1. Regular Meeting Call to Order
   a. Roll Call
      Chairperson           Philip Goldstein
      Vice Chairperson      Kristen Seidel
      Commissioner          Donald Risden
      Commissioner          Scott Roys
      Commissioner          Dick Weiderspon
      Alternate             Kristie Raymond
      Alternate             Vacant

2. Amendments to the Agenda

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

4. Public Comments
   a. Public Comment is a time for the Public to address the Planning Commission on
      any item that is not on the agenda as a public hearing.

5. Consent Agenda
   a. Approval of the December 16, 2014 Planning Commission Meeting Minutes
   b. Approval of the March 3, 2015 Planning Commission Meeting Minutes
   c. Approval of the March 17, 2015 Planning Commission Meeting Minutes
   d. Approval of the April 7, 2015 Planning Commission Meeting Minutes
   e. Approval of the April 21, 2015 Planning Commission Meeting Minutes
   f. Approval of the May 5, 2015 Planning Commission Meeting Minutes
   g. Approval of the June 2, 2015 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Public Hearing - 4025 Kern St Amendment to the Official Rezoning Map
   b. Public Hearing - Timnath Landing Sketch Planned Development Overlay

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

8. Adjournment
1. **REGULAR MEETING Call to Order**
   Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, December 16, 2014 at 6:02 p.m.

   **Present:**
   - Chairperson Philip Goldstein
   - Vice Chairperson Scott Taylor
   - Commissioner Kristen Seidel
   - Commissioner Scott Roys

   **Absent:**
   - Alternate Donald Risden
   - Commissioner Dick Weiderspon
   - Alternate Kristie Raymond

   **Others in Attendance**
   - Matt Blakely, Town Planner
   - Brian Williamson, Town Planner
   - Don Taranto, Town Engineer
   - April Getchius, Town Manager
   - Jim Birdsall, TB Group
   - Dino DiTullio, Westward Development
   - Mike DiTulio, Westward Development
   - Landon Hoover, Hartford Homes
   - Brenda Graves, 6324 S CR-3
   - Pam Sartori, Gold Dust Rd
   - Tony Sparks, 5991 Banner St
   - Sandy Helzer, 6301 S CR-1

2. **Amendments to the Agenda**
   a. Move item 6B to 6A and 6A to 6B

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
      i. Commissioner Taylor motions to approve the November 18, 2014 Planning
         Commission Meeting Minutes
      ii. Commissioner Roys seconds the motion
      iii. Motion passes unanimously by voice vote

6. Business and Discussion Items
   a. Hartford Homes Site Plan – ST-2014-003
      i. Mr. Blakely introduces the project as an office/warehouse building for Hartford
         Homes. The warehouse part of it will be for furniture storage to be used for
         staging of the homes. The Town is still waiting on building materials so that they
         can be checked for consistency with the remaining buildings along the street.
         There are 18 parking spaces that meet the minimum required amount of parking
         needed for the structure. He mentions that the architectural elevations are similar
         to the Town Admin Building with the shallow roof and metal panels, but it has a
         different look that will still be compatible with the surrounding buildings.
      ii. Chairperson Goldstein is curious if the warehouse will be fenced in
      iii. Landon Hoover mentions that there will be no outside storage
      iv. Mr. Blakely mentions that the plan calls for a fence to be put in at a later date, but
         doesn’t know if that will occur or not
      v. Chairperson Goldstein asks about the timeline for construction of the project
      vi. Landon Hoover mentions that they hope to be starting construction in January
         with a completion date in June
      vii. Chairperson Goldstein seeks a motion for approval or denial of the Site Plan
      viii. Commissioner Seidel motions to approve
       ix. Commissioner Scott Taylor seconds the motion
       x. Motion passes unanimously by voice vote
   b. Timnath South Sketch Plan Public Meeting – SP-2014-005
      i. Mr. Blakely introduces the public meeting as the first step in the Sketch Plan
         process and it is just an opportunity for the public to hear what the applicant is
         proposing. The specific area of the proposal is in Timnath South, but south of
         Folsom Parkway and Summerfield Parkway and to the east of Three Bell
         Parkway. The Sketch Plan proposal is for roughly 96 acres and 336 dwelling
         units. There is an R-3 and R-2 zoning on the property and this proposal meets
         both of those rezoning requirements.
      ii. Dino DiTullio mentions that this is a project that has been in the works since
         2008 and will bring a diverse type of housing product to Timnath. The road
         system in place was put in with this vision in mind so is able to handle this type
         of development.
      iii. Jim Birdsall mentions the history of the project of it being platted as all single
         family, but soon after it was realized that a diversity of product would actually be
         a better idea, so they then rezoned part of the property to R-3 so it would be able
         to have Multi-Family or Town Homes or Patio Homes to create some diversity
         within the project and Town.
      iv. Pam Sartori, Gold Dust Rd, is concerned about the switching from estate homes
         to town homes and the need for that. People in Timnath and Timnath Ranch were
         told that they would be 17 estate lots.
v. Brenda Graves, 6324 S CR-3, is more concerned with when the development will actually occur and with the additional amount of people that there wont be trespassing onto their property since they border this development. She also wants to know what will happen with the trash that will be generated with construction because they have had issues with previous development trash ending up on their property. There is also a concern about Riverpass Rd for the future since it is currently a dirt road.

vi. Tony Sparks, 5991 Banner St, is concerned about the change from 17 estate lots to roughly 336 and the increased usage at the pool and recreation center that is already crowded as is. There is also a concern about when Riverpass road will be completed since it doesn’t seem like in the condition that is in now wouldn’t be able to handle this large increase in families. He also feels that as being a 911 dispatcher he always gets some type of crime call to a town home or multi-family location and feels that this proposal could bring crime.

vii. Sandy Helzer, 6301 S CR-1, is concerned about the construction debris and trash that will be generated with this construction and wants that to be mitigated when this development happens. She is also curious about the kind of landscape buffer that will be between their property and the proposed development.

viii. Mike DiTulio mentions that they will try their best to mitigate trash that will occur with clean up crews. With regards to the estate lots they were platted back in 2006 when they were conforming to the zoning at the time until the rezoning occurred in 2008. The zoning change turned it into R-3 which allows for the town home or patio home which is something that they feel will be a good diversity for the multi generational type of neighborhood and Town. The patio or town home will be more for the people that can’t afford a half million-dollar starter home. As for the pool, it is a community pool for the residents and the type of product being proposed doesn’t have 3 or 4 kids living in it, it’s a patio home which typically doesn’t carry that many kids like single-family residential typically does, so it shouldn’t make for a more crowded pool area. He mentions that there is no fencing plan, but there is a trail and landscaping that will be buffering the Helzer property along with the setbacks for their development will help with that.

ix. Commissioner Seidel asks about the trails that will be put into the development since she doesn’t see any on the plan

x. Mike DiTulio mentions that this is a rough sketch so those exact trails haven’t been identified yet

xi. Commissioner Roys sees that there is a need for more of the medium density since there is a surplus of single-family residential and is glad to see that there is this diversity of product.

xii. Chairperson Goldstein is curious about the Town’s future need for public safety since a point was brought up about an increase in crime

xiii. Manager Getchius mentions that in the 2015 budget year the Town will be increasing the amount of police officers and will be a gradual increase years after that.

7. Reports (if available)
   a. Commissioner Reports
   b. Town Manager
      i. On January 8 there will be a forum about Oil and Gas issues and the proposed wells just outside the Town Limits at Bethke Elementary
   c. Town Planner
8. **Adjournment**
Commissioner Seidel moved to adjourn the meeting. Commissioner Roys seconded the motion. Motion passed unanimously by voice vote.

Chairperson Goldstein adjourned the December 16, 2014, Planning Commission meeting at 6:58 p.m.

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

Philip Goldstein, Chair

**ATTEST:**

Brian Williamson
1. **Regular Meeting Call to Order**  
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, March 3, 2015 at 6:03 p.m.

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

**Others in Attendance**  
Matt Blakely, Town Planner  
Brian Williamson, Town Planner  
Kevin Koelbel, Town Planner  
Don Taranto, Town Engineer  
April Getchius, Town Manager  
Ron Pleiman, 6899 Winter Peak Ct  
Elizabeth Bushatlon, 5954 Graphite St  
Jim & Sandy Helzer, 6301 LCR-1  
William Smith, 38220 WCR13  
Darrel Hoyer, 880 Skipping Stone Ct

2. **Amendments to the Agenda**  
a. None

3. **Administrative**  
a. Determination of Alternate Voting (if necessary)  
   i. Not Required

4. **Public Comments**  
a. None

5. **Consent Agenda**  
None

6. **Business and Discussion Items**  
a. **West Village Pool Site Plan**  
   i. Matt Blakely introduced the project as being a pool facility located in the Timnath Ranch Subdivision. Mr. Blakely gave an overview of the lot size, vehicle and bike parking, and that there is a reduction on the overall...
required parking due to the neighborhood nature of the project. All other
criteria have been met and there are no outstanding comments.

ii. Rob Johnson from Village Homes gave an overview of the West Village
Development and the need for this type of amenity. This could in the
future join the Timnath Ranch Metro District. The structure and pool
area will contain a community room, restrooms, and outdoor fire pit,
patio seating, a covered pavilion in the middle of the building, and
seasonal restrooms to serve the pool and a pump house. The pool is
75’x35’ and additionally there is a toddler pool. There will also be 8 bike
racks along the front of the building. He discussed the architectural
elevations of the structure, which will be designed after a train depot
concept. The hopes would be to start construction this year allowing for a
following summer opening.

iii. Commissioner Risden asks about the parking, if this is available to the
Metro District and would there be enough parking.

iv. Mr. Blakely responded that there was on street parking on the local
streets, but not on Saddlehorn, which is a minor collector and wont allow
for on street parking.

v. Tom Koff, from DTJ, explained their parking calculations and theory
behind the parking lot size, since it will be a neighborhood pool and not a
commercial pool and the idea is to promote walking or biking to the pool
there wasn’t the need for as much parking that there could be.

vi. Mr. Blakely mentioned the timing of the pool construction would line up
with the construction of Summerfields Parkway, which would allow
better access from the rest of the Metro District.

vii. Commissioner Taylor asked about the hours of operation and lighting.

viii. Mr. Johnson mentioned the hours hadn’t been determined yet, but would
most likely figure they would be normal as a sun up to sun down. He also
mentions that the lighting for the structure and parking lot be controlled
by a timer.

ix. Commissioner Seidel asked about the operation of the fire pit.

x. Mr. Johnson responded that the facility would have to be open during its
normal hours to be able to use the fire pit and would have a timer for
automatic shutoff.

xi. Chairperson Goldstein seeks a motion for approve or deny the site plan

xii. Commissioner Seidel motions for approval

xiii. Commissioner Weiderspon seconds the appvoal

xiv. Motion Passes Unanimously by voice vote

b. Comprehensive Plan Amendment to make modifications to the Future Land Use
Map

i. Mr. Blakely gave an overview of the project and that it is a Town
initiated Comprehensive Plan Map Update. There are three areas to be
changed which are at the northwest corner of CR 5 and Prospect Road
known as Serratoga Falls, west of CR 1 known as Wildwing, and south
of Summerfield parkway known as Timnath South. The changes are
from Very Low Density Residential to Low Density Residential. He
mentions that Very Low Density Residential is the lowest density that
occurs in the Town intended for estate lots. Low Density Residential
allows for 1-3 dwelling units per acre. There are goals and objectives
relative to the Comp Plan with respect to the Land Uses outlined. The
objective is that zoning changes conform to the Comprehensive Plan.
There are areas that are inconsistent between the current zoning and the
Comprehensive Plan. The Land Use Code speaks to the updates to the
Comp Plan to addresses the inconsistencies. This change will not affect
any approved sketch plans. He presented the exhibit for Serratoga area,
Wild Wing area and Timnath South and explained the nuances of each situation. What this proposal is meant to do is to bring the Comprehensive Plan into alignment with the current Zoning.

ii. Chairperson Goldstein asks if there to be no changes to plans that were already approved in these areas, more specifically the Serratoga Falls area.

iii. Mr. Blakely responds that the approved sketch plan for Serratoga is not to be changed and is still active.

