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 January 17, 2017 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Fisher Zoning-Public Hearing

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, January 17, 2017 at 6:00 p.m.

**Present**
- Chairperson Philip Goldstein
- Vice Chairperson Kristen Seidel
- Commissioner Scott Roys
- Commissioner Donald Risden
- Alternate Marty Jost
- Alternate Don Nohavec

**Absent**
- Commissioner Dick Weiderspon

**Others in Attendance**
- Brian Williamson, Community Development Director
- Matt Blakely, Town Planner
- Kevin Koelbel, Town Planner
- Don Taranto, Town Engineer
- Alisa Davidson, Town Building Permit Tech/Planning Tech
- David Thorpe, Norris Design
- Jim Hebbeln, Timnath Meadows HOA
- Kent Gheen, Resident
- Deborah Gheen, Resident
- Ray Wright, Resident

2. **Amendments to the Agenda**
   None

3. **Administrative**
   a. Determination of Alternate Voting (if necessary)
      i. Alternate Don Nohavec will be voting in the place of Commissioner Weiderspon.

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 January 3, 2017 Planning Commission Meeting Minutes
      i. Chairperson Goldstein seeks a motion for approval of the January 3, 2017 Planning Commission Meeting Minutes.
      ii. Vice Chairperson Seidel makes a motion for approval.
      iii. Commissioner Risden seconds the motion.
      iv. Motion passes unanimously by 5-0 voice vote.

6. Business and Discussion Items
   a. Fisher Annexation—Public Hearing
      i. Matt Blakely introduces the item as detailed in the staff report.
      ii. David Thorpe adds that they are proposing 750 dwelling units for a density of approximately 3 dwelling units per acre. The comprehensive plan designates low density residential (LDR) with a small portion of Mixed Use (MU) located adjacent to Main Street. He adds that he also wants to rezone the area to Single-Family Residential (R-2) and Residential Mixed Use (RMU). This will be a Public Hearing at the next Planning Commission Meeting to get the zoning approved.
      iii. Mr. Thorpe says that this annexation will have many benefits to the Town of Timnath. This will increase the amount of residential land and it is located close to Old Town Timnath. A portion of the land will potentially be dedicated for a future Poudre School District Elementary School. Main Street will also benefit with improvements to the road.
      iv. Mr. Blakely adds that meetings have occurred with the Poudre School District to discuss how the area would be ideal for a new public school. The owner/applicant has noted this location on the site for a future school.
      v. Chairperson Goldstein opens public comment.
      vi. Ray Wright asks if any retail or businesses are planned to be built in this area proposed for annexation? He also asked where exactly the school would be located and how many acres? He wants to know how many homes are being proposed and if the small out parcel area will be part of the annexation?
      vii. Chairperson Goldstein closes public comment.
      viii. Mr. Thorpe says that the Residential Mixed Use Zoning (RMU) is approximately 22 acres and the area proposed for a future school is roughly 10-15 acres. No final commercial plan has been determined for the area. He says the out parcel is not part of the Fisher Property and will not be annexed into the town. 750 single-family residential homes are proposed with 3 units per acre.
      ix. Chairperson Goldstein asks if there are still issues with the placement of sidewalks?
      x. Mr. Blakely mentions that at this point in the process the Planning Commission is just determining the outer boundary of the Fisher Annexation. In future meetings this is when we can address the sidewalks and other issues.
      xi. Alternate Jost asks about the property the Poudre School District has that is located by Bus Grove and CR5 and if there will be a school there?
xii. Mr. Blakely states that this is a possible location for a future Middle School for Bethke Elementary and Timnath Elementary students.
xiii. Alternate Jost asks if the small out parcel will eventually be annexed into Timnath?
xiv. Mr. Blakely says that it will be up to the property owner to annex until there is property on the east side of CR5 which would create an enclave and it could be annexed then.
xv. Commissioner Risden asks if property can be specifically set aside for schools?
xvi. Mr. Blakely states that negotiations between the property owner and school district will need to occur. The Town doesn’t mandate this, but can help facilitate the negotiations and help to direct and guide the conversations.
xvii. Commissioner Risden asks if they will be dedicating land for parks or if they will be doing this monetarily?
xviii. Mr. Blakely says that a payment in lieu of assessment for a community park will be used instead of dedicating land. The Town can then determine an area to purchase land to build a large community park, but pocket parks and neighborhood parks are still a requirement for the future subdivisions.
xix. Commissioner Risden asks if dates are set for updating and upgrading the roads?
xx. Mr. Blakely says the annexation agreement sets the obligation for the updates and improvements, but future negotiations and subdivision improvements agreement will determine the timeline. Much of this will be determined by utilizing the Traffic Study for the project.
xxi. Vice Chairperson Seidel asks if the annexation of this property is a positive impact on the Town’s Growth Management Area?
xxii. Mr. Blakely says that this is a very positive annexation for the Timnath GMA. The area to be annexed is close to Old Town and along a previous flag pole annexation rout. The Town already maintains Main Street so the upgrades to it will be a positive addition. The Residential Mixed Use (RMU) zoning has more of a residential use, but could include land for a future school.
xxiii. Alternate Nohavec asks if there are any requirements that the County has to annex this property?
xxiv. Mr. Blakely says no there are not any requirements with the County other than providing notice. The County is excited that we want to annex this property and remove it from their land area and placing it in the Town. They are generally in favor of annexations because roadways are removed from their maintenance responsibility. In this case CR-5/Main Street has previously annexed to Timnath so the maintenance obligations are unchanged.
xxv. Commissioner Roys asks how the storm drainage will be impacted at CR40 and CR5?
xxvi. Mr. Blakely says developing the property will improve the drainage through detention ponds, pipes, etc. This will allow the water to be released at the historic rate and attenuated after the initial storm runoff has passed.
xxvii. Mr. Blakely clarified that the Town Council Public hearing will be held on February 14th to approve the annexation and the annexation agreement.
xxviii. Chairperson Goldstein seeks a motion for approval of the Fisher Annexation.
xxix. Commissioner Roys makes a motion for approval.
Commissioner Risden seconds the motion and adds a condition that land be set aside for a future school.

