawyer Referral Services Program at (303) 860-1115. If you cannot afford an attorney, you may qualify for low cost or free legal assistance through Colorado Legal Services. You may contact Colorado Legal Services at (303) 837-1321.

**Child Support**

Please contact your local county Child Support Enforcement Unit for information on handling a child support case. If you are having issues with orders of visitation or custody we suggest that you contact an attorney. If you need legal advice and you do not have an attorney, you may contact the Colorado State Bar’s Lawyer Referral Services Program at (303) 860-1115. If you cannot afford an attorney, you may qualify for low cost or free legal assistance through Colorado Legal Services. You may contact Colorado Legal Services at (303) 837-1321.
October 17, 2016

Senator Cory Gardner  
Member of Congress  
801 8th Street, Suite 140A  
Greeley, CO 80631

Dear Senator Gardner:

This letter is in reference to your October 3 inquiry on behalf of Timnath Town Manager Ms. April Getchius, concerning mail delivery in Timnath.

I regret the frustration Ms. Getchius has experienced in her search for information in reference to mail delivery in Timnath. The Senior Operating Manager, Mr. Tim Huskey, manages the Timnath Post Office. He has been contacted and is aware of the change of delivery for the impacted rural residents of Timnath.

Our Address Management Systems Office indicated the Fort Collins Post Office has had a rural route running past the town of Timnath for nearly 20 years. The decision was made to incorporate street delivery to Timnath residents living along this route. For residents choosing to opt out of this method of mail delivery and keep a Timnath mailing address, the Timnath Post Office provides mail delivery through a Post Office Box for a fee. “Old Town” is the section of Timnath within ¼-mile of the Timnath Post Office. Historically, residents living or doing business within this section of Timnath receive Post Office Box mail delivery only through the Timnath Post Office. Several requests for erecting a "kiosk" or Community Box Unit (CBU) in Old Town have been considered in the past. Due to cost and maintenance issues, there are no plans to place a CBU in the Old Town section of Timnath.

Additionally, in speaking with the Fort Collins Post Office, residents receiving mail via the rural route are required to change their mailing address from Timnath to Fort Collins for delivery of their mail to be accomplished. Regrettably, this change of address is not negotiable; mail otherwise addressed is subject to return to sender.

Thank you for writing. If I can be of assistance in other postal matters, please let me know.

Sincerely,

Barbara Cochran  
Manager, Consumer and Industry Contact  
CO/WY District

BLC:alm

7500 E 53rd Place, Room 2212  
Denver, Colorado 80246-9716  
Tel: 303-853-8550