iv. Scott Baggett, 972 Hawkstead, asks what is to prevent this from happening again by changing areas to a higher density and what does the Comprehensive Plan mean?

v. Mr. Blakely mentions there is always an opportunity to change the land plan, but will require new approvals. The Comprehensive Plan is a policy document, but the zoning is the guiding policy for development and the Town cannot zone a specific property without the property owner allowing it, or having the property owner present a rezoning plan. The Town can initiate a rezoning Town wide that will allow the Comprehensive Plan and Zoning to align with each other.

vi. Tamie Baggett is nervous due to history of redevelopment and protection against over aggressive development.

vii. Eric Rasmuten, 6003 Banner St, is in favor for adjustment to the Comprehensive Plan, and feels it will help the future development for the Town.

viii. Jesslyn Dennis, 884 Signal Court, understands importance of the alignment of the Rezoning and the Comprehensive Plan. Is afraid that this will allow future developers to redevelop at a higher density. Wonders if there needs to be an intermediary zoning between RE and R2.

ix. Ron Pleiman, 6899 Winter Peak Court, received memo in the mail, concerned about the ponds, wants to be assured that the ponds will remain.

x. Mr. Koelbel explained there was a GIS layering problem and that the ponds will remain.

xi. Jim and Sandy Helzer, 6301 CR-1, are in favor for the Comprehensive Plan and Zoning to come in alignment with each other. Property aligns the development (Timnath South) is concerned about more density and pets off leash. Concerned about child and pet trespassing. Would like fencing and screening on the property. He wants to confirm that their property designation of VLR translated to RE.

xii. William Smith, 38220 WCR 13, is concerned about the additional density and would live in Fort Collins if he wanted to live around 4 units per the acre. Increase of housing brings more trash, dogs off leashes, and that it’s a general degradation of the lifestyle in the area compared to the 1st proposal 15 years ago.

xiii. Darrel Hoyer, 880 Skipping Stone Ct, seems to think that if there was a sentence added in the letter to the effect that the change will have no effect to the approved sketch plan in the notice letter.

xiv. Commissioner Seidel curious about the Wildwing change when it comes to changing the open space areas within the subdivision.

xv. Commissioner Roys is curious about the R2 zoning and if 4 dwelling units per acre is a maximum and not a minimum.

xvi. Mr. Blakely mentions that the Land Use Code doesn’t mention specific density but the lot size is the driving factor of 6,000 square foot lot as the minimum size and when you factor in open space and right of way then it equates to roughly 4 units per acre.
xvii. Commissioner Roys is still curious that a developer could provide a lower density if they desired to do so and would still be acceptable in the R-2 zoning.

xviii. Mr. Blakely responds that yes they are allowed to do lower density if they so choose.

xix. Commissioner Roys clarified that the zoning pre-existed the Comprehensive Plan adoption.

xx. Mr. Blakely said that these changes should have been caught at the adoption of the Comprehensive Plan in 2013.

xxi. Commissioner Taylor wants to make it clear these changes to the Comprehensive Plan do not make any future changes to the Zoning by itself, and that the future development of Serratoga are protected by the Sketch Plan in place.

xxii. Commissioner Seidel asked about how we get the 4 units per acre in the Zoning Code.

xxiii. Mr. Blakely explained that there is no language that dictates a maximum density but when you factor in the minimum lot size, right of way, and open space and parks then you can calculate a rough maximum density.

xxiv. Mr. Taranto mentions that when in the case of Serratoga when they start to develop and put in the infrastructure needed for their current development, then it would be hard to increase the density. Once one piece starts to develop at a certain density then it essentially solidifies the future developments to be very similar.

xxv. Commissioner Taylor mentions that the conflicts between rural and development can be mitigated by fences etc. He is also curious about other areas that need to be corrected on the Comprehensive Plan Map related to Old Town and other areas around Town.

xxvi. Mr. Blakely mentions there are some future areas that will have developer lead Comprehensive Plan changes, and that there are some differences between Zoning and Comprehensive Plan in Old Town, but on those areas if the owner of the property was to develop anything they would need to request the Zoning to align with the Comprehensive Plan.

xxvii. Mrs. Getchius explained the difference between the Rezoning and the Comprehensive Plan, and that the Comprehensive Plan is that future guiding document for future development to help guide what the Zoning would be.

xxviii. Commissioner Seidel mentions the Timnath South Map zoning doesn’t match up with the Comprehensive Plan.

xxix. Mr. Blakely mentions that there will be final updates to the designation lines.

xxx. Chairperson Goldstein seeks a motion to approve or deny the Comprehensive Plan Amendment.

xxxi. Commissioner Seidel motions for approval with Map adjustments.

xxxii. Commissioner Taylor seconds the motion.

xxxiii. Motion passes unanimously by voice vote.

7. Reports (if available)
   a. Commissioner Reports
   b. Town Manager
      i. Town website is evolving to include surveys for the use of the Reservoir, and the Transportation Planning
      ii. Continue to improve for new actions and public works.
   c. Town Planner
      i. There will be a Work Session for the Land Use Code for March 17th and then a regular meeting with action items.
ii. There will be a public open house on the 26th of March for the Transportation Master Plan update

iii. There will be a joint Work Session for the Transportation Master Plan with Town Council and Planning Commission on the 31st of March

d. Town Engineer

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

Chairperson Goldstein adjourned the March 3, 2015, Planning Commission meeting at 7:24 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

Philip Goldstein, Chair

ATTEST:

Brian Williamson
Town of Timnath Planning Commission  
Regular Meeting  
Tuesday, March 17th, 2015 at 6:00 p.m.  
Regular Meeting will be held at the Timnath Administration Building,  
4800 Goodman Street, Timnath, Colorado

1. Regular Meeting Call to Order  
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, March 17, 2015 at 6:03 p.m.

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

Absent  
Alternate Kristie Raymond  
Alternate Donald Risden

Others in attendance  
Matt Blakely, Town Planner  
Brian Williamson, Town Planner  
Kevin Koelbel, Town Planner  
Don Taranto, Town Engineer  
April Getchius, Town Manager  
Raymond Wright, 5250 4th Ave  
Beth Butcher, P.O. Box 213  
Rob Martin, 5300 4th Ave  
Grant Gifford, 4409 Main St  
Rich Roberts, no address given  
Del Miller, 4000 Kern St  
Edward Settle, 5320 S CR-3F  
Will Welch, 1224 Twin Oak Ct  
Sandy Alberico, 4014 Kern St  
Mike McBride, 4774 S CR-3F  
Andy Herasimtschuk, 5112 S CR-3F

2. Amendments to the Agenda  
   a. None

3. Administrative  
   a. Determination of Alternate Voting (if necessary)  
   b. Not Required

4. Public Comments  
   a. None
5. Consent Agenda
   None

6. Business and Discussion Items
   a. Timnath Landings Sketch Plan
      i. Presentation by Mr. Blakely as an action Item for a proposed Sketch
         Plan, the applicant and owner have gone through the review process and
         worked with staff to resolve all comments by staff and referral agencies.
         The project is proposing roughly 1200 units and is located north of
         Harmony Rd, east of Main St, and south of CR 40, and is roughly 490
         acres. They are proposing a variety of dwelling units and sizes and
         densities throughout the entire property. A comprehensive plan
         amendment, and rezoning will be required. The applicant is submitting a
         PD Overlay to adjust some of the Land Use Code items to best fit their
         product type.
      ii. Tom Brinkman starts with a project overview and history. The property
          was annexed in 2004. The original process went all the way through
          process except final recording prior to downturn of the economy. The
          property has the Omni Trax railroad that runs through the property along
          with Greeley water and multiple canals, laterals, and outlets for water to
          pass through the property. The original plan noted that there was a lot of
          water from Boxelder that was to pass through the property and that was
          to be channeled through the property to a smaller lake at the southeast
          portion of the property. The layout of the original plan was more linear
          and less organic. The new plan brought in the idea of a more organic feel
          and layout along with the 3 lakes instead of a canal to funnel the water
          through the property. There is roughly 145 acres of lakes, parks, and
          open space on the southern portion of the property. The southern portion
          is only designed for now since it will be roughly 600 homes and will take
          multiple years to complete and by that time the product demand could
          change over that time and it would be nice to have the opportunity to
          change the product type if that does occur. The ideal opening product
          line would be 5 different type of looks by either one or two national
          builders. He mentions the zoning change specifically the frontage along
          Harmony Road and that it made more sense to have the commercial front
          Harmony and put mixed-use behind it for more flexibility
      iii. John Prestwich mentions that the lake will be the focus of the
           community. There will be a large community park at the entry from
           Harmony Road. All of the detailed effort on the south side of the
           property providing a variety of lot sized and land uses. The proposal is
           compliant with the prost plan through roughly 145 acres of park, open
           space, and trails. There are plans for a 2 acre civic park area along 4th
           Street. There are 2 neighborhood parks on south side of property along
           with multiple pocket parks on north and south side of the property. Trail
           corridor connections to Harmony, Old Town, and through the site. The
           proposed plan also helps out with the overall transportation of Old Town
           since there is a proposed Parkway that will bypass Old Town to the east
           and divert traffic and trucks off of Main St and onto the Parkway for a
           better traffic flow.
      iv. Ray Wright, 52540 4th Ave, is concerned about flood drainage due to
          Akin Ditch Diversion. It would be nice to have a paved street. Likes the
          new plan with lakes since it will give more recreation opportunities.
      v. Beth Butcher, 4324 Dixon St, question about traffic flow at initial
         entrance to Old Town and also concerned about access to Old Town –
timing of improvements and closing of Main Street. Will there still be at least some kind of access at Main Street railroad crossing.

vi. Grant Gifford, 4409 Main St, would like to maintain access to his house, also curious if there will be a walking path from Main Street to Harmony with the closing of Main Street.

vii. Rich Robert, 3756 Valley Crest Dr., question about traffic flow, have studies been done regarding the additional traffic within the development and at surrounding intersections.

viii. Tom Brinkman mentions the flood drainage and that part of the problem is that the Clark and Akin will be running at the same time, and curb and gutter will help control the flooding and other improvements along with the lakes that will help take some of that overflow. Paved Streets will also help with access and dust control. As for the Downtown Core there will be a dedication of 5+ acres to the Town along 4th to help with the extension of the downtown area. As for the school access it would be better access to the School since there will be multiple routes to get there, and have been in coordination with Poudre School District about the best needs for them and the development. As for sidewalks and walkability access there will be a detached sidewalk all along the parkway.

ix. Mr. Taranto mentions that there will be access no matter what even though there will be some inconveniences, but there will attempts to help mitigate those inconveniences.

x. Mr. Blakely mentions that in discussions with Omni Trax that the Main Street crossing for the railroad will become an emergency and pedestrian crossing while the crossing on the Parkway will become the new automotive crossing.

xi. Commissioner Taylor has a question about the sequence for 4th street and access to development.

xii. Mr. Taranto mentions that the phasing has already been determined with access points off Harmony Road with connections to 4th Street.

xiii. Tom Brinkman outlines the main access points will be off of 4th Street and Harmony and will be an access from Harmony that will be a temporary access. The reason for it being a temporary access is because their main access from Harmony is within a floodplain and can’t be constructed until that floodplain goes away.

xiv. Commissioner Taylor has a question about the pedestrian access along Main Street south of the railroad tracks, and if the walkways will be on one side or the other of the street.

xv. Mr. Blakely mentions that the town is working on cross sections currently to figure out the street layout.

xvi. Mr. Taranto mentions that Main Street will be a cul-de-sac and the street will be designed with that in mind.

xvii. Mr. Blakely mentions that the goal to have sidewalk on both sides of the streets.

xviii. Commissioner Taylor is curious about the sequence of the submittals and what will be coming next assuming approval tonight.

xix. Mr. Blakely mentions that the Comprehensive Plan Amendment would be the next step. Then the Rezoning and PD Overlay would follow the Comprehensive Plan. One the Zoning is changed and the Comprehensive Plan is updated then the platting process can begin.

xx. Commissioner Taylor had an observation as Old Town resident regarding one of the areas that fronts to Old Town and Main Street houses face Main Street, but new development is not Main Street facing, but recognizes that new traffic will access via 2nd street.