Alternate Nohavec seconds the amended motion

Motion passes unanimously by 5-0 voice vote.

7. Reports (if available)
   a. Commissioner Reports
      i. Reminder that on January 27, 2017 the Pediatric Urgent Care and Starbucks Grand Openings will be held at 2:00 and 2:30 respectively. The Grand Opening for the new Poudre Fire Station 8 is on January 28, 2017 from 9 am to 1 pm.
      ii. Terms are up for Marty Jost, Scott Roys, and Don Risden. During the meeting on March 21st they will be asked if they would like to be reinstated, and then Town Council will take action on March 28th to formally review the appointments.
   b. Town Manager
      i. None
   c. Town Planner
      i. Public notice will be sent out for the Reservoir Master Plan presentation being held on January 31, 2017.
   d. Town Engineer
      i. None

8. Adjournment
   a. Chairperson Goldstein seeks a motion to adjourn.
   b. Vice Chairperson 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 January 3, 2017, Planning Commission meeting at 6:41 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

Philip Goldstein, Chair

ATTEST:

Kevin Koelbel, Town Planner
PLANNING COMMISSION COMMUNICATION

Meeting Date: 02/07/17  
Item: Zoning Map Amendment for the property known as Fisher Annexation

Presented by: Matt Blakely  
Community Development Director

EXECUTIVE SUMMARY: This zoning amendment consists of a 235.92 acre parcel of land currently residing in Larimer County with a designation of FA-1 (Agriculture). The property is located to the south of and adjacent to CR 42E, and west of and adjacent to CR 5 (Main Street). The applicant is proposing +/- 750 dwelling units for a gross density of approximately 3.17 DU/acre, which is consistent with the Town’s Adopted Comprehensive Plan land use designations of Low Density Residential (LDR) and Mixed Use (MU). The proposal is to zone approximately 213.10 acres of R-2 (Single-Family Residential) and 22.82 acres of RMU (Residential Mixed Use).

