1. REGULAR MEETING Call to Order
   a. Roll Call
      Chairperson       Philip Goldstein
      Vice Chairperson  Scott Taylor
      Commissioner      Aaron Pearson
      Commissioner      Scott Roys
      Commissioner      Dick Weiderspon
      Alternate         Kristen Seidel
      Leave of Absence  Donald Risden

2. Amendments to the Agenda

3. Public Comments

4. Administrative
   a. Determination of Alternate voting (if necessary)

5. Consent Agenda
   a. Approval of the December 03, 2013 Planning Commission Meeting Minutes
   b. Approval of the January 7, 2014 Planning Commission Meeting Minutes

6. Business and Discussion items
   a. Brunner Farm Sketch Plan, Public Hearing
   b. Brunner Farm Preliminary Plat, Public Hearing
   c. Brunner Farm Final Plat, Public Hearing

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

8. Adjournment
Timnath Planning Commission  
Regular Meeting Minutes 
December 3, 2013, 6:00 p.m.  
Meeting was held at Timnath Administration Building,  
4800 Goodman Street, Timnath, Colorado

1. Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, December 3, 2013, 6:00 p.m.

   Present
   Commissioner Philip Goldstein  
   Commissioner Aaron Pearson  
   Commissioner Scott Roys  
   Commissioner Scott Taylor  
   Alternate Don Risden  
   Alternate Kristen Seidel

   Not Present
   Commissioner Dick Weiderson

   Others in attendance
   April Getchius, Town Manager  
   Matt Blakely, Interim Town Planner  
   Don Taranto, Contracted Town Engineer  
   Brian Williamson, Town Clerk  
   Dave Guetig, Galloway  
   Joe Park, Galloway  
   Randy Smith, Galloway  
   Grant Nelson, Republic Investments  
   Kiersten Beck, Packard Dierking  
   Jennifer Murillo, Costco  
   Brian Veronin

2. AMENDMENTS TO THE AGENDA - None

3. PUBLIC COMMENTS - None

4. ADMINISTRATIVE
   a. Determination of Alternate Voting (if necessary) – Commissioner Weiderson absent.  
      Alternate Risden voting.

5. CONSENT AGENDA
   a. Approval of the November 5, 2013, Planning Commission Meeting Minutes
   b. Approval of the November 19, 2013, Planning Commission Meeting Minutes
Commissioner Scott Taylor moved to approve the consent agenda. Commissioner Scott Roys seconded the motion. Motion passed by unanimous voice vote.

6. Business and Discussion items:
   a. Gateway Timnath South Subdivision Sketch Plan (public hearing)
      Staff Presentation:
      - Mr. Blakely gave an overview of the process for the sketch plan, and gave details about the development. Mr. Blakely also gave a status update on the current submittal and where this application is in process.
      - Mr. Guetig gave an introduction to the design team and a brief history of the project.

      Public Comments: None

      Commissioner Questions:
      - Chairperson Goldstein asked Mr. Blakely if he would prefer questions asked during each discussion or at the end of the meeting.
      - Commissioner Taylor asked about the traffic patterns for the fuel area.
      - Commissioner Pearson asked about the location of the bike racks.
      - Commissioner Taylor asked about the trails.
      - Commissioner Taylor asked about the fueling station layout.

      Commissioner Pearson moved to approve the motion as listed in the packet. Commissioner Risden seconded the motion. Motion passed by unanimous voice vote.

   b. Gateway Timnath South Subdivision Preliminary Plat (public hearing)
      Staff Presentation:
      - Mr. Blakely gave a brief overview of the project and how it is consistent with the sketch plan.

      Public Comments: None

      Commissioner Questions:
      - Brian Veronin asked a question about the sub lotting with respect to the TDA boundary.
      - Commissioner Seidel asked about the Flood Plain comment.
      - Commissioner Taylor asked about the outstanding comments for each application.
      - Commissioner Seidel asked about the traffic study; follow up question by Commissioner Risden.
      - Commissioner Taylor asked about the TDA Boundary. Ms. Getchius provided an explanation of the TDA Boundary.

      Commissioner Pearson moved to approve the Motion as listed in the staff report. Commissioner Taylor seconded the motion. Motion passed by unanimous voice vote.

   c. Gateway Timnath South Subdivision Final Plat (public hearing)
      Staff Presentation:
Mr. Blakely gave a brief overview of the project and how it is consistent with the Preliminary Plat.

Public Comments: None

Commissioner Questions: None

**Commissioner Pearson moved to approve the motion as listed in the staff report. Commissioner Risden seconded the motion. Motion passed by unanimous voice vote.**

d. Costco Site Plan, Gateway Timnath South Subdivision

Staff Presentation:
- Mr. Blakely gave an overview of the site, parking, building architecture, landscaping and project status.

Commissioner Questions:
- Commissioner Don Risden asked about the tire shop location.
- Commissioner Taylor asked about the landscaping along the I-25 right of way.
- Commissioner Seidel asked about the breakup of the long plane on the east side.
- Commissioner Taylor asked about the Towns responsibility regarding future lighting and street signage.
- Commissioner Seidel asked about building signage.

**Commissioner Pearson moved to approve the motion as listed in the staff report. Commissioner Roys seconded the motion. Motion passed by unanimous voice vote.**

7. Reports:
   a. Town Manager – Annual Timnath Holiday Lighting Ceremony on Friday, December 6, 2013 at 5:30 p.m. All are encouraged to attend.
   b. Town Planner – Update given on the Conditional Outstanding Actions, CD Staff Report, and Building Permit Statistics. There will not be a Planning Commission meeting on Tuesday, December 17th. Town Council meeting on Tuesday, December 17th at 6:00 p.m.
   c. Town Engineer – None.
   d. Commissioner Reports – None.

**Commissioner Risden moved to adjourn. Commissioner Roys seconded the motion. Motion passed by unanimous voice vote.**

8. Adjournment

Chair Goldstein adjourned the December 3, 2013, Planning Commission meeting at 6:59 p.m.
TOWN OF TIMNATH
PLANNING COMMISSION

Philip Goldstein, Chair

ATTEST:

_________________________________
Brian Williamson
1. Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, January 7, 2013 6:00 p.m.

Present
Chairperson Philip Goldstein
Commissioner Aaron Pearson
Commissioner Scott Roys
Vice Chairperson Scott Taylor
Commissioner Dick Weiderspon
Alternate Kristen Seidel

Not Present
Alternate Don Risden

Others in attendance
April Getchius, Town Manager
Matt Blakely, Interim Town Planner
Don Taranto, Contracted Town Engineer
Brian Williamson, Town Clerk
Mike Ditullio, Timnath Holdings LLC
Dino Ditullio, Timnath Holdings LLC
Floyd Weiderspon, Property Owner
Rob Johnson, Village Homes

2. Amendments to the Agenda:
None

3. Public Comment:
None

4. ADMINISTRATIVE:
   a. Determination of Alternate voting (if necessary) – Not Required
   b. Alternate Donald Risden leave of absence -
April gave a brief explanation of Don’s situation and the resolution for his leave of absence.

5. Business and Discussion items:
   a. Brunner Farm Annexation, Resolution No. 1, Series 2014, Public Hearing, A resolution of the Planning Commission of the Town of Timnath recommending approval of the petition for annexation of the property known as the Brunner Farm Annexation to the Timnath Town Council

   Staff Presentation:
   - Mr Blakely acknowledged the omission of Floyd Weiderspon from the notification of the meeting. Mr Blakely gave an overview of the location of the property and how it complies with the annexation requirements of the Town and State.

   Public Comment:
   - None

   Commissioner Comments:
   - Commissioner Taylor asked about the financial impact of the development.