xxi. Commissioner Seidel is seeking more detail about the Comprehensive Plan, Zoning, and PD Overlay.
xxii. Mr. Blakely mentions that there us a need to align zoning with the proposed sketch plan. The need for a PD Overlay is because they are proposing smaller sized lots and smaller lot widths and setbacks and that the exact details may require some fine tuning.

xxiii. Commissioner Seidel is also curious about the diversity of the plan and the lots that back to open space that is not represented in this plan and not really promoting small town rural feel. Maybe closer to downtown this is appropriate.

xxiv. Mr. Blakely mentions that it is not a code requirement that lots back to open space and since there is the proximity to Old Town, and that there is lots of adjacent open space and parks and recreation that it was a fair compromise to not having lots backing to open space.

xxv. Manager Getchius mentions that with the 30% of the property is open space when the requirement is only 20% it is providing a different kind of opportunity.

xxvi. John Prestwich mentions that you can get the 20% open space by putting open areas behind the houses, but they felt if they could consolidate open space into larger areas it would be more of an amenity for everyone in the neighborhood.

xxvii. Commissioner Seidel mentions that some areas that do back to open space are more visually appealing and that the open space is more of a safety feature for kids not having to play in the street. Would there be a problem with the lots that back to the railroad.

xxviii. Tom Brinkman mentions that he hasn’t seen many issues with selling lots that back to railroad or power lines with other developments that they have done recently in the Denver area.

xxix. Dick weiderspon is curious about the 5th street railroad crossing

xxx. Mr. Blakely mentions that the town is pushing for both access points to be maintained at the railroad instead of just one.

xxxi. Commissioner Roys is curious about the connection from the subdivision to Harmony at Walker Manufacturing and if there would be an alignment for a future light.

xxxii. Mr. Taranto mentions that it will not line up with existing Walker Access point because of the spacing from CR-3, the railroad crossing and CR-5.

xxxiii. Phillip Goldstein has questions about construction and will all the roads to be complete before building lots.

xxxiv. Tom Brinkman mentions that infrastructure will be build concurrently with the phase it is intended for with the exception with the requirements by Poudre Fire for safety reasons.

xxxv. Chairperson Goldstein is curious about the timing of the Parkway being constructed.

xxxvi. Mr. Taranto mentions that the Parkway will be constructed in Phase 3, but the Town would like to see it sooner rather than later

xxxvii. Commissioner Taylor needs clarification about street lighting for Harmony access during the temporary conditions.

xxxviii. Mr. Taranto mentions that there would be no light since there would not be enough homes and activity that would warrant the light the 1st phase.

xxxix. Commission Seidel needs clarification on where the 5 acres dedicated to Town will be

xl. Tom Brinkman mentions it is the 5 acres just to the south of 4th Street.

xli. Chairperson Goldstein seeks a motion to approve as proposed with conditions listed in staff report

xlii. Commissioner Taylor motions for approval

xliii. Commissioner Weiderspon seconds the motion

xiv. Commissioner Seidel is opposed

xlv. Motion passes 4-1 by voice vote to recommended approval
b. Riverbend Preliminary Plat
   i. Mr. Blakely introduces the item as a Public Hearing for Riverbend Preliminary Plat. He will be combining the discussion of the Preliminary and Final Plat at the same time then have two action items, one for the Preliminary Plat and one for the Final Plat. He gives an overview of the project, which is roughly 66 acres and 9 lots along with 3 future development tracts. The Zoning is C-2 along with MU. The Sketch Plan requirement was waived due to the municipal nature of the agreements on this project. This plat will clean up the meets and bounds descriptions from the transfer of property. CR3F will be vacated after the construction of Signal Tree Dr. within the property and future traffic will be rerouted to Signal Tree then down to Stonefly then back over the 3F.
   ii. Mike McBride, 4774 S CR-3F, mentions that the original Plat had right in right out access at 3F. Will there be a traffic signal at Signal Tree and Harmony and what is the timing on that light, as it is a hazard to turn left current
   iii. Andy Herasimtschuk, 5112 S CR-3F, is curious about the rumor of 500 apartments on their property line, and would that be the vision of Timnath?
   iv. Edward Settle, 5320 S CR-3F is grateful that CR-3f will be cut off because the traffic is 60+ MPH at times on that street. Roundabouts at intersections. Feels that once development starts along 3F that it is consistent with existing development
   v. Mr. Taranto mentions that the right in right out exists today and will remain, as a fixed right in right out. Future development will show that access. The signal at Harmony and Signal Tree will be emergency access only until traffic warrants it, the Town will put the light in as soon as warrants are met. As for the apartments, the zoning on that section of the property is MU and would allow for more density, but the Town has no current applications for the property. Once this Plat becomes final it will make 3F from Harmony to Stone Fly in the Town, but anything south of that will continue to be in the county and the Town will have no jurisdiction over that.
   vi. Commissioner Taylor is curious about the areas to be vacated and how the easement would work?
   vii. Will Welch outlined how the access will work by exhibit
   viii. Commissioner Seidel has a question about future tracts and outlots and if they are getting approved at this time.
   ix. Mr. Blakely mentions that if any development came to those lots then they will have to come back for approval by site plan or platting.
   x. Commissioner Taylor is curious about what were the outstanding referral comments were
   xi. Mr. Blakely mentions that the comments were mostly administrative and none are substantial and just need to be cleaned up.
   xii. Chairperson Goldstein seeks a motion for approval or denial of the Preliminary Plat
   xiii. Commissioner Seidel motions for approval
   xiv. Commissioner Taylor seconds the motion
   xv. Motion passes unanimously by 5-0 voice vote

c. Riverbend Final Plat
   i. Same presentation as the Preliminary Plat
   ii. Chairperson Goldstein seeks a motion for approval or denial of the Final Plat
   iii. Commissioner Seidel motions for approval
   iv. Commissioner Weiderspon seconds the motion
v. Motion passed unanimously by 5-0 voice vote

7. Reports (if available)
   a. Commissioner Reports
   b. Town Manager
   c. Town Planner
      i. Public Open House on the 26th for Transportation Master Plan
      ii. Joint Planning Commission and Town Council Master plan update on March 31st and design guidelines and Visioning Update
      iii. April 7th LUC work Session
   d. Town Engineer

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

Chairperson Goldstein adjourned the March 17, 2015, Planning Commission meeting at 8:12 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

__________________________________________________________________________
Philip Goldstein, Chair

ATTEST:

__________________________________________________________________________
Brian Williamson
1. Regular Meeting Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, April 21, 2015 at 6:01 p.m.

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

Others in attendance
Matt Blakely, Town Planner
Brian Williamson, Town Planner
Kevin Koelbel, Town Planner
Don Taranto, Town Engineer
Landon Hoover, WW Development, LLC
Gary Hoover, WW Development, LLC
Virginia & George Ziegcr, 6916 White Snow Ct. Timnath
John & Shannon Truka, 2890 Majestic View Dr. Timnath
Clarence Sitzman, 401 Camino Rd. Fort Collins
Rich Roberts, No address given
Sally Bashford, 3045 Majestic View Dr. Timnath
Paul & Amanda Harding, No address given
Stewart Fischer, 6935 Winter Peak Ct. Timnath
Dan & Kim Columbus, 5724 Pineview Ct. Windsor
Todd Kettlecamp, 6802 Wildshore Dr. Timnath
Kevin Kohlberg, 6781 Wildshore Dt. Timnath

2. Amendments to the Agenda: NONE

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. Chairperson Goldstein calls that Alternate Don Risden will vote in his place if he has to leave before the conclusion of the meeting.
   b. Chairperson and Vice Chairperson Elections
i. Chairperson Goldstein turns over the opening of elections to Vice Chair Taylor and mentions that Kristie Raymond, Dick Widerspoon, and Phil Goldstein were re-elected to another term by the Town Council at their previous meeting. Vice Chair Taylor looks for nominations for Chairperson and then nominates Phil Goldstein to that position, Commissioner Widerspoon seconds that nomination. No other nominations for Chairperson and the motion goes to vote and passes unanimously by voice vote to elect Phil Goldstein to Chairperson for the next year. Vice Chair Taylor opens nominations for the Vice Chair position and removes himself from considerations and will step down from the role. Phil Goldstein nominates Kristen Sidel and Vice Chair Taylor seconds the motion, there are no other nominations and the motions goes to vote and passes unanimously by voice vote to elect Kristen Sidel to Vice Chairperson for the next year.

4. Public Comments
   None

5. Consent Agenda
   None

6. Business and Discussion Items
   a. Wildwing Sketch Plan
      i. Vice Chair Taylor requests that Town Planner Matt Blakely open the Wildwing Sketch Plan. Mr. Blakely introduces owner/applicant Landon and Gary Hoover with WW Development LLC. He mentions the application is a Sketch Plan proposal and mentions the range in density, which is 1 to 3.6 and overall density of the project is 1.3-1.46, the proposed lot sizes range from 8,400-16,000 square feet, the need for a PD overlay in Phase 3 for the smaller lots that don’t meet the R-2 standards. Mr. Blakely also talks about the potential pool/bathhouse. Project will have approximately 29% open space, which exceeds the 20% town requirement. Town has received 4 neighbor comments about the project that have been presented to the Commissioners. Staff is recommending approval of the proposal based on that it meets the review criteria for Sketch Plan.
      ii. Landon Hoover introduces himself with WW Development and Hartford Homes. Mr. Hoover mentions two reasons for the new type of design in the development:
          1. The new plan needs to meet the economic times of today and how it is different from the mid 2000’s when the original sketch plan was introduced.
          2. To bring the project in line with town standards and with current and more diversity of product, and maintain the rural character. Mr. Hoover begins with talking about Phase 2. He mentions the rough lot sizes of 8,400-16,000 square feet, it will have detached sidewalks, street trees when the previous plan did not offer that, and the character would be similar to the Preserve at Timnath Ranch. The product in Phase 2 would be a new product type and be similar to the interior lots of Phase 1. The next phase is Block 13 where he describes that it was 13 lots and want to convert it into 28 patio homes to match those currently in phase 1 and lot size will still be larger lots. Phase 3 will continue to use the product type of lake front around the lake, will introduce a larger patio home lots along with the typical patio home lots on the interior part of the property. The current plan is in compliance with the R-2 zoning unlike the previous plan did not conform with the zoning since there
were no sidewalks or street trees or street widths. The project will be adding 5 more product types to the original 3 from phase 1. The project would have the largest average lot size in Timnath and the 2nd lowest density in all of Timnath behind Harmony Club. The project will also include a proposed pool site, which will be next to the existing playground to be a central gathering place.

iii. John Trokum, 2890 Majestic View Dr., is in opposition to the revised sketch plan based solely on the increased the density. He likes the values and the idea to try and keep the original plan the same. A lot of the people bought a product in Wildwing with the idea that the product would stay the same. The comp plan is supposed to reflect what the citizens want but the product doesn’t match that.

iv. Todd Kettlecamp, 6802 Wildshore Dr., mentions that Timnath Ranch and the Preserve as a place he wanted to live but didn’t because there was no open space, but Wildwing was that neighborhood with open views and open space. The original pool and open space was taken out for more houses and more density, which is not warranted. It is very financially driven by out of state investors and there is no resident representation on board

v. Kevin Kohlberg 6781 Wildshore Dr., Wildwing is a place to love and see. Phase 2 is too dense along CR-1 for people driving by to see into the beautiful neighborhood and that the new location of the pool would not be the best location. Some change is needed, but the change needs to get thought out properly.

vi. Commissioner Seidel had a question about the PD Overlay and its need

vii. Mr. Blakely discusses why there is a need for a PD Overlay. It is specific to Phase 3 and lot sizes and side yard setbacks being changes to fit their product type.

viii. Landon Hoover explains why the PD Overlay is needed because it will need to meet the Poudre Fire Authority regulations for 5’ side setbacks in Phase 3 patio homes when it deals with fire access and turn around areas

ix. Commissioner Seidel asks if there is a way to keep the open space and not need for the PD Overlay.

x. Landon Hoover explains that the patio home area will have terraced views to keep the current views and open space

xi. Gary Hoover mentions that there are two parks within Phase 3 in the patio home area, which will be a usable open space.

xii. Landon Hoover mentions the patio home area is a cluster of density instead of being spread out so it allows for larger open space area behind lots.

