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

2. Amendments to the Agenda

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

4. Public Comments

5. Consent Agenda  
   a. Approval of the November 18, 2014 Planning Commission Meeting Minutes

6. Business and Discussion Items  
   a. Timnath South Sketch Plan Public Meeting – SP-2014-005  
   b. Hartford Homes Site Plan – ST-2014-003  
      Lot 2, Block 1 Timnath Ranch 4th Filing, 4801 Goodman Street

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

8. Adjournment
1. **Call to Order**
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, November 18, 2014, at 6:02 p.m.

**Present**
Chairperson Philip Goldstein  
Vice Chairperson Scott Taylor  
Commissioner Scott Roys  
Commissioner Dick Weiderspon  
Commissioner Kristen Seidel  
Alternate Kristie Raymond

**Others in attendance**
April Getchius, Town Manager  
Matt Blakely, Town Planner  
Brian Williamson, Town Planner  
Don Taranto, Public Works Director  
Jim Birdsall, The Birdsall Group  
Tim Karns, DR Horton  
Gary Hoover, Hartford Homes  
Landon Hoover, Hartford Homes  
Raymond Wright  
Paul Nuber  
Jason Martindale  
William Smith  
Ed Holloway  
George Zieger  
Virginia Zieger

**Absent**
Alternate Donald Risden (Leave of Absence)

2. **Amendments to the Agenda:** NONE

3. **ADMINISTRATIVE:**
a. Overview of Meeting Rules – Chairperson asks for civility from all persons at the meeting.

b. Determination of Alternate voting
   i. All commissioners present

4. Public Comment:
   None

5. Consent Agenda
   a. Approval of the November 4th, 2014 Planning Commission Meeting Minutes as amended with the following changes:
      1) Correct comments made by Alternate Raymond that were listed as Commissioner Seidel.
      2) Correct formatting errors in the list of names present.

Commissioner Taylor moved to approve the consent agenda as amended. Commissioner Weiderspon seconded the motion. Motion passed unanimously by voice vote.

6. Business and Discussion items:
   a. Brunner Farm Block Diversity Plan Public Meeting
      i. Mr. Blakely introduced the Block Diversity Plan and gave some background of the Brunner Farm Block Diversity Plan and the format of the Matrix. He gave an overview of the criteria for comparison based on the Land Use code. Mr. Blakely noted that there are a few changes that the applicant has highlighted that staff will review prior to taking the Block Diversity Plan to Town Council. Mr. Blakely introduced Tim Karns from DR Horton.
      ii. Chairperson Goldstein asked Mr. Blakely if there was a requirement for Public Comment and Mr. Blakely responded that this was not a public hearing, more of an administrative action between the Planning Commission and Staff.
      iii. Mr. Karns introduced a few color photographs to show the character of the development. Mr. Karns then introduced the 4 series of homes and talked about some of the differences in the plans.
      iv. Mr. Blakely asked Mr. Karns to highlight the changes that he is requesting to the Matrix.
      v. Mr. Karns identified the changes on the Table.
      vi. Commissioner Seidel asked if there was any consideration from the one neighborhood to next since there was another DR Horton project across 3 Bell Parkway?
      vii. Mr. Blakely indicated that the comparison was more along the block face.
      viii. Commissioner Seidel asked if the two neighborhoods could look very similar.
      ix. Mr. Karns indicated that there are many new plans and elevations and that only a few of the Summerfields Models will be included in the initial offering.
      x. Mr. Blakely highlighted the difference in the side yard setbacks and the driveways between the two developments.
      xi. Commissioner Taylor asked Staff about their thoughts on the proposed changes to the matrix.
      xii. Mr. Blakely responded that we had compared all of the models and that the 2 dimensional aspects varied from the 3 dimensional aspect in the changes that Mr. Karns has responded, and that staff was generally supportive of the changes.
      xiii. Commissioner Taylor asked about the application of the matrix.
xiv. Mr. Blakely responded that the matrix was much easier for staff and the building department to enforce and that it offered more flexibility to the developer.

Commissioner Taylor moved to recommend approval of the Brunner Farm Block Diversity Plan to Town Council as presented, with conditions as outlined in the staff report. Commissioner Roys seconded the motion. Motion passed by a vote of 5-0.

a. Wildwing Phase 2 Sketch Plan Public Meeting
   i. Chairperson Goldstein introduced the item and outlined the procedure for the public meeting.
   ii. Mr. Blakely introduced the project briefly discussing the scope of the sketch plan and the process for the sketch plan and the following processes. Mr. Blakely then introduced the Applicant Team.
   iii. Mr. Gary Hoover introduced himself as the Owner of Hartford Homes and Wild Wing, and gave a brief history of Hartford Home and Wild Wing.
   iv. Mr. G Hoover showed the comparison of the initial lot pricing to the actual lot sales, and the impact of the type of development on the lot pricing and sizing.
   v. Mr. G Hoover outlined the 4 goals of this change:
      1. Conform to current Town of Timnath standards.
      2. Create a greater Diversity of Product than the first phase.
      3. Enhance all home values.
      4. Maintain a wild and rural character.
   vi. Mr. Landon Hoover gave an overview of the plan and the vision for each section of the plan, Phase 2, Block 13 and Phase 3.
   vii. Phase 2 is buffered from both the county road and existing Phase 1by open space.
   viii. Phase 2 will be more in line with current Town Standards – sidewalks and street geometry. Will be similar to The Preserve at Timnath South.
   ix. Will have controls for the buildings through architectural standards, lot valuation to be around $125,000 to $150,000 or home values between $400,000 to $500,000.
   x. Block 13 will be additional patio homes between the existing patio homes and the Town Park.
   xi. Country style buildings with wrap around porches and other amenities.
   xii. Values in the $400,000 to $900,000 range.
   xiii. The Patio homes will have lower density and higher parking than the first phase of patio homes.
   xiv. Phase 3 has not changed a lot from the previous plan, estate lots along the reservoir and then patio homes in the interior.
   xv. Added new product type, the estate patio home.
   xvi. Phase 3 has more conformance with Town Standards, except on the continuation of the Main Road.
   xvii. Mr L. Hoover outlined the conformance with the planning objectives.
   xviii. Mr. L Hoover outlined the highlights of the pool site, location and potential users.
   xix. Mr. L Hoover spoke about the details of the pool site and shared that it was early in the process.
   xx. Public Comment:
      1. Mr. Blakely noted the 3 emails and letters that were received after the packet was distributed.
2. William Smith, 38220 WCR 13 – His property backs up to the CR 1 part of Wildwing. Concerned about the increase in density and traffic and the trash blowing over the road. Concerned about the lots backing up to the CR 1 without a buffer. Also concerned about the water use of Smith reservoir for irrigation and fire fighting.