   Commissioner Aaron Pearson moved to approve the resolution as listed in the staff report. Commissioner Scott Taylor seconded the motion. Motion passed by unanimous voice vote.

   b. Brunner Farm Zoning, Public Hearing, an application to zone the property known as the Brunner Farm Annexation to R-2, Single-Family Residential and MU, Mixed Use

   Staff Presentation:
   - Mr Blakely gave an overview of the zoning of the property and how it was compliant with the Comprehensive Plan.

   Public Comments:
   - None

   Commissioner Comments:
   - None

   Commissioner Aaron Pearson moved to approve the motion as listed in the Staff Report. Commissioner Dick Weiderspon seconded the motion. Motion passed by unanimous roll call vote.

   c. Village Home, Timnath Ranch 1st Filing, 2nd Amended Block Diversity Plan Amendment

   Staff Presentation:
Mr Blakely gave an overview of the Block Diversity Matrix and a summary of the updates and changes to the table. Mr Johnson from Village Homes gave a brief description of the reasoning behind the update, based on Market Analysis and Research that has been conducted since the first Block Diversity Plan was adopted.

Public Comments:
- None

Commissioner Comments:
- Commissioner Taylor asked about the total number of floor plans and Mr Johnson answered regarding the number of floor plans and elevation differences.
- Commissioner Weiderspon asked about the railroad crossing and the ultimate alignment of CR36 (Riverpass Road).

Commissioner Aaron Pearson moved to approve the application as described in the staff report recommendation. Commissioner Scott Taylor seconded the motion. Motion passed by unanimous roll call vote.

6. Reports:
   a. Town Manager – Ms Getchius introduced the book “The Roll of the Planning Commissioner” and gave an overview of her experience with the book.
   b. Town Planner – Mr Blakely briefed the Commission on the DOLA training to take place on Feb 4th at 5:30 pm. He also mentioned that there will not be a meeting on 1/21 since there is nothing currently on the Agenda. He also gave a brief update on Conditional Outstanding Actions, CD Staff Report, Building Permit Statistics -
   c. Town Engineer – No Report – Commissioner Taylor thanked Mr Taranto for getting the light installed at Three Bell and Harmony, the rest of the Commission echoed their thanks and approval of the light.
   d. Commissioner Reports – None

Commissioner Pearson moved to adjourn. Commissioner Weiderspon seconded the motion. Motion passed by unanimous voice vote.

7. Adjournment
Chair Goldstein adjourned the January 7, 2013 Planning Commission meeting at 6:38 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair
ATTEST:

_________________________________
Brian Williamson
EXECUTIVE SUMMARY: Sketch Plan proposal for Brunner Farm Subdivision, a one hundred and five (105) acre low density residential development, zoned R-2 and M-U. The Sketch Plan proposes subdivision into single family lots with a variety of sizes ranging from 7,000 square feet to lots that will be 1/2 – acre in size, with the existing farmhouse remaining on a one (1) acre lot.

STAFF RECOMMENDATION: Staff recommends the approval of the Sketch Plan, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Grant and Gregory Brunner, GL Brunner Farms, LLC and Timnath Holdings, LLC
Applicant: Jim Birdsall, The Birdsall Group
Location: South of and adjacent to CR 36/River Pass Road, and west of and adjacent to Three Bell Parkway
Application Type: Sketch Plan
Case Number: SP-2013-001
Parcel Size (Acres): Approximately 105.36 acres

Process Schedule

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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>
<tr>
<td>East</td>
<td>C-2 and R-2; Three Bell Parkway</td>
<td>Community Commercial and Residential</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural (FA-1)</td>
<td>Residential/farming</td>
</tr>
</tbody>
</table>

Existing Zoning: FA-1

Proposed Zoning: R-2, Single Family Residential
And M-U, Mixed Use

Existing Land Use: Vacant

Proposed Land Use: Single Family Residential

Application Description:
The Brunner Farm Subdivision is intended to create 202 Single Family Lots, ranging in size from .33 to about .5 acres each. The site will have primary access off of CR 36 / River Pass Road and Three Bell Parkway, as well as the continuation of Summerfields Parkway. The proposal includes a neighborhood park, three (3) smaller pocket parks, and a trail network. Outlot A, on the west side of the property, is designed to allow for the Poudre River Trail. This parcel will be conveyed to Larimer County for construction of the trail as the other regional connections are made. The rest of Outlot A and Outlot B (currently tract K) will be maintained by the County as open space. Active and passive recreation areas as well as landscaped water quality areas are included within the development.

Future Approvals/Processes:
1. Annexation application – On Town Council Agenda, 02/25/2014, for 2nd reading
2. Zoning application – On Town Council Agenda, 02/25/2014, for 2nd reading

Sketch Plan Review Criteria:
The Town shall use the following criteria in addition to other applicable provisions of this Code to evaluate the applicant’s sketch plan application:

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 including:
   a. The proposed development promotes Timnath’s small town, rural character;
   b. Proposed residential development adds diversity to the Town’s housing supply;
   c. Proposed commercial development will benefit the Town’s economic base;
   d. Parks and open space are incorporated into the site design;
   e. The proposed project protects the Town’s environmental quality; and
   f. The development enhances cultural, historical, educational and/or human service opportunities.

The submitted Sketch Plan meets the applicable criteria.
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.  
*The submitted Sketch Plan is consistent with these criteria and Town of Timnath Codes and standards.*

3. The utility and transportation design is adequate, given existing and planned capacities of those systems.  
*The submitted Sketch Plan meets these criteria.*

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.  
*No negative impacts are being created.*

5. There is a need or desirability within the community for the applicant’s development and the development will help achieve a balance of land use and/or housing types within Timnath according to Town goals.  
*The Sketch Plan proposal is consistent with these goals.*

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**REFERRAL COMMENTS:**

- **Not returned:** AT&T Communications, Poudre School District, Poudre River Public Library District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Timnath Town Attorney.
- **Returned with comments:** Poudre Fire Authority, Town Planner, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering, Larimer County Department of Natural Resources.

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**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 16.4.5.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Brunner Farm Subdivision Sketch Plan to the Timnath Town Council, with the following conditions:

- Prior to approval of the Sketch Plan by the Timnath Town Council, the Brunner Farm Annexation is to be annexed and zoned within the Town of Timnath

---

**ATTACHMENTS:**

1. Brunner Farm Sketch Plan
2. Brunner Farm Sketch Plan Narrative
Brunner Farm Subdivision

This request is for subdivision plat for approximately 105.36 acres known as the Brunner Farm Subdivision. There will be total of 202 lots averaging from 7,000 sq. ft. to 27,000 sq. ft. Overall gross density is 1.99 dwelling units per acre. The project has densities that are consistent with the R-2 Zone District Standards and the Land Use Map of the Comprehensive Plan, which is designated as Low Density Residential. The density and location is appropriate for this site.

The Brunner Farm Subdivision is consistent with the following sections of Chapter 16.2 of the Land Use Code:

16.2.1 Vision and intent
The Brunner Farm Subdivision embodies most all of the statements in this section. Notably, the project is walkable and pedestrian oriented. The project provides detached sidewalks throughout the development. In addition an 8’ wide passive trail connection is provided through various greenbelt areas. The 8’ trail provides connections to the neighborhood park as well as to the neighborhoods to the east. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The subdivision is in an appropriate location and is similar in density with the existing surrounding residential developments. Brunner Farm Subdivision provides a neighborhood layout that is intended to be consistent with the surrounding neighborhoods.

16.2.7. Lots and blocks
The lot and block layout of the Brunner Farm Subdivision is consistent with this section. The majority of the streets are gridlike and the lengths of the blocks are appropriate. The lot sizes are appropriate for the R-2 zoning district.

16.2.8. Streets
The street pattern in the Brunner Farm Subdivision consists of local streets in a modified grid pattern, providing connections within the development and to the adjacent existing streets. All of the streets have detached sidewalks, street trees and a greenway, which creates a safe, efficient and attractive experience for both vehicles and pedestrians.