xiii. Mr. Blakely comments on public letters that had been received and is on record about the opposition because of density and the changing of the original plan.

xiv. Vice Chair Taylor asks if the original plans had made it past the Sketch Plan approval

xv. Mr. Blakely explains that the previous plan only made it to Sketch Plan. There is a final plat with the first phasing of already platted lots that calls for a future development. The previous sketch plan has expired and the new proposal is not changing an old plan but is a new submittal thus needing the new Sketch Plan proposal

xvi. Chairperson Goldstein asks about the original plan of 2 pools and the opposition to the new pool idea and the distance from the pool to current homes

xvii. Landon Hoover talks about the decision on the location based on the use of trails and the playground and there is a connection with current amenities and is more of a central location. The pool site is just under
300 ft. from the back of current residences. The proposed site is essentially taking the place of 1 or 2 lots and would be adding more open space to the area.

xvi. Commissioner Seidel asks about the narrative and the density of the project with the total lots and the addition of the current lots already there and the roughly 30% increase in density.

xvii. Landon Hoover states that if you include the high end of the range on Phase 4 and 5 then you get that roughly 30% increase in density.

xviii. Vice Chair Taylor asks about the mill levy and the impacts on it with the change of density.

xix. Gary Hoover mentions that the Town had approved the service plan for the area and the mill levy would not change.

xx. Mr. Taranto, explains the mill levy in place doesn’t change weather there be 1 house or 500 houses.

xxi. Commissioner Roys states that it is hard to see platted lots and the coverage with the open space that is there and you cant get a sense of the open space with the setbacks that will open it up. You wont see 50% coverage on a lot, so there will be a lot of open space around the home. He also has a question about the patio home and the association with the current patio homes.

xxii. Landon Hoover says it will be a second association to the current ones.

xxiii. Vice Chair asks about the limited hours of the pools and the times of the use of pools.

xxiv. Gary Hoover states that there will be a pool committee that would set the times for the pool and the pool will be more of a quiet pool with grandparents or parents with older children.

xxv. Mr. Williamson states that the pool will require a separate site plan.

xxvi. Commissioner Seidel likes the diversity of the products being presented. There is a chance with the density to change and to try be more consistent with the current density in Phase 1.

xxvii. Vice Chair asks for a motion either approval or denial.

xxviii. Commissioner Seidel recommends approval.

xxix. Commissioner Weiderspon seconds the motion.

Sketch plan passes unanimously (5-0) by voice vote and it is recommended for approval to Town Council.

7. Reports (if available)
   a. Commissioner Reports
      i. Vice Chair Taylor mentions his resignation from the Planning Commission.

b. Town Manager—NONE

c. Town Planner
   i. Mr. Blakely wanted to update the Commissioners on the Land Use Code presentation the Town Council last week and the recommendations by Council. There will be work sessions and presentations in early June to present the updates, and have it presented for adoption in late June or early July.

d. Town Engineer—NONE

8. Adjournment

   Commissioner Seidel moved to adjourn the meeting. Commissioner Roys second the motion. Motion passed unanimously (5-0) by voice vote.
Vice Chairperson Taylor adjourned the April 2, 2015, Planning Commission meeting at 7:08 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

Philip Goldstein, Chair

ATTEST:

Brian Williamson
1. Regular Meeting Call to Order at 6:01pm
   a. Planning Commission Present
      Chairperson       Philip Goldstein
      Vice Chairperson  Scott Taylor
      Commissioner      Kristen Seidel
      Commissioner      Scott Roys
      Commissioner      Dick Weiderspon
      Alternate         Kristie Raymond
      Alternate         Donald Risden
   b. Absent – None
   c. Also Present:
      i. Matt Blakely – Town Planner
      ii. Brian Williamson – Town Planner
      iii. April Getchius – Town Manager
      iv. Don Taranto – Town Engineer
      v. Jay Brannan – 6940 Skyline Drive Timnath Resident

2. Amendments to the Agenda - None

3. Administrative
   a. Determination of Alternate Voting (if necessary) – Not Required

4. Public Comments
   a. None

5. Consent Agenda
   a. None

6. Business and Discussion Items
   a. Driveway width code change
      i. Mr. Blakely introduced the Land Use Code Amendment
         1. History of the current Code
         2. Overview of the proposed Changes
         3. Process of Approval
         4. Explanation of the New Language
      ii. Planning Commissioner Discussion
         1. Commissioner Raymond asked about the use of drive strips and
            how that would apply to the language.
            a. Mr. Blakely responded that it was not covered in the
               new code language and that in most cases they would be
               allowed, but it does not allow and turning in the
               driveway, only straight in and out of the garage.
2. Commissioner Risden said that he was in favor of a larger allowance, up to 50% of the driveway, as the usability of the flared edges is always an issue in his mind.

3. Commissioner Seidel asked about the language in the last sentence of the section. It was a little ambiguous about what staff would have the ability to approve.
   a. Mr. Blakely stated that we would clean up the language to indicate that staff only had the ability to allow changes to the Cul-de-sac and pie shaped lots.

4. Commissioner Taylor noted that the streetscape would begin to suffer if the % allowed was more that 40%. There would be as much driveway crossing as there is sidewalk.

5. Commissioner Roys stated that the increase in area would allow more space to get into and out of cars in the winter, but more area to shovel as well.

6. Commissioner Taylor noted that he was in favor of the maximum and percentages as they were currently Proposed.

7. **Commissioner Seidel made a motion to approve as outlined in the staff report with the condition to modify the language as discussed to clarify the last sentence.**

8. Commissioner Weiderspon seconded the motion.

9. Motion passed by a vote of 5-0.

7. Reports (if available)
   a. Commissioner Reports - None
   b. Town Manager
      Mrs. Getchius noted:
      1. The Town was starting the 2016 Budgeting process.
      2. There were new surveys available on the Website.
      3. The Town BBQ is scheduled for June 19th, and there would be a movie to follow.

   c. Town Planner
      Mr. Blakely noted that the Land Use Code Work Session would be starting about 5 minutes after the Planning commission meeting ended.

   d. Town Engineer - None

8. Adjournment
   a. Commissioner Taylor made a motion to adjourn the meeting.
   b. Commissioner Seidel seconded
   c. Motion passed by 5-0 voice vote.
Town of Timnath Planning Commission
Regular Meeting
Tuesday, May 5th, 2015 at 6:00 p.m.

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

1. Regular Meeting Call to Order
   Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, May 5, 2015 at 6:02 p.m.

   Present:
   Chairperson Philip Goldstein
   Vice Chairperson Kristen Seidel
   Commissioner Dick Weiderspon
   Alternate Kristie Raymond
   Alternate Donald Risden

   Absent:
   Commissioner Scott Taylor
   Commissioner Scott Roys

   Others in Attendance
   Matt Blakely, Town Planner
   Brian Williamson, Town Planner
   Kevin Koelbel, Town Planner
   Don Taranto, Town Engineer
   April Getchius, Town Manager
   Tom Diment, Poudre Fire Authority
   Patti Watkins, Belford Watkins Group
   Don Watkins, Belford Watkins Group
   John Prestwich, PCS Group
   Tom Brinkman, BCX Development
   Steve Schroyer, 900 Greenfields
   Del Miller, 4000 Kern St
   Mike McBride, 4774 S CR-3F
   Rich Roberts, 3756 Valley Crest Dr
   Debbie Carr, 5151 E 3rd Ave

2. Amendments to the Agenda
   a. Move item 6C to 6A, 6D to 6B

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. Chairperson Goldstein calls that Alternate Don Risden, and Kristie Raymond will vote for absent Commissioners Taylor and Roys.

4. Public Comments

5. Consent Agenda
   None
6. Business and Discussion Items
   a. Poudre Fire Authority Conditional Use
      i. Commissioner Goldstein asks Mr. Blakely to introduce the item. Mr. Blakely asks that the conditional use and site plan be introduced at the same time and there be two action items that the commissioners will vote on for the separate items. The conditional use is for a fire station since it is not a permitted right and it is to make sure that there are no adverse impacts to neighbors. It is the first property in the Riverbend Subdivision so there are no neighbors or housing to impact. There is a shared drive on the north part of the lot that will be utilized with the future Town Hall when that gets constructed. The site is in the C-2 zoning so there won’t be any residential areas that will be impacted. The building is on roughly 2 acres and will be a 24/7 fully staffed fire station. This conditional use requirements such as traffic, light, noise, odor, hours of operation, building type don’t apply because of the nature of the facility being a fully staffed fire station and needs the flexibility.
      ii. Mr. Watkins, explains that site will be a drive through bay station for the fire trucks and is easier for response time and creates less accidents of a fire truck that stops in the street and needs to back into a bay. The original plan for a fire station was to be on Main Street, but other conditions caused the site to move to the presently proposed site. The plantings on the site will be drought tolerant. There will be 4 bays for vehicles and sleeping quarters for the staff along with a training room, kitchen. The station will also have enough room for an ambulance crew that can be stationed there giving a well-rounded emergency response team.
      iii. Vice Chair Seidel is worried about the shared parking between the station and future Town Hall if it would satisfy the amount of parking for the community room if it is also for town hall
      iv. Mr. Blakely explains that the fire station will be satisfying the parking requirements and that the parking lot will work for both the fire station and future Town Hall, but for the time being will satisfy the additional need at the fire station and the community room during events but may get reconfigured with the Town Hall.
      v. Commissioner Weiderspon asks if the station will be currently a volunteer or a staffed station
      vi. Chief DiMent mentions that they are still in negotiations with the Town temporarily, but the ultimate goal is to have it be staffed with three fire fighters 24/7 to get to the level where the response time will be 5 minutes to all the growth management area of all of Timnath.
      vii. Mr. Watkins mentions that this station will have a lot more training opportunities than other fire stations and the reason is that it is smarter to have fire fighters train at their station rather than having to go to a different training facility miles away.
      viii. Chairperson Goldstein asks about the time frame for construction and when it would be a usable station
      ix. Chief DiMent mentions that they are working towards getting the occupation timeframe solved as there are more and more response calls that occur especially near I-25. For the first few years it may just be volunteer based, but it may be sooner for it to be a staffed station, and would want it to be as soon as they can.
      x. Mr. Watkins mentions that if construction begins sometime during the summer it will take approximately 9 months for the completion of the building.
xi. Alternate Raymond is curious if there is parking on the street that could allow for overflow if there was a meeting or gathering in the community room

xii. Mr. Blakely states that Signal Tree doesn’t allow for on street parking and the provided parking spaces would be all that’s available.

xiii. Alternate Risden asks about the tower that is shown on the site elevations on if it is usable or just for show

xiv. Mr. Watkins states that it is usable for training purposes and can be used for rappelling, or ladder evolutions, hose evolutions.

xv. Chief DiMent mentions that this station will allow the staff at this station and stations near by the opportunity to train without having to go to a far training facility

xvi. Chairperson Goldstein asks for a motion for either approval or denial for the conditional use

xvii. Vice Chair Seidel makes a motion, Commissioner Weiderspon seconds the motion

xviii. Motion passes unanimously (5-0) by voice vote

b. Poudre Fire Authority Site Plan

i. Presentation was combined with the Poudre Fire Authority Conditional Use presentation

ii. Chairperson Goldstein asks for a motion for either approval or denial for the site plan

iii. Vice Chair Seidel makes a motion, Commissioner Weiderspon seconds the motion

iv. Motion passes unanimously (5-0) by voice vote

c. Timnath Landing Comprehensive Plan Update

i. Commissioner Goldstein asks Mr. Blakely to introduce the item. Mr. Blakely introduces the project as Timnath Landing Comprehensive Plan Amendment and it is located north of Harmony Rd. south of CR-40 and east of Main St. and it being roughly 490 acres. This is an applicant-initiated amendment to bring the Comprehensive Plan designations in compliance with the approved sketch plan and plan for the development. Staff has reviewed the Comprehensive Plan Amendment as proposed and per the criteria in the Land Use Code and the amendment meets the review criteria. The current Comprehensive Plan Designations are per the design of the property back in the late 2000’s, since the development has changes since then this amendment is to align with their current proposal. The proposal is adding roughly 69 acres of the MU (Mixed Use) designation near Old Town to create more of a transition into Old Town from the rest of the development. They are also changing the HDR (High Density Residential) by taking all of the current HDR designations out in favor for the MDR (Medium Density Residential) designation. The CMU (Commercial Mixed Use) is being taken completely out in favor of a MU designation. The C-2 (Community Commercial) is being changed from 83 acres to 9 acres, which will be fronted along Harmony Road.