3. Ed Holloway, 38094 WCR 13 – property owner to the east. Similar concerns to Mr. Smith. Concerned about the water being metering and buffering to the road. Concerned about the water at the north end of WCR 13 cat tails at the intersection of WCR 78, and drainage backing up on the county road.

xxi. Mr. G Hoover responded that the CR will be improved and will be a tree lined street to help with buffering. Indicated the Non Potable source is separate from the Clyne Smith reservoir. The only part using Clyne Smith is the Town Park. North Weld has had enough water dedicated to serve the entire project.

xxii. Commissioner Seidel asked about the plans to sell smaller lots for more money.

xxiii. Mr. G Hoover explained that the various lots have different benefits, and in the projections they feel that the different products will have different target audiences, and the improving strength of the market.

xxiv. Commissioner Raymond asked if Phase 2 is similar to the Preserve, asking who the builder might be or the house style.

xxv. Mr. L Hoover replied that they didn’t know who the builder would be, but they have some interest from some of their interior Phase 1 builders.

xxvi. Commissioner Roys noted that he likes the changes to the plan and the sidewalks. He noted that the winding roads can give you a feeling of being lost, but it is an amenity. Also appreciates that the patio homes have been retained.

xxvii. Commissioner Taylor asked about the reasons for some of the changes and how they would relate to the existing patio homes.

xxviii. Mr. G Hoover notes that they would be sprinkled in phase 1 due to the PFA requirements; some of the changes in the new plan have been to address those issues.

xxix. Commissioner Seidel asked why the sidewalks were not included in the original plan.

xxx. Mr. G Hoover explained that it had to do with the overall cost of development and the rural feel that the previous developer was trying to achieve. However the smaller lots and parking required made it a simple decision to add the sidewalks back.

xxxi. Mr. Blakely noted that there is a level of service that the trails were not being provided.

xxxii. Mr. Hoover noted that one of the letters sited the noise from the pool, and he explained the different demographics of this pool and the distance to the nearest house.

7. Reports:

a. **Town Manager** – Ms. Getchius announced the December 5th Tree Lighting Ceremony in Old Town, and an update on the new website.

b. **Town Planner** – Mr. Blakely gave an update on the Park from Council. Update on the Visioning Session and availability of the questionnaire on the website. No meeting on the 2nd of December, and possible work session fieldtrip to a local municipality Planning Commission meeting.

c. **Town Engineer** – Reported that Town will be looking at the issue with the westbound arrow on Harmony and 3 Bell.
d. Commissioner Reports – NONE

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

Chairperson Goldstein adjourned the November 4, 2014, Planning Commission meeting at 7:24 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

ATTEST:

Philip Goldstein, Chair

Brian Williamson
PLANNING COMMISSION COMMUNICATION

Meeting Date: 12/16/2014
Item: TIMNATH SOUTH SKETCH PLAN Public Meeting

Presented by: Matt Blakely
Town Planner

KEY POINTS/SUPPORTING INFORMATION:

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pre Application Conference</strong></td>
<td>Applicant Meets with Town Staff to review Project</td>
<td>09/23/2014</td>
</tr>
<tr>
<td><strong>Sketch Plan Application</strong></td>
<td>Applicant submits application per Section 16.4.5.3 of the Timnath Land Use Code</td>
<td>11/10/2014</td>
</tr>
<tr>
<td><strong>Application Certification</strong></td>
<td>Staff certifies the application is complete and in compliance with all submittal requirements</td>
<td>11/10/2014</td>
</tr>
<tr>
<td><strong>Notice to Neighboring Property Owners</strong></td>
<td>Notification to all adjacent property owners within 500’ of the property and property posting</td>
<td>12/08/2014</td>
</tr>
<tr>
<td><strong>Planning Commission Public Meeting</strong></td>
<td>Applicant presents Sketch Plan Concept to Planning Commission and the Public</td>
<td>12/16/2014</td>
</tr>
<tr>
<td><strong>Planning Commission Review</strong></td>
<td>Planning Commission Review of the Sketch Plan Application and recommendation to the Council</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Town Council Action</strong></td>
<td>Town Council to review the application and approve, conditionally approve or deny application</td>
<td>TBD</td>
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**Owner:** Mike and Dino DiTullio, South Timnath Holdings, LLC  
**Applicant:** Mike and Dino DiTullio, South Timnath Holdings, LLC

**Application Type:** Sketch Plan  
**Case Number:** SP-2014-007

**Legal Description/Address:** Parcel(s) of land located south of Summerfield Parkway, Folsom Parkway and east of Three Bell Parkway comprising roughly 96.84 acres.