16.2.10 Sidewalks, multi-use pathways and trails
On-street sidewalks are provided throughout the Brunner Farm Subdivision providing linkages within the subdivision and to the surrounding neighborhoods. 8’ wide multi-use trail connections are provided with linkages to the neighborhood park and the public sidewalks along Three Bells Parkway and County Road 36.
16.2.12 Parks and open space

The Brunner Farm subdivision is designed to have great trail and sidewalk connectivity and has an abundance of diverse parks and open spaces, which will provide for a fantastic set of amenities (both within the Brunner Farm subdivision and nearby) for the residents of Brunner Farm. Described below are the various amenities that are available.

Neighborhood Park:
The Brunner Farm provides for a neighborhood park located near the center of the subdivision making it very accessible and an easy walk to all residents within the Brunner Farm. Timnath code requires a 5 acre neighborhood park for all subdivisions that include 200 lots or more. Subdivisions smaller than 200 lots do not require a neighborhood park of any size. The Brunner Farm includes 202 lots. Typically the required neighborhood park would be built and maintained by the Town of Timnath. The park as proposed is smaller than the 5 acre required but provides for amenities that are above and beyond the amenities required by code.

Code Required Amenities:          Amenities Provided:
Active Play Areas                  Active Play Areas
Sprinklered Landscaping            Sprinklered Landscaping
                                      Enhanced Landscaping
                                      Great Lawn Turf play area
                                      Event Lawn
                                      Garden Lawn
                                      Plaza
                                      Fire Pit
                                      Pavilion
                                      Benches

This neighborhood park has been presented to the Town of Timnath in conceptual format. The final design of the park will be provided to the Town with the revised landscape plans.

Pocket Parks:
There are 3 pocket parks proposed along the east side of Glenrock Drive. These pocket parks are shown on the attached sketch. The Town of Timnath required pocket parks include the following:

Code Required Amenities:          Amenities Provided in Pocket Park #1:
Playground Equipment              Playground Equipment
Sprinklered Landscaping           Sprinklered Landscaping
                                      Enhanced landscaping
Pocket Park #1 Description: Pocket Park #1 is the furthest from the neighborhood park and its play area so playground equipment will be provided.
Code Required Amenities: Amenities Provided in Pocket Park #2:
Playground Equipment Shelter and Benches
Sprinklered Landscaping Sprinklered Landscaping
Enhanced landscaping
Pocket Park #2 Description: Pocket Park #2 is nearby the neighborhood park so the proposed pocket park will not include play equipment but rather will provide a more quiet setting for adults to have a shade shelter and benches away from the active play areas provided in the other pocket parks and the neighborhood park.

Code Required Amenities: Amenities Provided in Pocket Park #3:
Playground Equipment Shelter and Benches
Sprinklered Landscaping Sprinklered Landscaping
Enhanced landscaping
Pocket Park #3 Description: Pocket Park #3 is across the street from the neighborhood park so the proposed pocket park will include a different type of playground equipment such as a climbing boulder which will offer the neighborhood kids an alternative location and play feature from what is proposed in the neighborhood park, benches and enhanced landscaping.

The final design of the pocket parks will be provided to the Town with the revised landscape plans.

Open Space:
The Brunner Farm Subdivision is planned to provide visual or direct access to open space for nearly every lot. The intent is to provide a very open feel making each lot feel a little larger and more separated from nearby lots. The code minimum in Timnath for open space is 20%. The Brunner Farm Subdivision has over 36% of well-integrated open space. The open space provides recreational opportunities and is visibly and physically accessible to the entire neighborhood. Well over 90% of the lots have access to open space. The open spaces are designed to provide various functions. Some of the opens spaces are utilized for stormwater conveyance and detention. The open spaces located toward the core of the subdivision are primarily designed to be active irrigated open spaces that are further described above as Pocket Parks and the Neighborhood Park. In addition there is a large open space area that will remain natural with the exception of the Poudre Trail that is located below the bluff, which will accommodate the trail but will also be a valuable visual amenity to the subdivision providing for dramatic river and mountain views.

Trails:
As mentioned above the subdivision is designed to accommodate the Poudre Trail which is a regional trail that will eventually extend from Fort Collins to Greeley. This amenity will be valuable both to the residents of the Brunner Farm but also to all of the residents of Timnath. In addition to the Poudre Trail, there is an extensive network of sidewalks and trails throughout the Brunner Farm that will provide great connectivity for both the residents of the Brunner Farm as well as other Timnath residents. The internal sidewalk and trail network goes above and beyond the minimum standards of connectivity and quality. In addition to connecting to the adjacent neighborhoods and the Poudre Trail the sidewalk and trail network provide great

Brunner Farm Project Narrative  1.24.14  Page 3
connectivity to the neighborhood park and the pocket parks. For walking/running there are multiple loops that can create a very dynamic lifestyle for the residents in this part of Timnath.

Nearby Amenities available to Brunner Farm residents:
The residents in Brunner Farm will be a member of the same metropolitan district or a member of a “sister” metropolitan district with identical rights to the amenities within the Timnath Ranch South subdivision. There is an existing neighborhood park and by the time the Brunner Farm subdivision is completed there will be a neighborhood clubhouse and pool available. The clubhouse includes several community amenities including a work-out facility, party rooms, a gathering area etc. There is also a planned larger Town of Timnath neighborhood park on the east side of the Timnath Ranch South subdivision that will be an easy walk from the Brunner Farm subdivision.

16.2.15 Landscape design
The landscape design provides tree lawns with irrigated turf and one tree per 40 linear feet along all street frontages. Landscape for common open space consists of irrigated fescue and non-irrigated low grow native grass. High visibility areas are to be irrigated and will contain clusters of trees. Entries to the subdivision will be enhanced with shrubs, perennials and ornamental grasses and signage.

16.2.17 Fences and walls
The Brunner Farm Subdivision will contain a consistent fence design throughout. Fencing along the outer perimeter of the site (facing Three Bells Parkway and County Road 36) will be a 5’ solid privacy fence with 1 x 6 cedar pickets and 4 x 4 cedar posts. Stone columns are provided at key terminus and corner points. All rear and side lots facing open space will have a 4 foot tall three rail fence with optional wire mesh. These fences will also have stone columns at terminus points and corners.

16.2.18 Residential architecture
The architecture for Brunner Farm Subdivision will continue the high-quality architecture consistent with the other residential homes within the Timnath South development. The builders will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards
All of the lots in Brunner Farm Subdivision meet the specifications outlined in the R-2 zone in Table 3-B. The lots are a minimum of 7,000 square feet. All of the lot widths are a minimum of 54 feet.

16.2.21 Environmental considerations
The development is designed to minimize any disturbance to wetlands, existing vegetation and the ridgeline. Outlot A is intended to remain undisturbed and will continue to function as a wetlands, floodplain and open space. The houses along the ridgeline will be 6’ above and 75’ away from the edge of the river. In addition, we are providing water quality on-site prior to discharging.
16.2.22 Sanitary sewer
This property will petition for inclusion in the South Fort Collins Sanitation District and can physically be served by existing infrastructure in Timnath South and/or the Timnath’s proposed South Town Lateral.

16.2.23 Potable water
This property is currently included in the Fort Collins-Loveland Water District and will be served with potable water by said district. Mains within the County roads surrounding this property will be improved as needed for development of this property.

16.2.24 Non-potable water
This property has access to non-potable water by way of the Akin lateral if said use is desired with development.

16.2.25 Fire Hydrants
Fire hydrants will be spaced as appropriate per Poudre Fire Authority’s regulations.
PLANNING COMMISSION COMMUNICATION

Meeting Date: 02/18/2014

Presented By: Matt Blakely

Item: Brunner Farm Subdivision Preliminary Plat

EXECUTIVE SUMMARY: Preliminary Plat proposal for Brunner Farm Subdivision, a one hundred and five (105) acre low density residential development, zoned R-2 and M-U. The Preliminary Plat proposes subdivision into single family lots with a variety of sizes ranging from 7,000 square feet to lots that will be 1/2 – acre in size, with the existing farmhouse remaining on a one (1) acre lot.