STAFF RECOMMENDATION: Staff recommends the approval of the Fisher Rezoning

KEY POINTS/SUPPORTING INFORMATION:

Owner: Landhuis Company  
Applicant: Jeff Mark

Application Type: Zoning  
Case Number: RZ-2016-003

Parcel Size (Acres): Approximately 235.92 acres

Existing Zoning: FA-1  
Proposed Zoning: R-2, Single Family Residential  
And RMU, Residential Mixed Use

Existing Land Use: Vacant  
Proposed Land Use: Single Family Residential

Location: South of and adjacent to CR 42E, and west of and adjacent to CR 5 (Main Street)

Process Schedule

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### SERVICES:

- **Water:** East Larimer County Water District
- **Sewer:** Boxelder Sanitation District
- **Fire:** Poudre Fire Authority
- **Special Districts:** Future Fisher Metro District

### Adjacent Zoning/Land Uses:

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### ADVANTAGES:

- The addition of this parcel to the Town of Timnath will be consistent with the existing residential character of the Town of Timnath
- Consistent with the Town of Timnath Comprehensive Plan
- Increase in the amount of residential land within the Town of Timnath
- It is situated close to the Old Town core
- Improvements to Main Street with the future development
- Potential inclusion of a future Poudre School District Elementary School

### DISADVANTAGES:

- Increase in services supplied by Town
- Increase in road infrastructure requiring Town maintenance

### FINANCIAL IMPACT:

- Increase in use tax and property taxes
- Increase in development impact fees at the time of building permit

**RECOMMENDED MOTION:**
I move to recommend approval of the Rezoning Amendment for Fisher Annexation, 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 to the Timnath Town Council.

**ATTACHMENTS:**
1. Zoning Map
LEGAL DESCRIPTION - OVERALL PARCEL

LEGAL DESCRIPTION - PARCEL 1 - PROPOSED R-ZONING

LEGAL DESCRIPTION - PARCEL 2 - PROPOSED R-ZONING

NOTES:

OWNERSHIP

LARIMER COUNTY RECORDER'S OFFICE

SURVEYOR'S CERTIFICATE

CERTIFICATE OF APPROVAL BY THE TOWN COUNCIL

TIMER TINNITUS PLANNING COMMISSION APPROVAL

OWNERSHIP CERTIFICATE

ENGINEER / SURVEYOR
TOWN COUNCIL COMMUNICATION

Meeting Date: January 24, 2017

Item: Engineering & Public Works Report

Presented by: Don Taranto

Ordinance ☐
Resolution ☐
For Information ☑

KEY POINTS/SUPPORTING INFORMATION:

1. Harmony Road Phase 3
   a. Phase 1 of box construction complete. Contractor working on backfill of structure. Shifting of Harmony Road onto new structure currently scheduled for the first week of February.
   b. Traffic signal installation underway. It has been delayed by winter weather and REA’s overhead relocation not being complete.
   c. REA approximately one month behind schedule in getting the overhead power relocated. It is impacting the completion of the new traffic lights at Three Bell.
   d. Overall project is on schedule.
   e. Still waiting on a crossing agreement from the railroad. Received revised draft agreement on 1/3/17. Contained multiple errors & ignored our previous redline comments. Returned to railroad for correction. 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. Majority of landscape complete. Remainder of landscaping & paving on hold until spring. Road has been opened to the public.

3. Old Town Phase 2-North
   a. All sewer connections complete. Some cleanup & restoration work remaining, which will be completed in the spring when temperatures allow.
4. Signal Tree Traffic Signal / Emergency Signal
   a. Installation of poles, lights, and related equipment complete. Waiting for delivery of the control cabinet, scheduled for 1/20/17, to complete the system.