**Project Description:** Sketch Plan proposal for approximately 336 dwelling units. The proposal includes approximately 56 townhomes, 136 patio homes, 129 single family detached R-2 zoned lots, and 15 single family detached R-E zoned lots. The area subject to the Sketch Plan includes multiple zoning districts, including R-2, R-3, and R-E.

The overall density being proposed is approximately 3.47 dwelling units per acre.

**Parcel Size (Acres):**  
R-2 Zoning = 41.19 acres  
R-E Zoning = 13.82 acres  
R-3 Zoning = 41.73 acres  
Total Sketch Plan Area = 96.84 acres
**Number of Lots:** Approximately 336 units

**Existing Zoning:** R-2, R-3, R-E

**Proposed Zoning:** Unchanged

**Existing Land Use:** Vacant/Farming

**Proposed Land Use:** SFD, SFA

**SERVICES:**

- **Water:** Fort Collins-Loveland Water District
- **Sewer:** South Fort Collins Sanitation District
- **Fire:** Poudre Fire Authority
- **Special Districts:**
  - Timnath Development Authority Urban Renewal Area
  - South Timnath Metropolitan District

**Adjacent Zoning/Land Uses:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-2 Single Family Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-E Estate Residential District</td>
<td>Farming</td>
</tr>
<tr>
<td>West</td>
<td>R-2 Single Family Residential</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>FA1 – Farming</td>
<td>Unincorporated Larimer County/Farming</td>
</tr>
</tbody>
</table>

This Property will also be subject to the following processes:

- Sketch Plan – Review and approval
- Preliminary Plat – Submittal Pending
- Final Plat – Submittal Pending
- Rezoning – Submittal Pending

Reference Timnath Land Use Code Section 16.4.5 Sketch Plan for details on the Sketch Plan Process

**Staff Recommendation:**

1. No action needed.

**Land Use Code, Section 16.4.5**

This is a collaborative meeting among the Planning Commission, the public and the owner/applicant to ensure that new development is consistent with the community’s goals and that important issues are identified early in the development process. Topics that may be addressed in this meeting include:

- **a.** How the proposed project is consistent with the Town Comprehensive Plan and this Code.
- **b.** The owner/applicant’s goals and vision for the project.
- **c.** How the proposed development will incorporate variety in the type, design and siting of buildings.
- **d.** How the proposed subdivision will be connected to and integrated with surrounding natural and developed areas.
- **e.** How the project will impact neighboring properties (i.e., water drainage, traffic circulation, environmental impacts, view corridors).
- **f.** How the design is cost-effective and environmentally responsive to site features and constraints and how potential impacts to natural systems will be mitigated.
<p>| | |</p>
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<td>g.</td>
<td>How the design capitalizes on natural and cultural assets on and around the site to build a positive and distinctive identity.</td>
</tr>
<tr>
<td>h.</td>
<td>How the proposal promotes the efficient use of land and public streets, utilities and governmental services.</td>
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</table>

**ATTACHMENTS:**

1. *Timnath South Sketch Plan*
2. *Timnath South Narrative*
TIMNATH SOUTH SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE CENTER OF SECTION 12, TOWNSHIP 6 NCRTH, RANGE 68 WEST OF THE 6TH F.M. COUNTY OF LARIMER, STATE OF COLORADO

Legal Description:

1. Land Use Statistics: Townhome
   - Zoning Class: RL
   - Number of Lots: 50
   - Land Use: Single Family Residential
   - Original Acres: 57.0
   - Original Acres: 1.0
   - Original Acres: 1200 ft
   - Original Acres: 26.0
   - Open Space: 600

2. Land Use Statistics: Patio Home
   - Zoning Class: LRS
   - Number of Lots: 10
   - Land Use: Single Family Residential
   - Original Acres: 57.0
   - Original Acres: 1.0
   - Original Acres: 1200 ft
   - Original Acres: 26.0
   - Open Space: 600

3. Land Use Statistics: Single Family
   - Zoning Class: LRS
   - Number of Lots: 40
   - Land Use: Single Family Residential
   - Original Acres: 57.0
   - Original Acres: 1.0
   - Original Acres: 1200 ft
   - Original Acres: 26.0
   - Open Space: 600

4. Land Use Statistics: Estate
   - Zoning Class: LRS
   - Number of Lots: 2
   - Land Use: Single Family Residential
   - Original Acres: 57.0
   - Original Acres: 1.0
   - Original Acres: 1200 ft
   - Original Acres: 26.0
   - Open Space: 600

Planning Commission Certificate:

Approved by the Planning Commission, Timnath, CO, on ____________

Town Council Certificate:

Approved by the Town Council, Timnath, CO, on ____________

Preparer's Certificate:

I certify that the Sketch Plan was prepared by me under my direct supervision.

Preparer:

Timnath Town Clerk

November 7, 2014
Timnath South Sketch Plan

The request is for a Sketch Plan for 96.84 acres located in the Timnath South development. The Sketch Plan consists of the following:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>No. Units</th>
<th>Area</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes</td>
<td>56</td>
<td>8.95 ac.</td>
<td>6.3 d.u./acre</td>
</tr>
<tr>
<td>Patio Homes</td>
<td>136</td>
<td>32.78 ac.</td>
<td>4.1 d.u./acre</td>
</tr>
<tr>
<td>Single Family R-2</td>
<td>129</td>
<td>41.19 ac.</td>
<td>3.1 d.u./acre</td>
</tr>
<tr>
<td>Single Family R-E</td>
<td>15</td>
<td>13.82 ac.</td>
<td>1.08 d.u./acre</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>336</strong></td>
<td><strong>96.84</strong></td>
<td><strong>3.47 d.u./acre</strong></td>
</tr>
</tbody>
</table>

The area within the Sketch Plan boundaries is currently zoned R-2, R-3 and R-E. The Sketch Plan for Timnath South is consistent with the Town’s Comprehensive Plan 2013 Land Use Goals and will also meet the Timnath Land Use Code R-2, R-3 and R-E Zoning District Density and Dimensional Standards.