STAFF RECOMMENDATION: Staff recommends the approval of the Preliminary Plat for the aforementioned property, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Grant and Gregory Brunner, GL Brunner Farms, LLC and Timnath Holdings, LLC
Applicant: Jim Birdsall, The Birdsall Group
Location: South of and adjacent to CR 36/River Pass Road, and west of and adjacent to Three Bell Parkway
Application Type: Preliminary Plat  
Case Number: PP-2013-003
Parcel Size (Acres): Approximately 105.36 acres

Process Schedule

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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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Existing Zoning: FA-1  Proposed Zoning: R-2, Single Family Residential and M-U, Mixed Use
Existing Land Use: Vacant  Proposed Land Use: Single Family Residential

Application Description:
The Brunner Farm Subdivision is intended to create 202 Single Family Lots, ranging in size from .33 to about .5 acres each. The site will have primary access off of CR 36 / River Pass Road and Three Bell Parkway, as well as the continuation of Summerfields Parkway. The proposal includes a neighborhood park, three (3) smaller pocket parks, and a trail network. Outlot A, on the west side of the property, is designed to allow for the Poudre River Trail. This parcel will be conveyed to Larimer County for construction of the trail as the other regional connections are made. The rest of Outlot A and Outlot B (currently tract K) will be maintained by the County as open space. Active and passive recreation areas as well as landscaped water quality areas are included within the development.

Future Approvals/Processes:
1. Annexation application – On Town Council Agenda, 02/25/2014, for 2nd reading
2. Zoning application – On Town Council Agenda, 02/25/2014, for 2nd reading

Preliminary Plat Review Criteria.
In addition to all provisions of the Town of Timnath Land Use Code, the Town shall use the following criteria to evaluate the applicant’s request:

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.
The preliminary plat as presented meets this criterion.

2. The application is consistent with the approved sketch plan and incorporates the Planning Commission’s recommendations and conditions of approval.
This application is consistent with the submitted sketch plan and incorporates the Planning Commission recommendations.
3. The land use mix within the project conforms to Timnath’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including:
   a. The proposed development promotes the Town’s small town, rural character;
   b. Proposed residential development adds diversity to the Town’s housing supply;
   c. Proposed commercial development will benefit the Town’s economic base;
   d. Parks, open space and trails are incorporated into the site design;
   e. The proposed project protects the Town’s environmental quality; and
   f. The development enhances cultural, historical, educational and/or human service opportunities.

The submitted preliminary plat meets the applicable criteria.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
   This application meets these criteria.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
   There are no negative impacts on adjacent land.

6. There is a need or desirability within the community for the applicant’s development and the
development will help achieve a balance of land use and/or housing types within Timnath.
   This application meets these criteria.

REFERRAL COMMENTS:
Not returned: AT&T Communications, Poudre School District, Poudre River Public Library District,
Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Timnath Town Attorney.
Returned with comments: Poudre Fire Authority, Town Planner, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering, Larimer County
Department of Natural Resources.

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 16.4.6.C. of the Timnath Municipal Code have been met, I move to recommend
approval of the Brunner Farm Subdivision Preliminary Plat to the Timnath Town Council, with the following
conditions:
   a. Prior to approval of the Preliminary Plat by the Timnath Town Council, the property known as the
      Brunner Farm Annexation is to be annexed and zoned within the Town of Timnath, and the Sketch
      Plan is to be approved by Town Council
   b. Allow staff to continue to work with applicant to address all unresolved technical comments to the
      satisfaction of Town Staff and Referral Agencies.

ATTACHMENTS:
1. Brunner Farm Preliminary Plat
2. Brunner Farm Narrative
3. Current Comment Review Letter
Brunner Farm Subdivision

This request is for subdivision plat for approximately 105.36 acres known as the Brunner Farm Subdivision. There will be total of 202 lots averaging from 7,000 sq. ft. to 27,000 sq. ft.

Overall gross density is 1.99 dwelling units per acre. The project has densities that are consistent with the R-2 Zone District Standards and the Land Use Map of the Comprehensive Plan, which is designated as Low Density Residential. The density and location is appropriate for this site.

The Brunner Farm Subdivision is consistent with the following sections of Chapter 16.2 of the Land Use Code:

**16.2.1 Vision and intent**
The Brunner Farm Subdivision embodies most all of the statements in this section. Notably, the project is walkable and pedestrian oriented. The project provides detached sidewalks throughout the development. In addition an 8’ wide passive trail connection is provided through various greenbelt areas. The 8’ trail provides connections to the neighborhood park as well as to the neighborhoods to the east. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The subdivision is in an appropriate location and is similar in density with the existing surrounding residential developments. Brunner Farm Subdivision provides a neighborhood layout that is intended to be consistent with the surrounding neighborhoods.

**16.2.7. Lots and blocks**
The lot and block layout of the Brunner Farm Subdivision is consistent with this section. The majority of the streets are gridlike and the lengths of the blocks are appropriate. The lot sizes are appropriate for the R-2 zoning district.

**16.2.8. Streets**
The street pattern in the Brunner Farm Subdivision consists of local streets in a modified grid pattern, providing connections within the development and to the adjacent existing streets. All of the streets have detached sidewalks, street trees and a greenway, which creates a safe, efficient and attractive experience for both vehicles and pedestrians.

**16.2.10 Sidewalks, multi-use pathways and trails**
On-street sidewalks are provided throughout the Brunner Farm Subdivision providing linkages within the subdivision and to the surrounding neighborhoods. 8’ wide multi-use trail connections are provided with linkages to the neighborhood park and the public sidewalks along Three Bells Parkway and County Road 36.
16.2.12 Parks and open space

The Brunner Farm subdivision is designed to have great trail and sidewalk connectivity and has an abundance of diverse parks and open spaces, which will provide for a fantastic set of amenities (both within the Brunner Farm subdivision and nearby) for the residents of Brunner Farm. Described below are the various amenities that are available.

Neighborhood Park:
The Brunner Farm provides for a neighborhood park located near the center of the subdivision making it very accessible and an easy walk to all residents within the Brunner Farm. Timnath code requires a 5 acre neighborhood park for all subdivisions that include 200 lots or more. Subdivisions smaller than 200 lots do not require a neighborhood park of any size. The Brunner Farm includes 202 lots. Typically the required neighborhood park would be built and maintained by the Town of Timnath. The park as proposed is smaller than the 5 acre required but provides for amenities that are above and beyond the amenities required by code.

<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Play Areas</td>
<td>Active Play Areas</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
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<td></td>
<td>Enhanced Landscaping</td>
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<td></td>
<td>Great Lawn Turf play area</td>
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<td>Event Lawn</td>
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<td>Garden Lawn</td>
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<td>Plaza</td>
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<td></td>
<td>Fire Pit</td>
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<tr>
<td></td>
<td>Pavilion</td>
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<td></td>
<td>Benches</td>
</tr>
</tbody>
</table>

This neighborhood park has been presented to the Town of Timnath in conceptual format. The final design of the park will be provided to the Town with the revised landscape plans.