5. Development Construction Activities
   a. Wild Wing Filing 3A – Construction underway.
   b. Timnath South 1st Filing, 3rd Amended, Phases 2 & 3 – Construction complete.
   c. Timnath Ranch 1st Filing, Phase 2 – Complete, pending Initial Acceptance.

6. Commercial Construction Activities
   a. Poudre Fire Station #8 – Construction complete
   b. Pediatric Urgent Care – Construction complete
TOWN COUNCIL COMMUNICATION

Meeting Date:
1/24/2017

Item:
Community Development Report

Presented by:
Matt Blakely,
Community Development Director

Ordinance □
Resolution □
Discussion □
For Information X

KEY POINTS/SUPPORTING INFORMATION:

1. **Issued Building Permits:**
   - 2013 Single-Family Residential Total = 166
   - 2014 Single-Family Residential Total = 167
   - 2015 Single-Family Residential Total = 185
   - 2016 Single-Family Residential Total = 161 (Budget 171)
   - 2017 Single-Family Residential January = 7
   - 2017 Single-Family Residential YTD (1/1/17 to 1/18/17) = 7 (2017 January Budget = 22)

2. **Current Development Actions:**
   a. **Fisher Annexation:** This is an annexation application for a 236 acre parcel located west of CR 5 and north of CR 40. A Planning Commission Public Hearing was held on 1/17/2017 and the Fisher Annexation was recommended for approval to Town Council unanimously by a 5-0 vote.
   b. **Fisher Rezoning:** This is a rezoning application for the 236 acres of the Fisher Annexation located west of CR 5 and north of CR 40. The application is to change the zoning from FA-1 (Agriculture in Unincorporated Larimer County) to R-2 (Single-Family Residential) and RMU (Residential Mixed Use). This application is set to go to public hearing at Planning Commission on 2/7/2017 and at Town Council on 2/14/2017.
   c. **Thornton Farms Annexation:** This is an annexation application for an annexation along CR-1 (Latham Parkway) for 347 acres of ROW and Parcels in Weld County along WCR-80 and Highway 14 (Mulberry). Staff is currently waiting on a submittal of the Petition.
   d. **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 waiting on a resubmittal.
   e. **Riverbend Minor Subdivision:** This is a Minor Subdivision Plat Application to subdivide Tract 1 of the Riverbend Subdivision into easements and building envelopes for a multi-family site plan to come under the Site Plan application process. Staff is currently waiting on a resubmittal.
   f. **Riverbend Site Plan:** This is a site plan application for 176 multi-family dwelling units in Tract 1 of the Riverbend Subdivision. The site plan includes with a clubhouse, 11 multi-family buildings, pool, landscaping, and 300 parking spaces including garage parking. Staff is currently waiting on a resubmittal.
   g. **Wildwing Subdivision 3rd Filing Replat:** This is a replat application of the 3rd filing of the Wildwing Subdivision to reconfigure the existing 78 lots into 77 lots to avoid any impacts on the adjacent wetlands. This replat is currently under review.
   h. **Timnath Beerworks:** This is a conditional use application to allow for a Micro-Brewery use at the Feed and Grain (4138 Main St). The use being proposed, Micro-Brewery, is a permitted...
use in the Business Zoning district as a conditional use. A Planning Commission Public Hearing was held on 1/3/2017 and the Conditional Use Permit was recommended for approval to Town Council unanimously by a 5-0 vote. On 1/10/2017 the Town Council held a Public Hearing and the Conditional Use Permit was approved unanimously by 4-0 vote.

3. Projects:
   a. **Timnath Community Park**: There are final punch list items and clean up items to be completed before acceptance by the Town. 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. Removal of dead and undesirable trees and other hazards have been completed along the river bank. 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 Master Planning work of the Reservoir is currently ongoing. Staff presented concept plans and survey results to Town Council at the work session on 1/10/17. There will be a public presentation of the concept plans on 1/31/2017 at 6 p.m.