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

**Land Use**

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

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

The Timnath South Sketch Plan will promote active lifestyles which are encouraged by providing active recreation trails throughout the development. The community trails and on-street sidewalks will provide connections to the nearby pocket park, pool and clubhouse located north of Summerfields Parkway as well as the future community park located to the north.

The PROST plan establishes long term goals for recreation in Timnath and includes the future development of a community park less than ½-mile to the north. In addition, the Timnath South development contains miles of walking and biking trails, open space, a pocket park with playground, and a community clubhouse and swimming pool.
Transportation and Infrastructure

**Goal:** Develop a well-balanced transportation system that supports automobile, pedestrian and bicycle movement.

**Objective:** Develop an off-road pedestrian, bicycle and equestrian trail system that connects open spaces and recreation areas in and around Timnath as adopted in the Parks Recreation Open Space and Trails Plan.

The Timnath South Sketch Plan will have an internal street system that will provide on-street sidewalks. As mentioned above, there will be a network of off-road trail systems linking open space to the nearby parks and pool amenities. As shown on the PROST Plan, there is a planned community trail located along the south and east sides of the Sketch Plan boundaries that ties into other trails and the Poudre River Trail.

**Goal:** Provide an adequate level of public facilities, infrastructure and services for the residents of Timnath.

**Objective:** Plan the locations of new public facilities to meet the needs of existing and future growth.

**Objective:** Require adequate infrastructure concurrent with development.

**Objective:** Review and monitor agreements with utility providers to ensure infrastructure will be planned and installed consistent with the Comprehensive Plan in a timely, efficient and cost effective manner.

**Objective:** Require new developments to connect to existing water and sewer systems and prohibit the proliferation of small private water and sewer systems.

The Timnath South Sketch Plan is consistent with the above. The existing adjacent street infrastructure is in place and the project will connect to adjacent developed areas by utilizing and improving the street system.

The utility providers are aware of this development proposal and have agreed to serve. This property will have sewer service provided by the South Fort Collins Sanitation District. The subdivision is currently included in the Fort Collins-Loveland Water District and will be served with potable water by said district.

Parks, Recreation and Open Space

**Goal:** The Town will build upon its natural assets in providing a connected, balanced system of parks, trails, open space and recreation facilities that is equitably distributed and accessible to all residents.

**Objective:** Rely on private development to provide pocket parks within 0.25 mile of every resident in new subdivisions, and to meet a level of service of .5 acres per 1,000 population.

**Objective:** Locate neighborhood parks within 0.5 mile of the neighbors they are intended to serve, and in locations that are comfortably and safely accessible by pedestrians and bicyclists.
There is a community pool and clubhouse within ¼ mile of the development. In addition there is an existing pocket park with playground within ¼ mile of the development. There is a planned community park located within ¼ mile from the Sketch Plan boundaries.

**Goal:** Provide safe, enjoyable and comprehensive bicycle and pedestrian connections throughout Timnath.

**Objective:** Provide a multi-purpose community-wide core trail system that connects major destinations (e.g., neighborhood and community parks, regional trail systems, open space areas, recreation centers, schools, downtown, major event centers, etc.) and provides opportunities for trail loops with areas of interest along the route.

**Objective:** Connect neighborhood parks and neighborhood schools to a community-wide trail system with neighborhood connector (local) trails that are provided for and maintained by private development (where feasible and appropriate in the context of the neighborhood design).

The Timnath South Sketch Plan will have an internal street system that will provide on-street sidewalks. As mentioned above, there will be a network of off-road trail systems linking open space to the nearby parks and pool amenities. As shown on the PROST Plan, there is a planned community trail located along the south and east sides of the Sketch Plan boundaries. The trail will provide a connection to the future community park, Bethke Elementary school and the Poudre River Trail.

**Goal:** Develop and maintain parks, trails and recreational facilities in an environmentally sensitive manner.

**Objective:** Place emphasis on the use of non-irrigated landscapes, native species and low water plant materials.

**Objective:** Protect water quality through implementation of “Best Management Practices” in the design of storm water conveyance and detention facilities

The development will utilize native, drought tolerant plant species where possible. Landscape for common open space will predominantly be irrigated and non-irrigated native grass. Turf will be limited to smaller areas of visual interest, streetscapes and parks. As required by CDPHE, appropriate Best Management Practices (BMPs) will be selected, implemented and maintained in order to adequately minimize pollutants in stormwater discharges and to assure compliance with the terms and conditions of the State’s Construction Activities Permit.

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

The 97.85-acre property is intended to be subdivided into townhomes, detached single family lots with a variety of sizes. The varying sizes of lots and lot prices will appeal to a wide range of future homeowners, desiring a larger than average lot in a unique, high quality, amenitized community. There are a total of 276 single family detached lots planned.
The architecture for the Timnath South Sketch Plan project 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. The lot and block layout of the subdivision will meet the Town’s code. The lot sizes are appropriate for the respective zoning districts.

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

The lots are large enough so that view corridors will not be obstructed. The project also provides a neighborhood layout that is intended to be consistent with the surrounding existing development. The project will connect to adjacent developed areas by utilizing the existing local street and trail system. In addition, the site is adjacent to open space and the future community and Poudre River Trail.

The PROST plan establishes long term goals for recreation in Timnath and includes the future development of a community park less than 1/4-mile to the north. In addition, the Timnath South development contains miles of walking and biking trails, open space, a pocket park with playground, and a community clubhouse and swimming pool.