Pocket Parks:
There are 3 pocket parks proposed along the east side of Glenrock Drive. These pocket parks are shown on the attached sketch. The Town of Timnath required pocket parks include the following:

<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided in Pocket Park #1:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground Equipment</td>
<td>Playground Equipment</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
</tr>
<tr>
<td></td>
<td>Enhanced landscaping</td>
</tr>
</tbody>
</table>

Pocket Park #1 Description: Pocket Park #1 is the furthest from the neighborhood park and its play area so playground equipment will be provided.
Code Required Amenities: Amenities Provided in Pocket Park #2:
Playground Equipment Shelter and Benches
Sprinklered Landscaping Sprinklered Landscaping
Enhanced landscaping Enhanced landscaping

Pocket Park #2 Description: Pocket Park #2 is nearby the neighborhood park so the proposed pocket park will not include play equipment but rather will provide a more quiet setting for adults to have a shade shelter and benches away from the active play areas provided in the other pocket parks and the neighborhood park.

Code Required Amenities: Amenities Provided in Pocket Park #3:
Playground Equipment Shelter and Benches
Sprinklered Landscaping Sprinklered Landscaping
Enhanced landscaping Enhanced landscaping

Pocket Park #3 Description: Pocket Park #3 is across the street from the neighborhood park so the proposed pocket park will include a different type of playground equipment such as a climbing boulder which will offer the neighborhood kids an alternative location and play feature from what is proposed in the neighborhood park, benches and enhanced landscaping.

The final design of the pocket parks will be provided to the Town with the revised landscape plans.

Open Space:
The Brunner Farm Subdivision is planned to provide visual or direct access to open space for nearly every lot. The intent is to provide a very open feel making each lot feel a little larger and more separated from nearby lots. The code minimum in Timnath for open space is 20%. The Brunner Farm Subdivision has over 36% of well-integrated open space. The open space provides recreational opportunities and is visibly and physically accessible to the entire neighborhood. Well over 90% of the lots have access to open space. The open spaces are designed to provide various functions. Some of the opens spaces are utilized for stormwater conveyance and detention. The open spaces located toward the core of the subdivision are primarily designed to be active irrigated open spaces that are further described above as Pocket Parks and the Neighborhood Park. In addition there is a large open space area that will remain natural with the exception of the Poudre Trail that is located below the bluff, which will accommodate the trail but will also be a valuable visual amenity to the subdivision providing for dramatic river and mountain views.

Trails:
As mentioned above the subdivision is designed to accommodate the Poudre Trail which is a regional trail that will eventually extend from Fort Collins to Greeley. This amenity will be valuable both to the residents of the Brunner Farm but also to all of the residents of Timnath. In addition to the Poudre Trail, there is an extensive network of sidewalks and trails throughout the Brunner Farm that will provide great connectivity for both the residents of the Brunner Farm as well as other Timnath residents. The internal sidewalk and trail network goes above and beyond the minimum standards of connectivity and quality. In addition to connecting to the adjacent neighborhoods and the Poudre Trail the sidewalk and trail network provide great
connectivity to the neighborhood park and the pocket parks. For walking/running there are multiple loops that can create a very dynamic lifestyle for the residents in this part of Timnath.

Nearby Amenities available to Brunner Farm residents:
The residents in Brunner Farm will be a member of the same metropolitan district or a member of a “sister” metropolitan district with identical rights to the amenities within the Timnath Ranch South subdivision. There is an existing neighborhood park and by the time the Brunner Farm subdivision is completed there will be a neighborhood clubhouse and pool available. The clubhouse includes several community amenities including a work-out facility, party rooms, a gathering area etc. There is also a planned larger Town of Timnath neighborhood park on the east side of the Timnath Ranch South subdivision that will be an easy walk from the Brunner Farm subdivision.

16.2.15 Landscape design
The landscape design provides tree lawns with irrigated turf and one tree per 40 linear feet along all street frontages. Landscape for common open space consists of irrigated fescue and non-irrigated low grow native grass. High visibility areas are to be irrigated and will contain clusters of trees. Entries to the subdivision will be enhanced with shrubs, perennials and ornamental grasses and signage.

16.2.17 Fences and walls
The Brunner Farm Subdivision will contain a consistent fence design throughout. Fencing along the outer perimeter of the site (facing Three Bells Parkway and County Road 36) will be a 5’ solid privacy fence with 1 x 6 cedar pickets and 4 x 4 cedar posts. Stone columns are provided at key terminus and corner points. All rear and side lots facing open space will have a 4 foot tall three rail fence with optional wire mesh. These fences will also have stone columns at terminus points and corners.

16.2.18 Residential architecture
The architecture for Brunner Farm Subdivision will continue the high-quality architecture consistent with the other residential homes within the Timnath South development. The builders will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards
All of the lots in Brunner Farm Subdivision meet the specifications outlined in the R-2 zone in Table 3-B. The lots are a minimum of 7,000 square feet. All of the lot widths are a minimum of 54 feet.

16.2.21 Environmental considerations
The development is designed to minimize any disturbance to wetlands, existing vegetation and the ridgeline. Outlot A is intended to remain undisturbed and will continue to function as a wetlands, floodplain and open space. The houses along the ridgeline will be 6’ above and 75’ away from the edge of the river. In addition, we are providing water quality on-site prior to discharging.
16.2.22 Sanitary sewer
This property will petition for inclusion in the South Fort Collins Sanitation District and can physically be served by existing infrastructure in Timnath South and/or the Timnath’s proposed South Town Lateral.

16.2.23 Potable water
This property is currently included in the Fort Collins-Loveland Water District and will be served with potable water by said district. Mains within the County roads surrounding this property will be improved as needed for development of this property.

16.2.24 Non-potable water
This property has access to non-potable water by way of the Akin lateral if said use is desired with development.

16.2.25 Fire Hydrants
Fire hydrants will be spaced as appropriate per Poudre Fire Authority’s regulations.
MEMORANDUM

TO: Jim Birdsall, The Birdsall Group
FROM: Matt Blakely, Town Planner
RE: Brunner Farm Preliminary Plat, Final Plat (PP-2013-003, FP-2013 005)
DATE: February 13, 2014

The following represents the 3rd review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town, as well as all provided redlines. Items in red are new/expansion comments; items in blue have yet to be addressed.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:

COMMENT: Please revise the Sketch Plan rendering to show all the recent updates to the plan.

Landscape:

COMMENT: All primary walkways adjacent to the park areas are required to be 8’ in width per code section 16.2.10.B.7

COMMENT: Please remove the duplicate park detail sheet 8 as it is the same as 8.0.

Preliminary Plat:

i. Existing and proposed zoning

Please show the zoning boundary for R-2 and M-U up to ROW lines and or property lines where appropriate and indicate acreage. (Please also make this revision to the zoning map associated with the annexation).

COMMENT: Please provide an updated Zoning Map showing these changes.

2. The long-term function of Outlot A needs to be noted.

COMMENT: Please update the plans to show Tract K only as the portion containing the storm pipe, and describe it as a blanket utility, drainage, and public access easement, and owned and maintained by the Metro District.
COMMENT: Please revise the dedication statement located on the plans to denote the current “Tract K” parcel as Outlot B, open space to be dedicated to the Town, and owned and maintained by the Town of Timnath.

COMMENT: Revise the dedication statement on the cover page to include Outlot B per previous comment.

7. Please demonstrate compliance with code sections 16.2.12.B.5 and 16.2.12.D.3.a.v, and show how this development complies with the town PROST plan:

COMMENT: Please add a crosswalk at the northwest side of Glenrock intersection.

COMMENT: Please note the easement located within Tract A as a drainage, grading, and public access easement.

COMMENT: The sidewalk along Three Bell Parkway, south of Summerfields Parkway, is required with the phase 1 improvements. It is shown on the landscape plan but needs to be incorporated into the CD set.

Final Plat:

3. The following documents will be required prior to approval:
   a. Subdivision Improvement Agreement (SIA)
   b. Improvement Guarantee Certificate

COMMENT: Ongoing.

Final Construction Plans:

1. New comment: On sheet R-5, please add a 5’ bike lane to the major collector section.
   COMMENT: Not addressed. The cross section does not indicate these changes. Please provide an interim section. Also, the parking should be removed as it is not acceptable with the bike lane width that is proposed.