ii. John Prestwich mentions the amenities to the development such as the lakes and the community park and will include roughly 150 acres of open space and geared the Comprehensive Plan Amendment to match the approved Sketch Plan while working with staff to create the best option then designed the Rezoning Map to go along with those Comprehensive Plan Amendment. The largest changes were to the commercial areas along the east side of the railroad tracks and a higher density residential and turning them into a medium density residential as well as taking the focus from commercial mixed use to medium density residential. The main idea was to make the rezoning and comprehensive plan match with the approved sketch plan
iii. Tom Brinkman mentions that the main reasons to the change in comprehensive plan and zoning was to soften the future developments along with an easier transition to the old town neighbors to the west. There is no use being proposed that is a harsher use or more dense use, but more of a softer less dense that is more desirable. The change of making less commercial was that it would be not the right transition into the housing of Old Town, so the addition of mixed use takes out the large commercial and gives the option of residential or office retail where it could be a smoother transition into Old Town.

iv. Mike McBride, 4774 S CR-3f, mentions that there is concern with the proposed parkway that will cut off access to Old Town. The proposed idea was to take the parkway to 4th street and only continue to the north when the development comes in to warrant the completion of the remainder of the parkway and that seems problematic. The road widths are not able to take traffic through Town as it is, but making them take a more round about way through town would just cause more traffic and more safety risks. The parkway should be extended up to CR-40 to get rid of the potential traffic and safety issues.

v. Mr. Taranto mentions that the Town re-evaluated the traffic study and issues in that area and came to the conclusion that when the parkway gets constructed it will be continued to CR-40.

vi. Del Miller, 4000 Kern St, mentions that the Timnath Landing Property abuts the back of her property and doesn’t want to be land locked when development does occur.

vii. Rich Roberts, Valley Crest Dr, is curious about the temporary access into the development before the parkway is constructed.

viii. Debbie Carr, 5151 E 3rd Ave, mentions that there is an alley to the east of their property and it seems that the alley is going to be taken away and developed, and they would like to see the alley stay as it provides them access for certain thing. She also is curious as to if they have any say to what gets developed on the property directly to the east of them.

ix. Tom Brinkman addresses the public comments and mentions that they are aware of Mrs. Miller being landlocked and there will be several options on providing her access from the east. He talks about the temporary access on Harmony will occur when the Boxelder Floodplain is resolved and the lots start to get developed which wouldn’t happen until the following year and if it is put in then it will be a very short temporary access such as 2 to 3 months. As for the alley to the east of the Carr’s it is an access easement for the ditch and will be going away for development, and for the development to the east of them the plan is for mixed use, but the type of mixed use hasn’t been determined and wont until it comes to developing that area and seeing what the market is looking for.

x. Commissioner Goldstein asks Mr. Blakely if there will be any public input on that future development

xi. Town Manager Getchius mentions that as site plans do get submitted for development on that property there will be public input at public hearings.

xii. Commissioner Risden asks about with the Comprehensive Plan and if the taking out a lot of the HDR (High Density Residential) on the current plan for less HDR and if that will be replaced at any other spot around Town.

xiii. Mr. Blakely mentions that HDR is more for a Multi-Family or attached product with a higher density, and the sketch plan doesn’t call for a high-density product and having a Mixed-Use product could be more of a
better transition to Old Town with a more diverse product instead of the HDR which would have been all higher density.

xiv. Commissioner Seidel is also curious to if the reduced Commercial designation would be put any other place around town since it is important to have.

xv. Town Manager Getchius mentions that there are other areas around Town that can accommodate more commercial development in the future especially in the Old Town area which is intended to have a Mixed-Use area with retail and other commercial opportunities.

xvi. Mr. Blakely mentions that the current Comprehensive Plan had full commercial on the west side of the proposed parkway with Mixed-Use Commercial on the east side wouldn’t transition well to the residential of Old Town, so replacing that with Mixed-Use that has a focus on residential would be a better transition than full commercial.

xvii. Commissioner Raymond is curious about taking out commercial along the parkway and replacing it with residential will the current problem about truck traffic in a residential area become a problem again.

xviii. Mr. Blakely mentions that there are landscape buffers along the parkway to residential and there will not be any residential that will front the parkway.

xix. Chairperson Goldstein seeks a motion to approve or deny the Comprehensive Plan Update

xx. Commissioner Risden motions for approval

xxi. Commissioner Widerspon seconds the motion

xxii. Motion passes unanimously by voice vote

d. Timnath Landing Rezoning

i. Same presentation as the Comprehensive Plan Amendment

ii. Chairperson Goldstein seeks a motion to approve or deny the Rezoning Amendment

iii. Commissioner Seidel motions for approval

iv. Commissioner Risden seconds the motion

v. Motion passes unanimously by voice vote

e. Timnath Administration Building Amended Site Plan

i. Mr. Blakely introduces the item as an amendment to the current Town Administration Building. The reason for the site plan amendment is that there are enough substantial changes to the site that require an amended site plan. The proposed addition is a structure to the east of the main building which will be able to house materials, equipment, and other storage the town will need. A fence is also included on the site plan, which will go along the property lines to screen the back area and storage.

ii. Commissioner Seidel asks if the fence will be constructed at the same time as the structure.

iii. Mr. Williamson mentions that the fence is scheduled to be completed next year.

iv. Chairperson Goldstein seeks a motion for to approve or deny the amended site plan

v. Commissioner Seidel motions for approval

vi. Commissioner Widerspon seconds the motion

vii. Motion passed unanimously by voice vote

7. Reports (if available)

a. Commissioner Reports

i. Chairperson mentions that with the vacancy of a Commissioner position, Alternate Risden will be promoted to be a full time Commissioner. Since
there will be an open Alternate spot the Town will be seeking applications for an Alternate position.

b. Town Manager
c. Town Planner
   i. The Planning Commission Meeting on May 19 will be canceled.
d. Town Engineer

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

Chairperson Goldstein adjourned the May 5, 2015, Planning Commission meeting at 7:52 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair

ATTEST:

_________________________________
Brian Williamson
1. Regular Meeting Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on
Tuesday, May 2nd, 2015 at 6:02 p.m.

Present
Chairperson Philip Goldstein
Vice Chairperson Kristen Seidel
Commissioner Donald Risden
Commissioner Scott Roys
Alternate Kristie Raymond

Absent
Commissioner Dick Weiderspon

Others in attendance
Matt Blakely, Town Planner
Brian Williamson, Town Planner
Kevin Koelbel, Town Planner
Don Taranto, Town Engineer
April Getchius, Town Manager
Jeanne Schaffer, Galloway and Company
Grant Nelson, Cache La Poudre Investments
David Maroney, Les Schwab
Jon Turner, Timnath Ranch
Kristin Turner, TB Group
Jesse McDowell, Serratoga Falls LLC
Mark Goldstein, Serratoga Falls LLC
Andy Reese, Northern Engineering
Chuck Bay, 5182 Rock Hill St.
Don and Cathy Simpson, 901 Skipping Stone Ct
Chuck Bade, 5182 Rock Hill St
Richard & Carol Dunn, 5026 Kitchell Way

2. Amendments to the Agenda
None

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. Alternate Kristie Raymond will vote for the absent Commissioner Dick
         Weiderspon

4. Public Comments
None
5. Consent Agenda
   None

6. Business and Discussion Items
   a. Les Schwab Tire Center Site Plan
      i. Mr. Blakely introduces the site plan application. The location of the project is the northeast corner of Weitzel and Harmony. The project is a tire center that only specializes in breaks and tires and no other automotive services that would produce hazardous material. The overall footprint is just over 14,000 square feet with the building footprint being just over 12,000 square feet. There will be a maximum of 12 employees. The owner of the property is Cache La Poudre Investors represented by Grant Nelson. Jeanne Schaffer is the applicant with Galloway and Company on behalf of Les Schwab. The zoning of the property is C-2 with an annexation and development agreement that modified some of the zoning standards. Access to the property is a right in on Weitzel, while the exit is going across the property to the north to a full motion stop sign.
      ii. Jeanne Schaffer with Galloway and Company introduces the development proposal and its location along Weitzel. There were constraints on the site that had to be considered such as traffic, access and buffering to the east and some of the architectural materials. The entrance off of Weitzel is a right in only and is as wide as it is to allow trucks to make the turn, but design it in a way that people can make a right out from the entrance. The exit will go to the north across lot 8 to a stop sign controlled intersection. The front of the building will abut to the corner of the intersection so there will be frontage along Harmony and Weitzel. There is a truck canopy on the north of the building that can service some of the larger trucks that can’t fit into the service bays. The building is an 8 bay back-to-back facility. The landscaping buffering is mainly evergreen landscaping along the east to provide a buffering to the open space to the east and the addition of street trees along Harmony Rd for more screening, there will also be detached sidewalk to tie into the current sidewalk in place. The architecture for the building will be a block and a stone along with metal panels.
      iii. Commissioner Risden asks about the buffering dealing with the truck canopy and hours of operation within the canopy.
      iv. Jeanne Schaffer states that canopy operation will be the same as the normal building which will be from 8 am to 5 pm
      v. Vice Chair Seidel also wants to know about the canopy and work in the canopy and how it functions.
      vi. Jeanne Schaffer states that it is more of an open canopy where trucks can drive in then through on their way out and that’s why the canopy cannot be closed.
      vii. Vice Chair Seidel asks staff if an outdoor canopy use is allowed since it will be an outside work area.
      viii. Mr. Blakely states that it would be an allowed use since it is an accessory structure, but would have to check that fact
      ix. Commissioner Roys asks what percentage of their business entails the larger commercial vehicles.
      x. Mr. Maroney with Les Schwab presents that the majority of the business is retail for passenger tires and trucks. With the location they are at now they would like to provide a service for everyone who would need it and that the canopy bay is needed since this is a highway site it allows for larger trucks like RV’s or farming trucks that would need work and they
are not able to fit into a normal bay, but that use is a very low percentage of their business, and they do not specialize or encourage heavy semi traffic or use.

xi. Chair Goldstein, Commissioner Risden, and Vice Chair Seidel voice their concerns about the potential noise with the open canopy bay related to the eastern side with homes and the park area and that there would be proper buffering and that the open canopy working area would be an allowed use.

xii. Mr. Blakely mentions that there is added screening and buffering offsite, which will help with the noise factor and that the owner will be responsible for the maintenance of the landscaping and the buffering.

xiii. Mr. Blakely states that the primary function will be an indoor tire center with the accessory structure of the canopy and that if the primary function was primarily an outdoor working facility it would be a different situation.

xiv. Alternate Raymond was curious about a potential to close in part of the open area canopy or if it has to stay open.

xv. Mr. Maroney with Les Schwab states that it has always been a canopy on this prototype since open area work is not their core business, but with the highway location its more feasible.

xvi. Commissioner Roys is curious if there is a permanent work station out at the canopy or do tools get brought out there to do work.

xvii. Mr. Maroney states that there is no permanent work station that tools get brought out there whenever there may be a vehicle that cannot fit into the bays. As for the enclosure of the canopy it could only be on one side since the canopy is a pass through for vehicles that have a trailer or RV which is very difficult to back into the space.

xviii. Commissioner Roys asks about how they handle transfer trucks that bring in tires or parts from a different location.

xix. Mr. Maroney states that the trucks that bring transfers are on passenger trucks and delivery trucks are on lager semi trucks, but don’t happen every day.

xx. Commissioner Goldstein, is still concerned about the traffic with the ingress and egress situation, and that the exit will help with the traffic problem.

xxi. Mr. Blakely states that per the annexation agreement and that the canopy is an accessory use to the primary use of a tire center and would be an allowed use.

xxii. Chair Goldstein looks for a motion to approve the Les Schwab Tire Site Plan

xxiii. Commissioner Roy motions for approval

xxiv. Commissioner Risden seconds the motion

xxv. Vice Chair Seidel, votes against the site plan as it is too much of a highway feel for Timnath.