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

No regional stormwater facilities are known to be affected by the proposed development of the property.

There are no known floodplains associated with the project.

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

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

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

### How the design capitalizes on natural and cultural assets on and around the site to build a positive and distinctive identity

The proposed Sketch Plan will be a positive contribution to the area. Notably, the project is walkable and pedestrian oriented. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The open space to the south is the most distinct natural asset in the Timnath South development. There is an abundance of wildlife in the area. The lots will overlook the open space and views of the mountains, which makes the development unique.

**How the proposal promotes the efficient use of land and public streets, utilities and governmental services.**

Sanitary Service: Timnath South is served by the South Fort Collins Sanitation District. The subdivision is currently platted. Sanitary Sewer is designed with the original plat for all areas within the proposed development. Mains currently exist conveying wastewater in Summerfields Parkway and Folsom Parkway to the 30” interceptor running along the east side of the subdivision. An additional lateral from the 30” interceptor is currently under construction to the south and will collect wastewater from the remainder of the site. The onsite wastewater system will be revised with the replat, collected in a typical network consistent with the original design and conveyed to either of these connections as appropriate.

Water Service: Timnath South is served by the Fort Collins Loveland Water District. Existing mains are located in Summerfields Parkway and Folsom Parkway to the north of the proposed development. A 12” water main is under construction in Three Bell Parkway to the West. Water will be looped through the project and connected to these main as needed to serve the site.

Sanitary and water mains would be routed through the proposed project providing service to the proposed lots.

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

Stormwater: Most of the stormwater will be handled within the streets. Curb inlets and storm sewer will be installed to convey storm flows above allowable street capacities. The emergency overflow from a pond north of Summerfield Parkway will be conveyed through the site in open area and/or in the streets while ensuring homes are not inundated in the unlikely case that this is needed.

Parks, open space, and trails are all planned components of the Timnath South development. The residents will utilize the Town’s future community park and recreation and trail facilities.

Due to the increase in residential units, there will be an increase in service calls for both law enforcement and Poudre Fire Authority.

**General Development Information (LUC Section 16.4.5.3.i)**

i. **Design rationale.**

The Sketch Plan for Timnath South is consistent with the Town’s Comprehensive Plan 2013 Land Use Goals and will also meet the Timnath Land use Code R-2, R-3 and R-E Zoning District Density and Dimensional Standards. Overall gross density is anticipated to be 3.47 dwelling units per acre. The product mix of
single family attached patio homes, larger estate lots, single family lots and townhome create a variety of building types and living choices.

ii. Proposed number of residential lots.

There are 336 lots proposed.

iii. General description of plan for drainage and storm water management.

See above.

iv. Water supply information including:

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

v. Statement of commercial mineral deposits.

There are no known commercial mineral deposits.

vi. Description of floodplain hazards.

There are no known floodplains associated with the project.

vii. Compliance with the Town Comprehensive Plan.

See Item (a.) above.
EXECUTIVE SUMMARY: Site plan proposal for a 8,230 square foot combined office (4,115sf) and warehouse (4,115sf) building in the Timnath Ranch 4th Filing. The building will house the offices for Hartford Homes and storage space for model home furnishings. The site does contemplate future building and parking expansions that will require future site planning efforts. The site is zoned I-1 and provides parking for 18 cars and exceeds the minimum requirements. There are two access points from Goodman Street. Density, dimensional, and design standards set forth in the Land Use Code are satisfied by this proposal.

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

KEY POINTS/SUPPORTING INFORMATION:

Owner: Hartford Homes,
Applicant: Hartford Homes, Gary Hoover

Legal Description/address: Lot 2, Block 1 Timnath Ranch 4th Filing

Application Type: Site Plan Case Number: ST-2014-003

Parcel Size (SF/Acres): 64,581 / 1.48 ac Building total (SF): 8,230
Existing Zoning: I-1 – Business/Light Industrial District
Proposed Zoning: Unchanged
Existing Land Use: Vacant
Proposed Land Use: Office/Warehouse

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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Application Description:

**Site Location & Layout:**

The project is proposed on Lot 2, Block 1, Timnath Ranch 4th Filing Subdivision, which is currently zoned I-1, Business/Light Industrial. The site is located between Three Bell Parkway to the west and Goodman Street to the east. Mill Brothers Landscape is located to the north and Risk Removal is located to the south. The 1.48 acre site will contain a 8,230 sq. ft. office and warehouse building.

The building is divided in half with the west portion containing office space and the east half containing the warehouse function for inventory and supply storage.

There will be 10-15 full and/or part time employees. Hartford Homes also employs 10-15 off-site employees.

Hours of operation will be from 8 am to 5 pm.

There will be 18 total parking spaces (1 ADA compliant). The required parking is 16 spaces based on a parking calculation of 1 space per 400 square feet of office and 1 space per 1,000 square feet of warehouse. 1 bicycle space is being provided. There are two separate parking areas associated with the building. Both parking areas are two-way access off of Goodman Street. One is located on the north side of the building and the other to the south. Each of the parking areas will be designated as emergency access easements for emergency responders.

The building setbacks meet or exceed code minimums. The building is setback approximately 84’ from the back of sidewalk on Three Bell Parkway and 103’ from Goodman Street. The building is setback approximately 65’ from Lot 1 to the north and 75’ from Lot 3 to the south.

Pedestrian circulation is provided for via an east-west sidewalk connecting the primary building entry on the south side to the sidewalk located along Goodman Street. There is an outdoor patio located at the north and west corner of the building.
**Proposed Actions:**
The applicant is requesting Site Plan approval for the area indicated by the above legal description for construction of an office/warehouse building within the Timnath Ranch 4th Filing Subdivision.