3. New comment: A crosswalk needs to be provided at the south side of Sienna Dr. for pedestrian connection to the adjacent property as well as a ramp and sidewalk connection on the east side of Three Bell Parkway to connect to the existing sidewalk.
   COMMENT: Crosswalk will need to be shown and approved prior to mylar submittal. This improvement should be shown on the next submittal, along with the other requested changes.

Additional / Referral Agency Comments

Engineering, Steve Humann, TST Inc. – (970)226-0557
PENDING

Poudre Fire Authority, Jim Lynxwiler
ATTACHED
Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill
Approved per Terry Farrill (see attached approval letter).

Documents Required for Resubmittal:
(2) full-size sets and (1) half-size set - Revised Preliminary Plat
(2) full-size sets and (1) half-size set - Revised Final Plat
(2) full-size sets and (1) half-size set - Revised Construction Plans
(2) full-size sets and (1) half-size set - Revised Landscape and Fencing Plans
(2) copies of the Comment Response Letter
(2) copies of an updated Narrative
(2) copies - Documents requested in comments
Digital copies of all revised documents uploaded to Town’s online Box
All provided redlined plan sets

Cc:  Jim Birdsall, TBG (email)
      Mike DiTullio, Westward Development (email)
      Dino DiTullio, Westward Development (email)
      Greg Brunner, GL Brunner Farms LLC (email)
      April Getchius, Town of Timnath, Town Manager (email)
      Steve Humann, TST Inc. (email)
      Don Taranto, TST Inc. (email)
      Town File (BF)
Project: BRUNNER FARM PRELIMINARY & FINAL PLAT
Case Number: PP-2013-003, FP-2013-005 – TOWN OF TIMNATH
Description: The Brunner farm is a 108 acre site that is intended to be subdivided into single family lots with a variety of sizes ranging from 7,000 sq. ft. to 1/3 acre. Future zoning will be R-2.

Poudre Fire Authority Comments: January 28, 2014

DEAD-END FIRE LANES
The current phasing plan appears to create an “out of access” concern for PFA in the area of development summarized as Phase 2. Until Phase 4 and 5 are constructed, Phase 2 construction may create dead end fire lanes greater than 660’. For phases 2 to proceed unencumbered, a written proposal for mitigating the potential problem needs to be approved and included in the construction plans. An option may simply be to create a temporary fire lane connecting phases 2 and 4. Further discussion is required.

FCLUC 3.6.2(B) 2006; International Fire Code 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Please contact me with any questions.

James Lynxwiler
Poudre Fire Authority
Community Safety Services Division
970-416-2869
January 17, 2014

Mr. Matt Blakely, Town Planner
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

RE: Brunner Farm Subdivision

Dear Mr. Blakely,

The Fort Collins - Loveland Water District and the South Fort Collins Sanitation District have reviewed the above mentioned project and have no further comments. The mylars can be submitted to the District for signature.

Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

[Signature]

Mr. Terry W. Farrill, P.E.
District Engineer

xc: Mr. Michael D. DiTullio, District Manager
Timnath Holdings LLC
Ryan O. Banning, P.E., Northern Engineering
PLANNING COMMISSION COMMUNICATION

Meeting Date: 02/18/2014

Presented By: Matt Blakely

Item: Brunner Farm Subdivision Final Plat

EXECUTIVE SUMMARY: Final Plat proposal for Brunner Farm Subdivision, a one hundred and five (105) acre low density residential development, zoned R-2 and M-U. The Final Plat proposes subdivision into single family lots with a variety of sizes ranging from 7,000 square feet to lots that will be 1/2 – acre in size, with the existing farmhouse remaining on a one (1) acre lot.

STAFF RECOMMENDATION: Staff recommends the approval of the Final Plat for the aforementioned property, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Grant and Gregory Brunner, GL Brunner Farms, LLC and Timnath Holdings, LLC
Applicant: Jim Birdsall, The Birdsall Group
Location: South of and adjacent to CR 36/River Pass Road, and west of and adjacent to Three Bell Parkway
Application Type: Final Plat

Case Number: FP-2013-005
Parcel Size (Acres): Approximately 105.358

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<tr>
<th>Task</th>
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<td></td>
<td>09/10/13</td>
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<tr>
<td>Acceptance of Application</td>
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<td>09/10/13</td>
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<td>Referral Agency Notification</td>
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<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant on 10/02/13</td>
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<tr>
<td>Notifications</td>
<td>Notification in Fort Collins Coloradoan</td>
<td>02/13/2014</td>
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<td>Notices mailed to adjacent property owners</td>
<td>02/11/2014</td>
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<tr>
<td>Planning Commission</td>
<td>Public Hearing</td>
<td>02/18/14</td>
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<tr>
<td>Town Council</td>
<td>Public Hearing</td>
<td>02/25/14</td>
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</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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<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CR 36: Agricultural (FA-1)</td>
<td>Residential/farming</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural (FA-1)</td>
<td>Residential/farming</td>
</tr>
<tr>
<td>East</td>
<td>C-2 and R-2; Three Bell Parkway</td>
<td>Community Commercial and Residential</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural (FA-1)</td>
<td>Residential/farming</td>
</tr>
</tbody>
</table>

Existing Zoning: FA-1  Proposed Zoning: R-2, Single Family Residential And M-U, Mixed Use
Existing Land Use: Vacant  Proposed Land Use: Single Family Residential

Application Description:
The Brunner Farm Subdivision is intended to create 202 Single Family Lots, ranging in size from .33 to about .5 acres each. The site will have primary access off of CR 36 / River Pass Road and Three Bell Parkway, as well as the continuation of Summerfields Parkway. The proposal includes a neighborhood park, three (3) smaller pocket parks, and a trail network. Outlot A, on the west side of the property, is designed to allow for the Poudre River Trail. This parcel will be conveyed to Larimer County for construction of the trail as the other regional connections are made. The rest of Outlot A and Outlot B (currently tract K) will be maintained by the County as open space. Active and passive recreation areas as well as landscaped water quality areas are included within the development.

Future Approvals/Processes:
1. Annexation application – On Town Council Agenda, 02/25/2014, for 2nd reading
2. Zoning application – On Town Council Agenda, 02/25/2014, for 2nd reading
4. Preliminary Plat – On Planning Commission Agenda, 02/18/2014, if approved on Town Council Agenda 02/25/2014

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 Council. This final plat is in conformance with the approved Preliminary Plat.

2. The development will substantially comply with the Land Use Code. This development substantially complies with the Town of Timnath Municipal Code.
3. All applicable technical standards have been met.
   
   *There are still minor technical comments that need to be addressed (see attached).*

**REFERRAL COMMENTS:**


Returned with comments: Poudre Fire Authority, Town Planner, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering, Larimer County Department of Natural Resources.

**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 Brunner Farm Subdivision Final Plat to the Timnath Town Council, with the following conditions:

a. Prior to approval of the Final Plat by the Timnath Town Council, the property known as the Brunner Farm Annexation is to be annexed and zoned within the Town of Timnath, and the Sketch Plan and Preliminary Plat are to be approved by Town Council.

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

**ATTACHMENTS:**

1. Brunner Farm Final Plat
2. Brunner Farm Narrative
3. Current Comment Review Letter
LEGAL DESCRIPTION:
A tract of land located in Section 11, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado.

CONSIDERING the North line of the Northeast Quarter of Section 1 in Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, Larimer County, Colorado, as the starting point, and

DESCRIPTION:
The above described tract of land consisting of approximately 4.25 acres more or less, is subject to all easements, set backs and regulations as required by law and is subject to any amendments and regulations as may be in effect at the time of recording.

EASEMENTS:
1. Watercourse easements are subject to all applicable laws and regulations.
2. Easements for public utilities, roads, and other public works.