xxvi. Motion passes by 4-1 voice vote

b. Serratoga Falls Preliminary Plat

i. Mr. Williamson introduces the project as being the second filling of Serratoga Falls. This proposal is for 250 single-family homes in the western portion of the property along with a commercial lot, which is not being platted with uses at this time. The lots range from 6,600 square feet to 21,000 square feet and density is 1.72 dwelling units per acres both of which are consistent with the R-2 zoning. There are both detached sidewalks and trails with open space. The proposal is in compliance with the sketch plan, the Land Use Code, the PROST plan, and Comprehensive Plan. There are changes within the approved sketch plan between the one that was approved by Planning Commission and the one
that was approved by Town Council. The original sketch plan was a little bit larger density and more lots. The council requested there to be less homes thus the approved sketch plan has the now 250 lots in phase 2 and another 250 in a future phase creating the 500 total that was approved in the sketch plan by removing 96 total lots.

ii. Jesse Mcdowell, Introduces the project and reiterates the changes to the sketch plan and the two conditions by the Town Council which were to reduce the total number of lots to 500 and 100% of the lots to open up to open space. He makes a notion that the parks and open space have changed from the sketch plan by having larger open parks that tie into the natural features of the property. There are two major parks that are the core of the subdivision now. There were some alignment changes with road that allowed the parks to open up and be larger and will contain natural existing ponds that will be enhanced and landscaped. The north park will be more of a passive park. There are also many pocket parks throughout the property with plenty of amenities for all types of users. The trail system is a very integral part of the property as every street has sidewalks on both sides. In addition there are paved trails and soft trails to give an additional amenity to the community, which will help the rural feel of the community. There is an entire trail system that runs north to south and east to west that is entirely paved along with a complementary soft trail. All of the common areas and lawns and landscaping for the homes will be irrigated through a secondary non-potable water system that will be very environmentally friendly.

iii. Vice Chair Seidel, asks about the diversity of housing types with the reduction of lots, if the reduction of lots came from one type of product or if it was evenly distributed.

iv. Jesse McDowell, explains that the reduction of lots was taken across all lots sizes so there is still a diverse housing type that was previously presented.

v. Chair Goldstein looks for a motion to approve the preliminary plat

vi. Vice Chair Seidel motions for approval

vii. Commissioner Risden seconds

viii. Motion passes unanimously by voice vote

c. Timnath Ranch 6th Filing Preliminary Plat

i. Mr Blakely introduces the project as being in the Timnath Ranch Subdivision just east of Bethke Elementary and north of Wheatfield Dr. The project is a preliminary plat on this area because it conforms with a preliminary plat that was approved in 2006 and since there has been development and projects happening on this project since then the sketch plan is still valid and has not expired, so any project that is submitted would go directly to final plat if it was platting on the preliminary or if it is a new area it goes to preliminary plat since the sketch plan has not expired. The proposal is for 54 single family homes that range from 6,000 square feet to 11,000 square feet with a density of 1.2 dwelling units per acre and it conforms with the R-2 zoning and LDR designation and preliminary plat review criteria. With this development the remainder of School House Dr. on the east will be built up to Club Dr. prior to or in conjunction with this development to ease traffic.

ii. Kristin Turner presents the project as part of the Timnath Ranch master plan that was done back in the late 2000’s. The presented preliminary plat is very similar to the master plan with a few changes based on referral agency reviews. The presented project is a continuation of the existing neighborhood in Timnath Ranch with the project type and lot sizing; there were some addition of some trails for further trail connectivity.
iii. Chuck Bay, 5182 Rock Hill St. is concerned with the traffic that will be generated dealing with children playing and their safety. He is also curious about Wheatfield being connected to the CR-1 to allow for construction traffic to not move through neighborhood.

iv. Mr. Taranto mentions that Wheatfield will not be extended to CR-1 because the traffic does not warrant the need for that connection. Until development reaches a point where that connection will be needed.

v. Commissioner Risden asks about the whole timing of the rest of School House Dr. completion and the connection of the connection on Summerfield Dr. across the railroad tracks.

vi. Mr. Blakely and Mr. Taranto explain that the connection of Summerfield across the railroad tracks will happen sometime early 2016 and then the full connection of School House Dr. will happen around the same time when the development starts to occur.

vii. Vice Chair Seidel asks why there is no new sketch plan being presented since it has been since 2007

viii. Mr. Blakely states that since that time the third filing has been active and been going through development processes continuing with it then the sketch plan is still current and active.

ix. Vice Chair Seidel asks about the fencing that will be put in place.

x. Jon Turner explains that there is a landscaping and fencing plan over the whole master plan of the property that has approved different types of fencing and in certain areas.

xi. Vice Chair Seidel asks if the homes are required to have fencing

xii. Mr. Blakely explains that homes are not required to have fencing around their property and it is per the metro district requirements.

xiii. Jon Turner explains that the metro district owns the fencing around the Timnath Ranch property and maintains them.

xiv. Chuck Bade states that per the metro district the homeowner is responsible for building a fence if they so choose and the type of fence and color they are allowed. The fencing doesn’t have to surround your whole property and can be stopped short if you so choose and some people who live against open space choose not to put in any kind of fence.

xv. Chair Goldstein looks for a motion of approval for the preliminary plat

xvi. Chairperson Risden motions for approval

xvii. Chairperson Roys seconds the motion

xviii. Motion passes unanimously

7. Reports (if available)
   a. Commissioner Reports
      i. Vice Chair Seidel seeks from staff for updated meeting minutes, along with an update number on diversity of housing types and number of housing permits and vacancy reports.
      ii. Manager Getchius states that meeting minutes will be updated by the next Planning Commission meeting.
      iii. Mr. Taranto states that staff can get the diversity and housing information for Planning Commission in the near future.
      iv. Vice Chair Seidel is concerned about the fast development and how it deals with resources such as police and fire.
      v. Manager Getchius states that every development has to pay impact fees for police and fire and other resources that help pay for these added resources.
      vi. Commissioner Risden asks about where the number for fees that developers have to pay comes from.
vii. Manager Getchi states that those numbers come from an evaluation of what the growth rate will be and the infrastructure needed, and that by law the number has to be tied to a real need and then the Town Council will review and approve that number.

b. Town Manager
c. Town Planner
   i. Mr. Blakely states that Transportation Master Plan will be a joint work session with Planning Commission and Town Council on June 30th
   ii. There will be a Land Use Code presentation for developers on June 8th along with a Public Presentation for the Land Use Code on June 8th with a comment period for a short time after.
   iii. The June 16th Planning Commission meeting will be canceled

d. Town Engineer

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

Chairperson Goldstein adjourned the June 2, 2015, Planning Commission meeting at 8:45 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

______________________________
Philip Goldstein, Chair

ATTEST:

______________________________
Brian Williamson
PLANNING COMMISSION COMMUNICATION

Meeting Date: 7/7/2015

Item: 4025 Kern Street Amendment to the Official Zoning Map

Presented by:
Matt Blakely
Town Planner

EXECUTIVE SUMMARY: The project is proposed at 4025 Kern Street. The proposal is for an Amendment to the Official Zoning Map on the property from R-1 (Old-Town Residential) to B (Business)

STAFF RECOMMENDATION: Staff recommends the approval of the rezoning application

KEY POINTS/SUPPORTING INFORMATION:

Owner: Steve Whittall
Applicant: Aubrey Carson

Legal Description/address: 4025 Kern Street
Application Type: Rezoning  Case Number: ST-2014-002

Parcel Size (square feet): 17,383  Building total (SF): N/A

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<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
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<td>Application Submitted</td>
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<td>4/8/2015</td>
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<tr>
<td>Acceptance of Application</td>
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<td>4/8/2015</td>
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<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 5/1/2015</td>
<td>4/20/2015</td>
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<td>Comments Issued</td>
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<td>5/8/2015</td>
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<td>2nd Submittal</td>
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<td>2nd Submittal Comments</td>
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<td>3rd Submittal</td>
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<tr>
<td>Town Council 2nd Reading</td>
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<td>7/28/2015</td>
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SERVICES:

- **Water:** Fort Collins – Loveland Water District
- **Sewer:** South Fort Collins Sanitation District
- **Fire:** Poudre Fire Authority
- **Electric:** Xcel

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-1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>R-1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>B</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

Application Description:

**Site Location & Layout:**
The project is proposed at 4025 Kern Street. The proposal is for an Amendment to the Official Zoning Map on the property from R-1 (Old-Town Residential) to B (Business)

The rezoning application conforms to the requirements set forth in section 16.3.10.D in the Timnath Land Use Code.

Criteria for Amendments to the Official Zoning Map.
For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
   
   *Response: N/A*

2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
   
   *Response: N/A*

3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or
   
   *Response: N/A*

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
Response: The current Town Comprehensive Plan has this area designated as Downtown Core. This designation is directly related to the B zoning as it provides for multiple uses on the property, and not just residential, along with larger lot sizes and more generous setbacks for the potential of a retail or commercial.

5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
Response: N/A

6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.
Response: N/A

This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the zoning map.

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<tr>
<th>Existing Zoning: R-1</th>
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<tbody>
<tr>
<td>Proposed Zoning: B</td>
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<tr>
<td>Existing Land Use: Single-Family Residential</td>
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<tr>
<td>Proposed Land Use: Single-Family Residential</td>
</tr>
</tbody>
</table>

**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, Timnath Post Office, Xcel

Returned with no comments: Safebuilt, Larimer County Department of Natural Resources, Larimer County Department of Health and Environment

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

**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 16.3.10.D. of the Timnath Land Use Code have been met, I move to recommend approval of the Rezoning Amendment for 4025 Kern Street, with the following conditions:

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

**ATTACHMENTS:**

1. Rezoning Map
PLANNING COMMISSION COMMUNICATION

Meeting Date: 07/07/2015

Item: Sketch Planned Development Overlay District for the Timnath Landings Project

Presented by: Matt Blakely

EXECUTIVE SUMMARY: The Sketch PDO is the first step in creating a Planned Overlay District. This district will contain the entire Timnath Landings Subdivision, and seeks to modify some of the standards of the underlying zoning districts. These modifications are detailed on Page 4 of the Project Narrative submitted by the applicant and are listed in this staff report. This proposal also includes conditions set forth at the Sketch Plan Public Hearing by the Town Council. There are two additional steps in the PD Overlay process, the Preliminary PD Overlay and the Final PD Overlay. Each of these will be brought back to the Planning Commission and Town Council around the time of the Preliminary and Final Plats are processed.

STAFF RECOMMENDATION: Staff recommends the approval of this Sketch Planned Development Plan for the aforementioned property.

KEY POINTS/SUPPORTING INFORMATION:
The property is currently zoned R-2, R-3, and MU. The proposal is to create an overlay zoning district to modify some of the standards set forth in the zoning districts.

Owner: CAC Timnath, LLC
Applicant: Jim Marshall, BCX Development, LLC
Application Type: Zoning

Case Number: RZ-2014-005

<table>
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<tr>
<th>Task</th>
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<tr>
<td>Pre-application</td>
<td>With property owner, Mayor, and town staff</td>
<td>07/14/2014</td>
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<td>Application Submitted</td>
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<td>12/19/2014</td>
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<td>12/23/2014</td>
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<td>Referral comments were due by 1/16/2015</td>
<td>12/23/2014</td>
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<td>Comments Issued</td>
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<td>1/30/2015</td>
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<td>Second Submittal</td>
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<td>5/22/2015</td>
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<td>Second Comments issued</td>
<td>6/19/2015</td>
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<td>Third Submittal</td>
<td>7/1/2015</td>
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<td>Planning Commission</td>
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<td>7/7/2015</td>
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<tr>
<td>Town Council</td>
<td>Public Hearing</td>
<td>7/14/2015</td>
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**Location:** Between Harmony Road and Bus Grove Road, from the western edge of the Harmony Subdivision to Old Town and parts of Main Street.