The applicant has made a second submittal and staff is currently reviewing those documents. The first round of comments are included along with the applicant’s response to those comments. Staff has done a cursory review of the revised submittal documents and there are minor corrections that need to be made. In addition, staff is requesting that the applicant provide color and material samples for review and approval. As part of the approval conditions, staff is requesting that the Planning Commission allow these items to be approved administratively prior to issuance of a building permit.

**Future Approvals/Processes:**
A building permit will be required.

**Site Plan Review Criteria (Land Use Code 16.4.10. B):**
In addition to all requirements of this Code, the site plan must meet the following review criteria:

1. All of the information required on a site plan is shown.  
   *This site plan submittal includes all of the necessary information. Staff is requesting that the Planning Commission allow minor clean-up and non-substantive changes prior to issuance of building permit to be handled administratively.*

2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.  
   *This site plan submittal is consistent with the approved final plat for Timnath Ranch Subdivision 4th Filing.*

3. No buildings or structures infringe on any easements.  
   *The building and trash enclosure do not encroach on any existing easements.*

4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.  
   *This application is consistent with the overall drainage plan for the Timnath Ranch 4th Filing Subdivision. A drainage memo has been prepare to demonstrate conformance. Site grading complies with the overall drainage master plan as well.*

5. The density and dimensions shown conform with the Town Zoning Code Density and Dimensional Standards or the approved PD requirements.  
   *The proposed structure conforms with the Town Zoning Code Density and Dimensional Standards.*

6. The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.  
   *This site plan application meets this requirement.*
REFERRAL COMMENTS:

**Not returned:** AT & T Communications, Poudre River Public Library District, Poudre School District, Qwest Communications, Timnath Finance, Timnath Post Office, Timnath Public Works, Xcel Energy, Timnath Town Attorney, Larimer County Dept. of Natural Resources,

**Returned with no comments:** Cache LaPoudre Management Co., Comcast Cable, Timnath Police Department, Safebuilt

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

RECOMMENDED MOTION: Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.10.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Hartford Homes Site Plan, Lot 2 Block 1 Timnath Ranch 4th Filing Subdivision with the following conditions:

a. Prior to issuance of a building permit, the applicant address any outstanding staff and/or referral agency review comments based on the 2nd Submittal plans and documents included in with the staff report.

b. Prior to issuance of a building permit, the applicant to execute and record a emergency access easements that satisfy the PFA fire lane requirements.

c. Submit building color samples and materials for staff approval prior to issuance of building permit.

ATTACHMENTS:

1. Site Plan Documents – Site Plan, Landscape Plan, Elevations, and Photometric Plan
2. Applicant response letter to 1st Submittal Comments dated December 5th, 2014
MEMORANDUM

TO: Gary Hoover
FROM: Matt Blakely, Town Planner
RE: Hartford Homes Office Site Plan (ST-2014-003)
DATE: December 5, 2014

The following represents the 1st review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

Town Planner, Matt Blakely - (970) 224-3211 x19
Site Plan documents (Site, Landscape, and Architectural Plans):
1. Please see attached redlines and address prior to resubmittal.
   RESPONSE: Redlines addressed
2. Provide required photometric plan per code.
   RESPONSE: Plan will be provided
3. All signage subject to separate sign permit.
   RESPONSE: Note added
4. Comments from PFA (Formal comments from PFA to follow):
   a. EAE (Emergency Access Easement) required in both parking aisles to the end of the drive with signage. Please note that red curb is not required. You may use the Town’s standard Easement Language for the EAE by separate document.
      RESPONSE: EAE has been delineated and noted on plan
   b. A fire wall will be required between the warehouse and office areas if the building is not sprinkled.
      RESPONSE: Acknowledged

Comcast, Dennis Greenwalt – (970) 567-4807; (970) 484-7166
No comments

Engineering, Steve Humann, TST Inc. – (970) 226-0557
Please see attached

Fort Collins Water District /South Fort Collins Sanitation District, Terry Farrill, – (970) 226-3014
The Fort Collins - Loveland Water District and the South Fort Collins Sanitation District have reviewed the above mention project and submit the following comments:

1. The District requires a reduced principle Back-Flow-Prevention-Device on the domestic service and the fire line.
   RESPONSE: This note was added to the utility plan.
2. The applicant will need to complete the District's commercial review packet. The packet can be downloaded from the District's web site, www.FCLWD.com.

RESPONSE:

Poudre Fire Authority, Jim Lynxwiler – (970) 416-2869
These will be forthcoming.

Safebuilt, Russ Weber - (970_686-7511
No Comments.

Timnath Police, Sherry Wagner – (970) 224-3211
No comments

Colorado Geologic Society, Jill Carlson
No comments/See attached

Documents Required for Resubmittal:
- (3) full size Revised Site Plan Documents (Site, Landscape, Architecture, Photometric)
- (3) full size Revised Civil Plan Documents
- (2) 11x17 Revised Site Plan Documents – not required to be to scale
- (2) 11x17 Revised Civil documents – not required to be to scale
- Letter addressing all comments and redlines
- Updated narrative, if needed, based on changes
- Digital copies of all revised files uploaded to the Town Box Site, 2nd Submittal folder

Town of Timnath Engineering Referral Comments
TR 4th, Lot 2, Block 1(Hartford Office) Site Plan- First submittal
11-20-2014

Grading Plan
1. Sheet 3- Grading Plan
   a. Show the high point of the south lot line and verify the lot line drainage slope to the east and west. Show existing spot elevations, flow arrows, and grades along the lot line.
      RESPONSE: Spot elevations were added that match the as-built for Risk Removal. Added flow areas to the drainage plan.
   b. Outfall curb is called out on the plan and shown to be hatched in the Legend however there is not hatching on the plan to depict the limits of the outfall curb
      RESPONSE: Outfall hatch is now on a plottable layer and visible.
   c. The C&G removal for the drive cuts may require asphalt saw cut, removal and replacement depending on the condition of the edge of the asphalt at that time
      RESPONSE: This note was added to the grading plan notes.
   d. The driveway cuts must include the full width of the concrete sidewalk across the driveway. Currently shown as only a pan
RESPONSE: This note was added to each driveway cut.