OWNERS/DEVELOPERS:

PLAT APPROVAL:
The plat is approved by the Town of Timnath.

SHEET INDEX:

FINISH PLAN OF
BRUNNER FARM SUBDIVISION
ATRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

Sheets 1
Of 7 Sheets
Brunner Farm Subdivision

This request is for subdivision plat for approximately 105.36 acres known as the Brunner Farm Subdivision. There will be total of 202 lots averaging from 7,000 sq. ft. to 27,000 sq. ft. Overall gross density is 1.99 dwelling units per acre. The project has densities that are consistent with the R-2 Zone District Standards and the Land Use Map of the Comprehensive Plan, which is designated as Low Density Residential. The density and location is appropriate for this site.

The Brunner Farm Subdivision is consistent with the following sections of Chapter 16.2 of the Land Use Code:

16.2.1 Vision and intent
The Brunner Farm Subdivision embodies most all of the statements in this section. Notably, the project is walkable and pedestrian oriented. The project provides detached sidewalks throughout the development. In addition an 8’ wide passive trail connection is provided through various greenbelt areas. The 8’ trail provides connections to the neighborhood park as well as to the neighborhoods to the east. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The subdivision is in an appropriate location and is similar in density with the existing surrounding residential developments. Brunner Farm Subdivision provides a neighborhood layout that is intended to be consistent with the surrounding neighborhoods.

16.2.7. Lots and blocks
The lot and block layout of the Brunner Farm Subdivision is consistent with this section. The majority of the streets are gridlike and the lengths of the blocks are appropriate. The lot sizes are appropriate for the R-2 zoning district.

16.2.8. Streets
The street pattern in the Brunner Farm Subdivision consists of local streets in a modified grid pattern, providing connections within the development and to the adjacent existing streets. All of the streets have detached sidewalks, street trees and a greenway, which creates a safe, efficient and attractive experience for both vehicles and pedestrians.

16.2.10 Sidewalks, multi-use pathways and trails
On-street sidewalks are provided throughout the Brunner Farm Subdivision providing linkages within the subdivision and to the surrounding neighborhoods. 8’ wide multi-use trail connections are provided with linkages to the neighborhood park and the public sidewalks along Three Bells Parkway and County Road 36.
16.2.12 Parks and open space

The Brunner Farm subdivision is designed to have great trail and sidewalk connectivity and has an abundance of diverse parks and open spaces, which will provide for a fantastic set of amenities (both within the Brunner Farm subdivision and nearby) for the residents of Brunner Farm. Described below are the various amenities that are available.

Neighborhood Park:
The Brunner Farm provides for a neighborhood park located near the center of the subdivision making it very accessible and an easy walk to all residents within the Brunner Farm. Timnath code requires a 5 acre neighborhood park for all subdivisions that include 200 lots or more. Subdivisions smaller than 200 lots do not require a neighborhood park of any size. The Brunner Farm includes 202 lots. Typically the required neighborhood park would be built and maintained by the Town of Timnath. The park as proposed is smaller than the 5 acre required but provides for amenities that are above and beyond the amenities required by code.

<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Play Areas</td>
<td>Active Play Areas</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
</tr>
<tr>
<td></td>
<td>Enhanced Landscaping</td>
</tr>
<tr>
<td></td>
<td>Great Lawn Turf play area</td>
</tr>
<tr>
<td>Event Lawn</td>
<td>Garden Lawn</td>
</tr>
<tr>
<td>Garden Lawn</td>
<td>Plaza</td>
</tr>
<tr>
<td></td>
<td>Fire Pit</td>
</tr>
<tr>
<td></td>
<td>Pavilion</td>
</tr>
<tr>
<td></td>
<td>Benches</td>
</tr>
</tbody>
</table>

This neighborhood park has been presented to the Town of Timnath in conceptual format. The final design of the park will be provided to the Town with the revised landscape plans.

Pocket Parks:
There are 3 pocket parks proposed along the east side of Glenrock Drive. These pocket parks are shown on the attached sketch. The Town of Timnath required pocket parks include the following:

<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided in Pocket Park #1:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground Equipment</td>
<td>Playground Equipment</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
</tr>
<tr>
<td></td>
<td>Enhanced landscaping</td>
</tr>
</tbody>
</table>

Pocket Park #1 Description: Pocket Park #1 is the furthest from the neighborhood park and its play area so playground equipment will be provided.
<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided in Pocket Park #2:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground Equipment</td>
<td>Shelter and Benches</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
</tr>
<tr>
<td></td>
<td>Enhanced Landscaping</td>
</tr>
</tbody>
</table>

Pocket Park #2 Description: Pocket Park #2 is nearby the neighborhood park so the proposed pocket park will not include play equipment but rather will provide a more quiet setting for adults to have a shade shelter and benches away from the active play areas provided in the other pocket parks and the neighborhood park.

<table>
<thead>
<tr>
<th>Code Required Amenities:</th>
<th>Amenities Provided in Pocket Park #3:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground Equipment</td>
<td>Shelter and Benches</td>
</tr>
<tr>
<td>Sprinklered Landscaping</td>
<td>Sprinklered Landscaping</td>
</tr>
<tr>
<td></td>
<td>Enhanced Landscaping</td>
</tr>
</tbody>
</table>

Pocket Park #3 Description: Pocket Park #3 is across the street from the neighborhood park so the proposed pocket park will include a different type of playground equipment such as a climbing boulder which will offer the neighborhood kids an alternative location and play feature from what is proposed in the neighborhood park, benches and enhanced landscaping.

The final design of the pocket parks will be provided to the Town with the revised landscape plans.

Open Space:
The Brunner Farm Subdivision is planned to provide visual or direct access to open space for nearly every lot. The intent is to provide a very open feel making each lot feel a little larger and more separated from nearby lots. The code minimum in Timnath for open space is 20%. The Brunner Farm Subdivision has over 36% of well-integrated open space. The open space provides recreational opportunities and is visibly and physically accessible to the entire neighborhood. Well over 90% of the lots have access to open space. The open spaces are designed to provide various functions. Some of the opens spaces are utilized for stormwater conveyance and detention. The open spaces located toward the core of the subdivision are primarily designed to be active irrigated open spaces that are further described above as Pocket Parks and the Neighborhood Park. In addition there is a large open space area that will remain natural with the exception of the Poudre Trail that is located below the bluff, which will accommodate the trail but will also be a valuable visual amenity to the subdivision providing for dramatic river and mountain views.

Trails:
As mentioned above the subdivision is designed to accommodate the Poudre Trail which is a regional trail that will eventually extend from Fort Collins to Greeley. This amenity will be valuable both to the residents of the Brunner Farm but also to all of the residents of Timnath. In addition to the Poudre Trail, there is an extensive network of sidewalks and trails throughout the Brunner Farm that will provide great connectivity for both the residents of the Brunner Farm as well as other Timnath residents. The internal sidewalk and trail network goes above and beyond the minimum standards of connectivity and quality. In addition to connecting to the adjacent neighborhoods and the Poudre Trail the sidewalk and trail network provide great
connectivity to the neighborhood park and the pocket parks. For walking/running there are multiple loops that can create a very dynamic lifestyle for the residents in this part of Timnath.

Nearby Amenities available to Brunner Farm residents:
The residents in Brunner Farm will be a member of the same metropolitan district or a member of a “sister” metropolitan district with identical rights to the amenities within the Timnath Ranch South subdivision. There is an existing neighborhood park and by the time the Brunner Farm subdivision is completed there will be a neighborhood clubhouse and pool available. The clubhouse includes several community amenities including a work-out facility, party rooms, a gathering area etc. There is also a planned larger Town of Timnath neighborhood park on the east side of the Timnath Ranch South subdivision that will be an easy walk from the Brunner Farm subdivision.