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| ATTACHMENTS:         | 1. Building Department Stats  
                       2. Code Enforcement Reports |
MEMORANDUM

TO: Timnath Town Council

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

RE: Timnath Single-Family Building Permits – YTD 1/18/17

DATE: January 24, 2016

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Foundation Only Permit 3 1 1
Modular Home 1
Commercial 2 8 3 7
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<th>Due Date</th>
<th>Date Closed</th>
<th>Days Open</th>
<th>Address Num</th>
<th>Street</th>
<th>Street Description</th>
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<tr>
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<td>8</td>
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<td>5TH AVE</td>
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<td>4500</td>
<td>WEITZEL ST</td>
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</table>

Total: 11 Violations
1) Officers actively checked schools and assisted with lockdowns drills. They were also involved in the Timnath tree lighting event, Santa Cops toy collection and delivery, Shop with a Cop and fund raising, and Safekids.

2) We are partnering with Lojack. Lojack is a stolen vehicle recovery program that directly accesses the National Crime Information Center. Tracking equipment was installed in two patrol vehicles and all officers were trained on how to read and use the tracker. If there is a hit, the officer is able to work with Lojack to confirm the stolen vehicle. Officers are then able to determine the disposition of the stolen vehicle (return to owner, arrest suspects, place vehicle under surveillance).

3) An offer was made to Jodie Christopher and she began her training and acclimation with the town and department.

4) Officers finished off any state required training that had not been completed.

5) The police technician worked on disposal of evidence that is not needed for cases and released by the District Attorney or municipal court. She worked on meeting state requirements to obtain Narcan, an antidote for an opiate overdose or exposure to Fentanyl. Fentanyl is extremely potent and we need to have the antidote available for any possible exposure to Fentanyl. Our procedures in the field and handling of evidence have changed based upon the introduction of Fentanyl to Northern Colorado.

6) The number of cases generated by officers was 336 in 2016 compared to 178 cases in 2015.
## Law Enforcement Incidents

<table>
<thead>
<tr>
<th>Call Type</th>
<th>Sep-16</th>
<th>Oct-16</th>
<th>Nov-16</th>
<th>Dec-16</th>
</tr>
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<tbody>
<tr>
<td>Alarm</td>
<td>3</td>
<td>8</td>
<td>5</td>
<td>5</td>
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<tr>
<td>Animal</td>
<td>7</td>
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<td>3</td>
<td>3</td>
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<tr>
<td>Assist Other</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>23</td>
</tr>
<tr>
<td>Criminal Mischief</td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
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<tr>
<td>Directed Patrol/School/Extra</td>
<td>71</td>
<td>116</td>
<td>200</td>
<td>144</td>
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<tr>
<td>Disturbance</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<tr>
<td>Drug</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Family Problem/child</td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
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<tr>
<td>Follow-up</td>
<td>28</td>
<td>21</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>Fraud</td>
<td></td>
<td>4</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Lost/Found Property</td>
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<td>4</td>
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<tr>
<td>Offender compliance ck</td>
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<tr>
<td>Reddi Report</td>
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<tr>
<td>Private Tow</td>
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<tr>
<td>Restraining order violation</td>
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<tr>
<td>Subject Stop</td>
<td>9</td>
<td>11</td>
<td>14</td>
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<tr>
<td>Suspicious Circumstance</td>
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<tr>
<td>Theft</td>
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<td>4</td>
<td>9</td>
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<tr>
<td>Traffic</td>
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<td>92</td>
<td>89</td>
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<td>Trespass</td>
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<td>Vehicle Accident/non-inj</td>
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<td>Warrant</td>
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<tr>
<td>Welfare Check</td>
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<td>4</td>
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<td>Total Incidents</td>
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<td>299</td>
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<tr>
<td>Total cases</td>
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<td>39</td>
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## TPD MISCELLANEOUS