2. Sheet 4- Drainage Plan
   a. Show flow arrows along the south lot line
   RESPONSE: Drainage arrows were added to the south lot line.

Jim Lynxwiler, Fire Protection Technician, Poudre Fire Authority, 970-416-2869

PROJECT: HARTFORD HOMES OFFICE    Timnath Case Number: ST-2014-003

DESCRIPTION: Site Plan proposal for a 8,210 square foot office and warehouse building on Lot 2 of the Timnath Ranch 4th Filing Subdivision. 4801 Goodman Street.
DATE: December 6, 2014

Poudre Fire Authority will enforce the 2012 International Fire Code and its accompanying local ordinances, as follows:

2012 IFC CODE ADOPTION
The Poudre Fire Authority and Town of Timnath have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.
RESPONSE: Acknowledged

WATER SUPPLY
Fire hydrant requirements have been met at this site with the existing infrastructure already available in the area. No further action is required.
RESPONSE: Acknowledged.

FIRE CONTAINMENT
Commercial buildings exceeding 5000 square feet shall be sprinklered or fire contained. From information obtained on the Site and Utility Plans, it appears the applicant intends to install an automatic fire sprinkler system in the building. The fire sprinkler system is a separate permit through PFA. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.
RESPONSE: Acknowledged

FIRE LANES
Fire access is required to within 150’ of all portions of the building. Information on the Site Plan indicates the applicant is aware an Emergency Access Easement will be required in order to meet minimum access standards. Please contact me if you have questions or would like assistance in determining the layout of the EAE for this property.
RESPONSE: Acknowledged

PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building,
public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01
RESPONSE: Acknowledged

FDC
- IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.
RESPONSE: Acknowledged

KEY BOXES REQUIRED
- IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 7 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure. More details will be provided at time of building permit.
RESPONSE: Acknowledged

PREMISE IDENTIFICATION
- IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property. Address numerals shall be a minimum of 6 inches in height and posted on a contrasting background.
RESPONSE: Acknowledged

HAZARDOUS MATERIALS
Any hazardous materials used or stored in conjunction with the warehouse occupancy will require further evaluation at time of building permit.
RESPONSE: Understood

OTHER COMMENTS
Other fire department comments may also be necessary at time of building permit.
RESPONSE: Understood

Please note: Final Plan requires PFA Fire Marshal signature. Contact Fire Marshal, Bob Poncelow at 970-416-2891 to schedule.
RESPONSE: Added to cover sheet
December 3, 2014

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

Location:
NW¼ Section 1,
T6N, R68W of the 6th P.M.
40.5196, -104.9624

Subject: Hartford Homes Office (Timnath Ranch Filing 4, Lot 2, 4801 Goodman St.)
Case # ST 2014-003; Town of Timnath, Larimer County, CO; CGS Unique No. LM-15-0012

Dear Matt:

Colorado Geological Survey has reviewed the above-referenced site plan referral. I understand the applicant seeks site plan approval for an 8210 sq. ft. office/warehouse building and parking lot(s) on approximately 1.5 acres located at 4801 Goodman St. With this referral, I received a referral notice (November 6, 2014), a “Community Design Principles Description,” a Site Plan and a Landscape Plan (TB Group, November 5, 2014), and a set of six Utility, Grading, Drainage & Erosion Control Plans and Details (North Star Design, Inc., May 5, 2014). CGS reviewed this lot in June 2013, when a 9000 sq. ft. industrial building was planned.

The property does not appear to be exposed to or located within any identified geologic hazard areas. **CGS therefore has no objection to approval of the site plan application as submitted.**

According to available geologic mapping and Larimer County geologic hazard mapping, the site is underlain by Broadway Alluvium, also described as "stable gravel, terrace" or "stream channel or terrace alluvium." Granular soils such as these are typically not problematic from a geotechnical or foundation performance perspective, but a site-specific foundation investigation, including drilling, sampling, lab testing and analysis will be needed, prior to the building permit phase, to determine groundwater levels and to characterize soil and bedrock engineering properties such as density, strength, swell and consolidation potential, and bearing capacity at and below approximate foundation bearing depths. This information is required to develop final design criteria for foundations, floor systems, pavements, and surface and subsurface drainage.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist
PLANNING COMMISSION COMMUNICATION

Meeting Date:
December 16, 2014

Item:
Community Development Report

Presented by:
Matt Blakely

Ordinance □
Resolution □
Discussion □
For Information X

KEY POINTS/SUPPORTING INFORMATION:

1. Issued Building Permits:
   - 2011 Single-Family Residential Total = 132
   - 2012 Single-Family Residential Total = 141
   - 2013 Single-Family Residential Total = 166
   - 2014 Single-Family Residential October = 11
   - 2014 Single-Family Residential November = 12
   - 2014 Single-Family Residential YTD (1/1/14 to 12/1/14) = 160