### 16.2.15 Landscape design
The landscape design provides tree lawns with irrigated turf and one tree per 40 linear feet along all street frontages. Landscape for common open space consists of irrigated fescue and non-irrigated low grow native grass. High visibility areas are to be irrigated and will contain clusters of trees. Entries to the subdivision will be enhanced with shrubs, perennials and ornamental grasses and signage.

### 16.2.17 Fences and walls
The Brunner Farm Subdivision will contain a consistent fence design throughout. Fencing along the outer perimeter of the site (facing Three Bells Parkway and County Road 36) will be a 5’ solid privacy fence with 1 x 6 cedar pickets and 4 x 4 cedar posts. Stone columns are provided at key terminus and corner points. All rear and side lots facing open space will have a 4 foot tall three rail fence with optional wire mesh. These fences will also have stone columns at terminus points and corners.

### 16.2.18 Residential architecture
The architecture for Brunner Farm Subdivision will continue the high-quality architecture consistent with the other residential homes within the Timnath South development. The builders will follow the model and block diversity as required by the Code.

### 16.3.6 Density and dimensional standards
All of the lots in Brunner Farm Subdivision meet the specifications outlined in the R-2 zone in Table 3-B. The lots are a minimum of 7,000 square feet. All of the lot widths are a minimum of 54 feet.

### 16.2.21 Environmental considerations
The development is designed to minimize any disturbance to wetlands, existing vegetation and the ridgeline. Outlot A is intended to remain undisturbed and will continue to function as a wetlands, floodplain and open space. The houses along the ridgeline will be 6’ above and 75’ away from the edge of the river. In addition, we are providing water quality on-site prior to discharging.
16.2.22 Sanitary sewer
This property will petition for inclusion in the South Fort Collins Sanitation District and can physically be served by existing infrastructure in Timnath South and/or the Timnath’s proposed South Town Lateral.

16.2.23 Potable water
This property is currently included in the Fort Collins-Loveland Water District and will be served with potable water by said district. Mains within the County roads surrounding this property will be improved as needed for development of this property.

16.2.24 Non-potable water
This property has access to non-potable water by way of the Akin lateral if said use is desired with development.

16.2.25 Fire Hydrants
Fire hydrants will be spaced as appropriate per Poudre Fire Authority’s regulations.
MEMORANDUM

TO: Jim Birdsall, The Birdsall Group
FROM: Matt Blakely, Town Planner
RE: Brunner Farm Preliminary Plat, Final Plat (PP-2013-003, FP-2013 005)
DATE: February 13, 2014

The following represents the 3rd review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town, as well as all provided redlines. Items in red are new/expansion comments; items in blue have yet to be addressed.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:

COMMENT: Please revise the Sketch Plan rendering to show all the recent updates to the plan.

Landscape:

COMMENT: All primary walkways adjacent to the park areas are required to be 8’ in width per code section 16.2.10.B.7

COMMENT: Please remove the duplicate park detail sheet 8 as it is the same as 8.0.

Preliminary Plat:

i. Existing and proposed zoning
Please show the zoning boundary for R-2 and M-U up to ROW lines and or property lines where appropriate and indicate acreage. (Please also make this revision to the zoning map associated with the annexation).

COMMENT: Please provide an updated Zoning Map showing these changes.

2. The long-term function of Outlot A needs to be noted.

COMMENT: Please update the plans to show Tract K only as the portion containing the storm pipe, and describe it as a blanket utility, drainage, and public access easement, and owned and maintained by the Metro District.
COMMENT: Please revise the dedication statement located on the plans to
denote the current “Tract K” parcel as Outlot B, open space to be dedicated to the
Town, and owned and maintained by the Town of Timnath.

COMMENT: Revise the dedication statement on the cover page to include Outlot B per previous comment.

7. Please demonstrate compliance with code sections 16.2.12.B.5 and
16.2.12.D.3.a.v, and show how this development complies with the town PROST plan:

COMMENT: Please add a crosswalk at the northwest side of Glenrock intersection.

COMMENT: Please note the easement located within Tract A as a
drainage, grading, and public access easement.

COMMENT: The sidewalk along Three Bell Parkway, south of Summerfields Parkway, is required with the phase 1 improvements. It is shown on the
landscape plan but needs to be incorporated into the CD set.

Final Plat:

3. The following documents will be required prior to approval:
   a. Subdivision Improvement Agreement (SIA)
   b. Improvement Guarantee Certificate
   COMMENT: Ongoing.

Final Construction Plans:

1. New comment: On sheet R-5, please add a 5’ bike lane to the major collector
   section.
   COMMENT: Not addressed. The cross section does not indicate these changes.
   Please provide an interim section. Also, the parking should be removed as it is
   not acceptable with the bike lane width that is proposed.

3. New comment: A crosswalk needs to be provided at the south side of Sienna Dr. for
   pedestrian connection to the adjacent property as well as a ramp and sidewalk
   connection on the east side of Three Bell Parkway to connect to the existing sidewalk.
   COMMENT: Crosswalk will need to be shown and approved prior to mylar
   submittal. This improvement should be shown on the next submittal, along with
   the other requested changes.

Additional / Referral Agency Comments

*Engineering, Steve Humann, TST Inc. – (970)226-0557*

*Poudre Fire Authority, Jim Lynxwiler*

ATTACHED
Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill
Approved per Terry Farrill (see attached approval letter).

Documents Required for Resubmittal:
(2) full-size sets and (1) half-size set - Revised Preliminary Plat
(2) full-size sets and (1) half-size set - Revised Final Plat
(2) full-size sets and (1) half-size set - Revised Construction Plans
(2) full-size sets and (1) half-size set - Revised Landscape and Fencing Plans
(2) copies of the Comment Response Letter
(2) copies of an updated Narrative
(2) copies - Documents requested in comments
Digital copies of all revised documents uploaded to Town’s online Box
All provided redlined plan sets

Cc: Jim Birdsall, TBG (email)
    Mike DiTullio, Westward Development (email)
    Dino DiTullio, Westward Development (email)
    Greg Brunner, GL Brunner Farms LLC (email)
    April Getchius, Town of Timanth, Town Manager (email)
    Steve Humann, TST Inc. (email)
    Don Taranto, TST Inc. (email)
    Town File (BF)
Project: BRUNNER FARM PRELIMINARY & FINAL PLAT
Case Number: PP-2013-003, FP-2013-005 – TOWN OF TIMNATH
Description: The Brunner farm is a 108 acre site that is intended to be subdivided into single family lots with a variety of sizes ranging from 7,000 sq. ft. to 1/3 acre. Future zoning will be R-2.

Poudre Fire Authority Comments: January 28, 2014

DEAD-END FIRE LANES
The current phasing plan appears to create an “out of access” concern for PFA in the area of development summarized as Phase 2. Until Phase 4 and 5 are constructed, Phase 2 construction may create dead end fire lanes greater than 660’. For phases 2 to proceed unencumbered, a written proposal for mitigating the potential problem needs to be approved and included in the construction plans. An option may simply be to create a temporary fire lane connecting phases 2 and 4. Further discussion is required.

FCLUC 3.6.2(B) 2006; International Fire Code 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Please contact me with any questions.

James Lynxwiler
Poudre Fire Authority
Community Safety Services Division
970-416-2869
January 17, 2014

Mr. Matt Blakely, Town Planner
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

RE: Brunner Farm Subdivision

Dear Mr. Blakely,

The Fort Collins - Loveland Water District and the South Fort Collins Sanitation District have reviewed the above mentioned project and have no further comments. The mylars can be submitted to the District for signature.

Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

[Signature]

Mr. Terry W. Farrill, P.E.
District Engineer

xc: Mr. Michael D. DiTullio, District Manager
    Timnath Holdings LLC
    Ryan O. Banning, P.E., Northern Engineering

5150 Sneed Drive, Fort Collins, CO 80525    Phone (970) 226-3104    Fax (970) 226-0186