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<th>Dec-16</th>
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<td>Motor Vehicle Accident Reports (each 2 hours)</td>
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<tr>
<td>Municipal Court</td>
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<tr>
<td>NIBRS/Numbers to CBI/FBI</td>
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<td>4</td>
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<td>Training per officer</td>
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<td>3</td>
<td>5</td>
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## LCSO Response & Call Type

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<th>Oct-16</th>
<th>Nov-16</th>
<th>Dec-16</th>
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</thead>
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<tr>
<td>Alarm</td>
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<td>1</td>
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<tr>
<td>Assist Other</td>
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<td>3</td>
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<td>Civil</td>
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<td>2</td>
<td>1</td>
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<tr>
<td>Directed, Extra Patrol/School</td>
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<tr>
<td>Follow up</td>
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<tr>
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<td>7</td>
<td>2</td>
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<tr>
<td>Theft</td>
<td>2</td>
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<td></td>
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<tr>
<td>Traffic</td>
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**End of year**

| Total Incidents  | 63 | 39 | 27 | 76 | 550 |
| Total Cases      | 1  | 4  | 5  | 4  | 39  |
To: Town Council and Community

From: April D. Getchius, AICP
Town Manager

Date: January 20, 2017

Subject: Town Manager’s Report

New Town Administration Building. The design of the building is moving forward as we discuss spatial relationships between office functions and general design. At this stage it is just a block diagram and as we move forward, we will share design details with the Council.

Weld County IGA. The Mayor and I met with the Weld County Commissioners on January 11 regarding a coordinated planning agreement that Town Council approved on January 10. They have our executed agreement and will review it in their process of consideration.

Larimer County IGA. Staff has a meeting set with Larimer County planning staff to begin discussions on an IGA with Larimer County. The IGA will acknowledge our growth management area and formalize requirements for Larimer County to refer development to Timnath as proposals come forward.

Xcel Energy – Avery Substation. Xcel intends to locate the substation on City of Thornton property in Weld County and the preferred location by Town Council and residents. On January 17, Xcel made a presentation to the Windsor Town Council. I understand Windsor intends to oppose Site 2, Timnath’s preferred location. As more information becomes available, I will share it with Council.

Poudre Fire Authority’s Roving Alternative Medical Unit. PFA issued a press release (attached) regarding a pilot program called the Roving Alternative Medical Unit or RAM unit. According the press release, the unit will roam the area from 2 p.m. to 2 a.m. and is intended in increase response times for lower acuity medical calls.

Council Follow up Items: At the last Town Council meeting, the Council asked if we could post “No Solicitation” signs at the edges of our neighborhoods. Staff is following up on this request and will update Council regarding the signs’ installations.

Updated Project Chart. The updated project chart is attached to this report. Please let me know if you have any questions.
New Employee. Jodi Christopher has joined our police staff. Welcome Jodi. She will be formally sworn in at the February 14 Town Council meeting.

Newsletter. Per Council direction, staff has begun a quarterly newsletter that has been posted on the website, but will also be mailed to residents. The January newsletter is attached.

Employee Anniversaries.

The following employees have anniversaries this month:

- Heather Erbes, Police Records Clerk, will have been with the Town one year.
- Nicholas Sharffbillg, Public Works, will have been with the Town 5 years.

Upcoming Events:

- Fire Station 8 Grand Opening – scheduled for Saturday, January 28. This will be held from 9 am to 1 pm with comments and ceremony at 10 a.m.
- Timnath Reservoir open house – January 31st at 6 p.m. This will be the second open house to present the proposed general plan to the public.
Happy New Year!

The Town of Timnath wishes you a happy new year. As we head into 2017, we are taking this time to reflect on the past year of growth and prosperity and look towards the future of the Town. There has been a lot of change in Timnath and it is important to continue to work together as a community so that the Town is a better place to live in, and play.