**Parcel Size (Acres):** Approximately 489 acres

**Existing Zoning:** R-2, R-3, MU  
**Existing Land Use:** Vacant/Farming

**Proposed Zoning:** Same with Overlay District  
**Proposed Land Use:** Single Family Residential / Mixed Use

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

**Adjacent Zoning/Land Uses:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>FA-1 Unincorporated Larimer County</td>
<td>Farming, Residential</td>
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<tr>
<td>South</td>
<td>FA-1 Unincorporated Larimer County; C-2</td>
<td>Farming; Residential; Commercial</td>
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<td>West</td>
<td>R-1: B</td>
<td>Business; Residential</td>
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<td>R-E with PD Overlay</td>
<td>Residential/Estate</td>
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<td><strong>Table summarizing the proposed changes to the Zoning and Dimensional Standards</strong></td>
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<tr>
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<td></td>
<td>R-2/SFD</td>
<td>TIMNATH LANDING PD EXEMPTION</td>
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<td>50</td>
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<td><strong>MINIMUM LOT FRONTAGE (FEET)</strong></td>
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<td>NO CHANGE REQUESTED</td>
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<tr>
<td><strong>MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS (PERCENT)</strong></td>
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<td><strong>MINIMUM FRONT YARD SETBACK (FEET)</strong></td>
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<td>ACCESSORY BUILDING</td>
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<td>GARAGE WITH ITS ENTRANCE FACING AN ALLEY</td>
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<td><strong>MAXIMUM BUILDING HEIGHT (FEET)</strong></td>
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REVIEW CRITERIA:
From Section 13.3.4.N.8.a of the Land Use Code:

i. The proposed benefits offset the proposed exceptions to the Zoning and Subdivision standards, and that such exceptions are in the best interest of the public health, safety and welfare.
   a. The proposed benefits of the changes will allow more diverse housing types and price points that are missing or hard to find in the current Timnath market. The other benefit of the Zoning changes is that it allows the open space to be consolidated into larger recreation areas centered around the proposed lakes and other clusters of open space.

ii. The proposed PD conforms to the PD restrictions, and that the proposed zoning is compatible with the surrounding land uses.
   a. This PD conforms to the PD Restrictions listed in Section 13.3.4.N.3 in the Timnath Land Use Code, and is compatible with the surrounding land uses. This PD Overlay will allow the lots that are close to Old Town to have a similar character to Old Town. On the east side of the project, it will allow the lots that are close to the 3rd Filing of Harmony Subdivision to have a similar character as well.

iii. The PD proposes creative and innovative design, and high quality development thereby protecting and promoting public safety, convenience, health and general welfare.
   a. This project does not compromise public safety, all applicable international building standards are being met. This project will improve connectivity and convenience by connecting Old Town to the Harmony Subdivision, through Harmony to the developments to the south. This plan will also allow alternative transportation routes such as biking and walking to connect adjacent neighborhoods to Old Town without having to travel on Harmony Road.

iv. The uses and densities in the proposed PD are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed for the future.
   a. This PD Overlay will allow the lots that are close to Old Town to have a similar character to Old Town. On the east side of the project, it will allow the lots that are close to the 3rd Filing of Harmony Subdivision to have a similar character as well. This PD Overlay does not modify any of the Commercial Standards that will address Harmony Road.

v. The proposed PD is in general conformance with the Town of Timnath Comprehensive Plan.
   a. This PD Overlay is in conformance with the Comprehensive Plan. The recently adopted modification to the Comprehensive Plan was planned in coordination with this PD Overlay.

vi. One or more of the criteria for amendment of the official Zoning Map has been satisfied.
   a. This PD Overlay satisfies condition 5 of the official criteria for the amendment of the official zoning map: The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area. It is in the public’s best interest to have this property develop and create connectivity among the existing developments.

ADVANTAGES:
- Allows a diverse range of products and price points to be designed throughout the subdivision.
- Consistent with the Approved Sketch Plan, and provides further details on how to achieve the sketch
plan intent.

<table>
<thead>
<tr>
<th>DISADVANTAGES:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Modification of the Town Zoning Code, additional work for staff to track for approvals and building permits.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINANCIAL IMPACT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDED MOTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, and all criteria outlined in Section 16.3.4.N.8.a of the Timnath Municipal Code have been met, I move to recommend approval of the Timnath Landings Sketch Planned Development Overlay to the Timnath Town Council with the following conditions:</td>
</tr>
<tr>
<td>o Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ATTACHMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Sketch PD Overlay Narrative</td>
</tr>
<tr>
<td>2. Approved Sketch Plan</td>
</tr>
</tbody>
</table>
PD OVERLAY NARRATIVE

town of timnath, colorado
Re: Timnath Landing  
- PD Overlay Narrative - 6-24-2015

Dear Mr. Blakely & Town of Timnath Team,

It is my honor and pleasure to share a new chapter in the Timnath Landing project with each of you.

As you know, it takes a vision to build a legacy. It takes a tremendous amount of dedication and commitment to create experiences and meaningful places that future generations will admire and enjoy. It takes a dedicated team, and people like you, who are committed, invested, and curious about what happened yesterday, what happens today, and what will happen tomorrow. In your role as community leaders, you experience the impact of planning decisions every day.

I encourage you to imagine the possibilities of this proposal for a unique addition to the Town of Timnath. Our dedicated team strives to be inventive and to integrate history, culture and landscape in building on this property for tomorrow and beyond. We have been inspired by your goals, desires and vision for the future as defined in the current Timnath Comprehensive Plan. We believe your vision, in combination with our creative energies, has resulted in the design of a unique and vibrant community where people can connect with each other, nature, recreation, and history where they live.

Regards,

John Prestwich - RLA, PCS Group, Inc.
Timnath Landing -
General Development Information

Design Rationale

Timnath Landing has been thoughtfully planned around the creation of a series of lakes that will provide a connection to the land, a great feature that will include parks, trails and other recreational opportunities for all residents. Timnath Landing has been planned to become a unique and vibrant neighborhood within the Town of Timnath. Numerous recreational opportunities, amenities, and a diverse housing supply will add diversity to the growing Town of Timnath. The community is planned to incorporate a variety of residential options throughout the ultimate build out, as well as a mixed use component. The proposed parkway will further goals of the Town by creating a new Main Street area that complements the existing Old Town. Multiple Neighborhood Parks, a Community Park, many Pocket Parks, and an extensive trails system will provide for countless recreational opportunities, and a series of lakes built for the development will add a very unique sense of place for residents and provide possible regional attractions. Community gardens and a recreation center, coupled with diverse housing, will provide for a vibrant community built into the existing fabric, which will complement the existing development and character, while also providing for a transition to and from Harmony Road.

Drainage and Stormwater Management:

At the Sketch Plan stage of this project we have anticipated that the majority of the required drainage and storm water management will be handled through the careful design of the lake features. The lakes are anticipated to be at three different elevations, and will likely include a pump house at the low end to facilitate the conveyance of the drainage. A full drainage report has been included with the Preliminary Plat documents.

Water Supply Information:

The development anticipates connecting to the Municipal water system.

Commercial Mineral Deposits:

We do not anticipate any commercial mineral deposits, we have provided all the required mineral property information with this submittal.

Floodplain:

A portion of the property is currently in the floodplain; however, there is currently a CLOMR being processed as part of a larger regional improvement for the Box Elder drainage that will remove the floodplain from this property.
Comprehensive Plan:

At the request of the Town of Timnath staff we have proposed a Comprehensive Plan Amendment, that Amendment has received unanimous approval from both the Planning Commission and Town Council. The purpose of the Comprehensive Plan Amendment was to bring the Comprehensive Plan into alignment with the approved Sketch Plan for the project. One of the benefits discussed with the Comprehensive Plan Amendment was a betterment of the compatibility with the adjacent neighborhoods.

Consistency with the Sketch Plan:

This PD Overlay has been prepared as a method of making possible the concepts and designs as depicted in the Sketch Plan document.

General Benefits:

The Timnath Landing development will play a significant role in bringing and extending services for the Town of Timnath, specifically this project will be designing sewer lines that will serve portions of the existing Old Town. Timnath Landing proposes a variety of recreational opportunities and natural resource enhancement/preservation. Careful consideration and planning has allowed for numerous trail connections, open space and park areas, and other amenities, which would not be possible without this proposed PD Overlay. Bicycle and pedestrian circulation has been integrated into the development of lakes, roadways, and open space areas. The project location along Harmony Road, coupled with close proximity to local commercial developments and amenities such as the Timnath Gateway Reservoir, provide unique opportunities within the Town of Timnath and overall region.

The PD Overlay will allow for the development of this uniquely themed community. The current land plan anticipates approximately 30% of the property will remain in open space as both active and passive areas. This is almost 50% more than the Code requires, but we believe that this will aid in creating a unique and desirable place to live, and will promote the character of the Town of Timnath. The land plan includes large contiguous areas of open space throughout the community, and as a result we have elected to propose a wide variety of lot sizes in order to facilitate the development of the community in a timely manner - by offering a wider range of lot sizes and house products the community can be built more quickly and the full value of the open space and park areas can be realized sooner. This also supports the Town's goal of providing a diversity of housing types. In order to provide this diversity and large amount of open space and parks we have requested modest revisions to the dimensional standards to help offset the cost of providing these amenities. These amenities will be available to all residents of the Town of Timnath. In addition we believe that this community will be compatible with the adjacent neighborhoods by providing buffers where appropriate, by providing key linkages to the Regional Trail system, and by providing park features that can be enjoyed by all residents.
Specific Request:

<table>
<thead>
<tr>
<th>R-2/SFD</th>
<th>TIMNATH LANDING PD EXEMPTION</th>
<th>R-3/SFA</th>
<th>TIMNATH LANDING PD EXEMPTION</th>
<th>MU</th>
<th>TIMNATH LANDING PD EXEMPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LOT AREA PER DWELLING (SQUARE FEET, UNLESS OTHERWISE NOTED)</td>
<td>6,000²</td>
<td>5,500</td>
<td>1,800</td>
<td>NO CHANGE REQUESTED</td>
<td>4,500 (SFD) 1,800 (SFA, MF)</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH (TOTAL IN FEET, UNLESS OTHERWISE NOTED)</td>
<td>54</td>
<td>50</td>
<td>20</td>
<td>NO CHANGE REQUESTED</td>
<td>SUBJECT TO EACH RESIDENTIAL TYPE³</td>
</tr>
<tr>
<td>MINIMUM LOT FRONTAGE (FEET)</td>
<td>35</td>
<td>NO CHANGE REQUESTED</td>
<td>18 FOR TOWNHOMES 35 FOR APARTMENTS AND CONDOS</td>
<td>NO CHANGE REQUESTED</td>
<td>SUBJECT TO EACH RESIDENTIAL TYPE⁴</td>
</tr>
<tr>
<td>MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS (PERCENT)</td>
<td>50%</td>
<td>NO CHANGE REQUESTED</td>
<td>N/A</td>
<td>NO CHANGE REQUESTED</td>
<td>N/A</td>
</tr>
<tr>
<td>MINIMUM FRONT YARD SETBACK¹ (FEET)</td>
<td>PRINCIPAL BUILDING</td>
<td>15</td>
<td>NO CHANGE REQUESTED</td>
<td>15</td>
<td>NO CHANGE REQUESTED</td>
</tr>
<tr>
<td>ACCESSORY BUILDING</td>
<td>55</td>
<td>NO CHANGE REQUESTED</td>
<td>45</td>
<td>NO CHANGE REQUESTED</td>
<td></td>
</tr>
<tr>
<td>MINIMUM SIDE YARD SETBACK (FEET)³</td>
<td>7</td>
<td>5</td>
<td>8 (AT END OF EACH ROW)</td>
<td>6 (AT END OF EACH ROW)</td>
<td>PER EACH RESIDENTIAL TYPE⁵</td>
</tr>
<tr>
<td>MINIMUM DISTANCE BETWEEN BUILDINGS (FEET)</td>
<td>10</td>
<td>NO CHANGE REQUESTED</td>
<td>SUBJECT TO BUILDING CODES</td>
<td>NO CHANGE REQUESTED</td>
<td>SUBJECT TO BUILDING CODES</td>
</tr>
<tr>
<td>MINIMUM REAR YARD SETBACK (FEET)</td>
<td>PRINCIPAL BUILDING</td>
<td>20</td>
<td>NO CHANGE REQUESTED</td>
<td>20</td>
<td>NO CHANGE REQUESTED</td>
</tr>
<tr>
<td>GARAGE WITH ITS ENTRANCE FACING AN ALLEY</td>
<td>5</td>
<td>NO CHANGE REQUESTED</td>
<td>5</td>
<td>NO CHANGE REQUESTED</td>
<td></td>
</tr>
<tr>
<td>ACCESSORY BUILDING OR STRUCTURES</td>
<td>5</td>
<td>NO CHANGE REQUESTED</td>
<td>5</td>
<td>NO CHANGE REQUESTED</td>
<td></td>
</tr>
<tr>
<td>MINIMUM FLOOR AREA PER DWELLING UNIT</td>
<td>750</td>
<td>NO CHANGE REQUESTED</td>
<td>600</td>
<td>NO CHANGE REQUESTED</td>
<td>AS SPECIFIED ON MU PLAN</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT (FEET)</td>
<td>35</td>
<td>NO CHANGE REQUESTED</td>
<td>35</td>
<td>NO CHANGE REQUESTED</td>
<td></td>
</tr>
</tbody>
</table>