2. Current Development Actions:
   a. Fisher Annexation and Sketch Plan: This is an annexation application for a 236 acre parcel located west of CR 5 and north of CR 40. This application continues to be on hold pending new property ownership.
   b. Timnath Commercial Center Annexation: This is an annexation application for a 115 acre parcel located north of Kechter Road and east of I-25. Staff is waiting on a resubmittal.
   c. Wildwing Block 13 Sketch Plan/Phase 2 Sketch Plan: This is a Revised Sketch Plan Application that includes the portion of Wildwing Subdivision not included in the First Filing. Block 13 is being considered for the replatting from 10 lots to approximately 24 lots for patio homes. A Planning Commission Public Meeting was held on 08/05/14. An additional Planning Commission Public Meeting was held on 11/18/14. Staff is currently preparing initial comments.
   d. Wildwing PD Overlay: This is a PD Overlay application for a PD Overlay for the entire subdivision excepting the 1st filing lots. Typical R-2 zone requirements apply with the exception of several street standards criteria and density and dimensional standards. Staff has issued initial comments and is currently awaiting a resubmittal.
   e. Serratoga Falls Sketch Plan: This is a Sketch Plan proposal for approximately 500 lots. Lot sizes will range from 6,050 square feet to 15,000 square feet. A Planning Commission Public Meeting was held on 08/05/14. A Planning Commission Public Hearing was held on 10/7/14. The Planning Commission recommended denial. A second Planning Commission Public Hearing was held on 11/14/14 to consider a revised Sketch Plan. The Planning Commission recommended approval to the Town Council. Town Council held a Public Hearing on 11/11/14 and continued the action to a future date. A Town Council Public Hearing is scheduled for 12/9/14 to review a revised Sketch Plan.
   f. Serratoga Falls Preliminary Plat: Staff is currently awaiting a resubmittal pending the Sketch Plan action.
   g. Timnath Landing Sketch Plan: This is a Sketch Plan proposal for approximately 1,200-1,400 housing units as well as commercial space for the property formerly known as Timnath Farms North. The proposal includes a variety of zoning designations, housing types and densities, varied open space, and connections to regional amenities. A Planning Commission Public Meeting was held on 08/05/14. Staff has issued initial comments and is currently
h. **Brunner Farm Administrative Plat:** Administrative Plat proposal for a lot line adjustment for lots 5, 6, 7, and 8 of Block 1 of the Brunner Farm Subdivision. The applicant has resubmitted for Staff and Referral Agency review.

i. **Brunner Farm Block Diversity Plan:** Staff has prepared a Block Diversity Matrix demonstrating residential building model conflicts. The Planning Commission held a meeting to review the Block Diversity Matrix on 11/18/14 and recommended approval to the Town Council with conditions.

j. **Les Schwab Tire Center Site Plan:** Site Plan proposal for a full service tire center located at 4570 Weitzel Street, Lot 8 of the Gateway Timnath Subdivision. Station services include servicing of tires, wheels, brakes, batteries, and alignment. No hazardous fluid services are performed. Staff has issued comments and is awaiting a resubmittal.

k. **Timnath Landing Preliminary Plat:** This is a Preliminary Plat proposal for approximately 607 single family detached lots that range in size from 4,275 square feet to 7,700 square feet on approximately 504 acres. The property has multiple zoning districts and will need to revise the zoning to match the desired lot sizes. Staff is currently reviewing the application.

l. **Hartford Companies Site Plan:** Hartford Companies has submitted a Site Plan application for 4801 Goodman Street. This site will be the future location of Hartford Companies main offices. Staff is currently reviewing the application.

3. **Projects:**
   
a. **Land Use Code Update:** Staff and Orion Planning Group are finalizing the first draft of the Land Use Code. Planning Commission and Town Council Work Sessions will be scheduled in January or February with Public Hearings to follow.

b. **Timnath Community Park:** A Planning Commission Public Hearing was held on 11/4/14 and was recommended for approval to the Town Council with conditions. On 11/11/14 the Town Council held a Public Hearing and continued the item to a future date pending modifications to the plan. Staff is working on revising the plan and will present to Council for adoption at an upcoming meeting.

c. **Wildwing Park:** Plans for landscape improvements are being prepared for spring of 2015 bidding and installation.

d. **Timnath Reservoir:** Staff will be developing plans for additional improvements at the reservoir. A questionnaire is being prepared and will be circulated Town wide soliciting feedback on the first year of boating usage at the reservoir.

e. **Harmony Median Landscape Improvements:** Staff is developing landscape concepts for the Harmony Road Medians.

f. **Gateway Park:** Staff is continuing to work on the design for the Gateway Park located next to Wal-Mart.

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ATTACHMENTS:
  1. Building Department Statistics
MEMORANDUM

TO:        Timnath Planning Commission
FROM:      Matt Blakely, Town Planner
           Joy Liberty, Building Permit Technician
RE:        Timnath Single-Family Building Permits - YTD 12/01/14
DATE:      December 3, 2014

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# Permits Issued in 2011 for Single Family Homes: 132

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# Permits Issued in 2012 for Single Family Homes: 141

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# Permits Issued in 2013 for Single Family Homes: 166

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# Permits Issued in 2014 for Single Family Homes: 160

Foundation Only Permit: 3
Modular Home: 1
Commercial: 2

Total: 68 132 141 166 160 0 $343,450.95

Foundation Only Permit: 1
Modular Home: 1
Commercial: 2

Total: 3 1 1 2 8

Fairview Village 1 1 8 7 3 $231,185.47
Harmony 13 17 13 23 22 $482,040.95
Serratoga Falls 1 2 1 8 4 $395,029.25
Timnath Ranch-1st Filing 0 0 0 3 35 $310,123.20
Timnath Ranch-3rd Filing 25 45 21 5 0 $268,571.58
Timnath South-1st Filing 27 58 83 92 73 $307,768.93
Timnath South-2nd Filing 1 9 7 8 2 $361,453.03
Wild Wing 0 0 8 20 21 $391,435.15

Total 68 132 141 166 160 0 $343,450.95