Enjoying the Lighting of Old Town Timnath

The Annual Holiday Lighting Festival occurred on Dec. 2nd. Old Town was beautifully illuminated and the night was filled with singing voices. All donations for the event went to Santa Cops and Larimer County Food Bank. Thank you all for making it a terrific night!

Gateway Sign and Improvements to Harmony Bridge

With the new installation of the Timnath Gateway Sign on Harmony Bridge, we can now proudly welcome those who are traveling to and through the Town of Timnath. Constructed with the use of barn wood from a nearby barn and beautifully crafted, this gateway sign sets the tone for our welcoming and growing community.

Supporting Local Businesses

With the goal of creating a stronger business community, the Town of Timnath has created a free Online Business Directory for local business owners. The Town works to represent and advance its businesses in order to strengthen the Town’s economic vitality. You may learn more about the local businesses within Timnath at: http://timnath.org/business-directory/.

Grand Opening of Poudre Fire Authority Fire Station

Come join us in celebrating the opening of the new fire station at 4800 Signal Tree Drive, Timnath, CO. The event will be on January 28th from 9am to 1pm, and will feature opening remarks at 10 am. Attendees will be able to tour the station, talk with firefighters, participate in fun activities and enjoy lunch from Firehouse Subs from 11:30am to 1pm. Cash donations for lunch are encouraged. Proceeds will go towards fire and safety education, a future fire museum, and a permanent September 11th memorial.

Upcoming Events in Timnath

Sale of Annual Boat Permits Begins:

Tues, January 2nd

Mailing of Annual Shore Passes:

Thurs, January 22nd

Reservoir Master Planning:

Tues, January 31st

6:00 pm to 7:00 pm

Upcoming Grand Openings

Fire Station: Jan. 28th

Starbucks: Jan. 27th

Pediatric Urgent Care: Jan. 27th

Public Meetings

Planning Commission

1st and 3rd Tues each Month

Town Council

2nd and 4th Tues each Month

For all future events, please visit timnath.org/calendar/

Town of Timnath

4800 Goodman Road

Timnath, CO 80547

970.224.3211 | timnath.org
Looking Towards the Future of Timnath Reservoir

Town of Timnath is beginning the process of developing a new Master Plan for the Timnath Reservoir. Direction from Timnath residents is integral to our process. In addition to receiving feedback from an online survey for future direction, staff will hold a second Master Planning Open House on January 31st from 6pm to 7pm, to allow for Timnath residents to speak directly with development staff to get all their questions and concerns addressed. Without your voice, we could not be successful in creating a place that is enjoyable for all residents.

Excellent Fishing Season Expected for 2017

Those fishing at the Timnath Reservoir should expect an excellent turnout for Walleye and Largemouth Bass in 2017. A total of 55 Walleye and 25 Largemouth Bass were caught in 2016 alone, and fish populations are expected to increase. Not only are the fish plentiful in the Timnath Reservoir, but with weights and lengths that are on average well-above normal, they are also very healthy.

The Reconstruction and Widening of Harmony Road

As we head into the new year, the Harmony Road Expansion from the railroad tracks to Three Bell Parkway continues to be under construction. The focus for the next few months will be on the box culvert construction. A traffic shift will be occurring late January onto the portion of the box currently being built to allow for the construction of the south portion. Work on the road will continue in the spring, with construction anticipated to be completed late June 2017. The total cost of the project is $8.1 million.

Summerfields Parkway Opening

Construction is complete on the extension of Summerfields Parkway across the railroad. Although the final paving was not able to be completed this fall, the road was opened to the public on December 16th. Completion of the paving and landscaping will occur in the spring. The dirt road is finally closed!

New Administration Building

In order to accommodate for growth, the Town of Timnath has planned for the future and has begun the process of working with an architectural firm to begin design for a new administrative building. The public will have the opportunity to comment as the design process moves forward.