The specific criteria being requested for modification is listed in the comparative chart above. Specifically we are requesting some modifications to the dimensional requirements of the underlying zone districts to accomplish the full design of this Master Planned community. The benefits created
by allowing the modest decrease in lot size and side yard setbacks is that this Master Planned community is able to offer a significant amount of consolidated open space that is available not only to residents of Timnath Landing, but the entire community of Timnath. The lake features include trails and fishing areas that can be enjoyed by all residents of Timnath, and without the PD Overlay the residential footprint would be larger, decreasing the value of the overall open space amenities being offered by this proposal. The development team has been working with specific builders to ensure that the plan being proposed accommodates a variety of homes that will fit a variety of price points, ensuring one of the Town of Timnath’s Comprehensive Plan goals of providing a diverse housing supply. Specifically in the MU area adjacent to the residential area of Old Town Timnath we have proposed detached single family homes and a pocket park. Original plans contemplated commercial uses in those areas and through meetings with the Community we determined that Single Family detached homes of a comparable scale was the appropriate plan for this area. In order to accomplish that we have proposed lots that would allow homes of a comparable scale, in addition at the direction of Council the homes adjacent to Main Street will be required to include architectural enhancements.

There is only one area that has been rezoned to R-3 in Timnath Landing, this area has been planned for duplex/paired homes. The standards for R-3 anticipate/include development standards for Townhomes or Condominiums. We have requested one minor revision which is to allow for a 6 foot setback at the end of the paired homes instead of the current 8 feet. This request will be mitigated by the fact that there will never be more than two homes together in this area, versus a more typical Townhome of Condominium approach where it would be more likely to see many units attached together creating a much larger single building.

**Buffers:**

The Timnath Landing proposal includes buffer or similar uses to the adjacent properties. Along the north edge of the property appropriate landscape buffers will be determined against County Road 40 at the time of plat, in general County Road provides a buffer to the adjacent properties. Along the eastern property boundary there is a trail corridor that ranges from 40-50 feet in width running the entire length of the property line. In addition the TROC provides an additional 160-180 foot buffer to the adjacent eastern property. The Timnath Landing sketch plan identifies significant buffers along Harmony Road for the residential portion of the property. These buffers include the south lake area, approximately 22 acres in size, and the Community Park which is over 10 acres in size. We have recently completed both a Comprehensive Plan Amendment and a Rezoning for the Timnath Landing property which redefined a significant portion of the west side of the property from High Density Residential to detached Single Family residential, which provides a significantly better transition from Old Town Timnath to the Timnath Landing Master Planned community.
Town Council Conditions:

As a part of the approval of the Sketch Plan for Timnath Landing the Town Council requested and the Timnath Landing development team agreed to 3 conditions.

1. A decorative screen wall and landscape buffer will be designed and installed for the homes adjacent to the north side of the railroad tracks.

2. The homes adjacent to the railroad tracks and along Harmony Road will be subject to Architectural enhancements - the enhancements will be identified as part of the block diversity plan required during the building permit process.

3. Architectural and landscape enhancements will be required for all development along Main Street, the landscape enhancements will be identified on the landscape plans - the architectural enhancements will be identified as part of the block diversity plan required during the building permit process.
**Design Rationale:**
Timnath Landing has been thoughtfully planned around the creation of a series of lakes that will provide a connection to the land, a great feature that will include parks, trails and other recreational opportunities for all residents. The community is intended to have a mix of residential options throughout the ultimate build out of the development, a portion of the property is located on the west side of the proposed Parkway, as intended to include a ‘main street’ area as well as a civic park and associated residential options.

**Drainage and Stormwater Management:**
At the Sketch Plan stage of this project we have anticipated that the majority of the required drainage and storm water management will be handled through the careful design of the lake features. The lakes are anticipated to be at three different elevations, and will likely include a pump house at the low end to facilitate the conveyance of the drainage.

**Water Supply Information:**
The development anticipates connecting to the Municipal water system.

**Commercial Mineral Deposits:**
We do not anticipate any commercial mineral deposits, we are currently in the process of defining all mineral owners for the property.

**Floodplain:**
A portion of the property is currently in the floodplain; however, there is currently a Creek being processed as part of a larger regional improvement for the Timnath Creek drainage that will remove the floodplain from this property.

**Comprehensive Plan:**
As part of our ongoing discussions with the Town Planning staff we understand that we may need to pursue an amendment to the Comprehensive Plan for a portion of the property that is identified as a strip of future commercial along the Parkway.

**PLANNING COMMISSION CERTIFICATE**
APPROVED THIS _____ DAY OF ____________, 2011, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

**PLANNING COMMISSION CHAIRPERSON**

**TOWN COUNCIL CERTIFICATE**
APPROVED THIS _____ DAY OF ____________, 2011, BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

**TOWN MAYOR**

**TOWN CLERK**

**GENERAL DEVELOPMENT INFORMATION**

**APPLICANTS / LAND OWNERS**
CAC TIMNATH, LLC
66 Franklin Street, Suite 200
Oakland, CA 94607
P: 510.207.3419

BCX DEVELOPMENT, LLC
7208 S. Alton Way, Bldg M
Englewood, CO 80112
P: 303.587.6651

**LAND PLANNING & LANDSCAPE ARCHITECTURE**
PCS GROUP, INC.
458 B-100
1901 36th Street,
Denver, CO - 80215
P: 303.534.4965

**CIVIL ENGINEERING**
EME CONSULTANTS, INC.
7006 S. Alton Way,
Englewood, CO 80112
P: 303.694.1520

**CIVIL ENGINEERING / LAKE SPECIALIST**
CIVIL RESOURCES, LLC
P.O. Box 590,
Frederick, CO 80530
P: 303.833.1416

**TRAFFIC ENGINEERING**
FELSBURG HOLTS & ULELYNG
6500 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303.721.1440

**SUBSURFACE ANALYSIS**
EARTH ENGINEERING CONSULTANTS, LLC
4930 Greenfield Drive
Windsor, Co 80550
P: 970.547.3904
The project is located just East of Main Street in the Town of Timnath and the Cach Le Poudre River. Several regional trails are directly adjacent to the property, and in conjunction with the Timnath Trails Plan, will ultimately traverse through the property. The project has several existing easements which will allow for connectivity to the regional trail system, as part of the overall connected open space plan for the property.

The Parkway on the West portion of the site has been depicted in this site plan and a Collector road system through the property will provide main access through the site, as well as generous entries and trail opportunities. Side walks will allow pedestrian movement through the site as well as access to the open space, parks and major amenities.

The current design contains more than 26% open space, which significantly exceeds the required 12% (see land use map for open space park parcels.)

**Project Location:**

The project is located approximately 56 miles north of Denver, just east of Old Town Timnath, CO. Fort Collins is the closest major city and is located just North West of the site 10 miles. Neighboring communities include Greeley, Loveland, and Windsor, CO.

The property is approximately 490 acres that is currently used for primarily agriculture. The project is bound by E. Harmony road to the South, Main Street in part on the West, and County Line Road 40 to the North. The site is bifurcated by the existing Omni Trax (100’ ROW) rail road going north-west by south east. There is an existing Reservoir outlet ditch to the east of the property as well as running through the middle from the Timnath Reservoir.

Timnath Public open space is directly north of the property within a mile, and the Cach La Poudre River just to the west, the existing Harmony golf course community is located directly to the east.
Regional Amenities:
Regional natural amenities within close proximity to the site include the Cache la Poudre River and Timnath Reservoir and Open Space. As per town of Timnath Trails Plan there are several opportunities to connect regional trails, planned bicycle paths, and general pedestrian access. Further, local access to towns such as Windsor and Fort Collins are within reasonable distances, all less than 15 miles.
TIMNATH LANDING • TIMNATH, CO.

SKETCH PLAN AND ACREAGE CALCULATIONS

SKETCH PLAN

PLANNING AREA USE ACRE % LOT TYPE DENSITY UNIT RANGE
PA-1 SFD 15.3 2.7% 50-60' WIDTH 3.5 - 4.5 47 66
PA-2 SFD 25.3 5.6% 50-60' WIDTH 3.5 - 4.5 89 114
PA-3 SFD 17.3 3.4% 45-55' WIDTH 4.5 - 5.5 78 95
PA-4 SFD 6.3 1.3% 50-60' WIDTH 3.5 - 4.5 21 27
PA-5 SFD 22.3 4.4% 65-75' WIDTH 2.8 - 3.5 62 78
PA-6 SFD 18.3 3.6% 50-60' WIDTH 3.5 - 4.5 36 46
PA-7 SFD/SHA 47.0 8.6% 60-90' WIDTH 3.5 - 7.0 26 33
PA-8 SFD/SHA 5.0 1.0% 40-60' WIDTH 5.5 - 7.0 30 38
PA-9 SFD 8.1 1.6% 55-65' WIDTH 3.0 - 4.0 24 32
PA-10 SFD 17.3 3.3% 55-75' WIDTH 3.0 - 4.0 53 70
PA-11 SFD 3.3 0.6% 50-60' WIDTH 3.5 - 4.5 19 24
PA-12 SFD 14.4 2.8% 50-60' WIDTH 3.5 - 4.5 51 62
PA-13 SFD 22.3 4.4% 60-80' WIDTH 3.5 - 4.5 77 104
PA-14 SFD 41.3 7.3% 60-80' WIDTH 3.5 - 4.5 144 185
PA-15 SFD 8.5 1.6% 65-75' WIDTH 2.8 - 3.5 26 33
PA-16 SFD 20.3 4.1% 50-60' WIDTH 3.5 - 4.5 72 95
PA-17 SFD 7.3 1.3% 45-55' WIDTH 5.0 - 6.3 38 47
TOTAL 226 39.9% 65 85
 MU-1 MU 21.9 4.5% THD
 MU-2 MU 3.8 0.8% THD
 MU-3 MU 11.4 2.3% THD
 MU-4 MU 11.0 2.2% THD
M U T O T A L 4 5 1 4 7
C-2 COMMERCIAL 11.2 2.2% THD
OS-1 ACTIVE PARK 10.3 2.1% MULTIPURPOSE FIELD, COURTS, FIELD AREAS, TRAILS
OS-2 LAKE/OPEN SPACE 21.9 4.3% LAKE, TRAILS, FISHING DOCKS, BENCHES, LINEAR PARK
OS-3 COMMUNITY CENTER 4.7 0.9% POOL, CLUBHOUSE, TOT LOT, MULTIPURPOSE TURF AREA
OS-4 LAKE/OPEN SPACE 42.8 8.3% LAKE, TRAILS, FISHING DOCKS, BENCHES
OS-5 COMMUNITY GARDENS 11.2 2.4% GARDENS, ORCHARD, PLANTINGS, BUFFER, TRAILS
OS-6 OPEN SPACE 6.8 1.3% TRAIL CONNECTION, BUFFER PLANTINGS
OS-7 OPEN SPACE 6.8 1.3% TRAIL CONNECTION, BUFFER PLANTINGS
OS-8 OPEN SPACE/DETECTION 6.8 1.3% BUFFER PLANTING, DETENTION
OS-9 CYCLIC PARK 2.3 0.4% MULTIPURPOSE TURF AREA, GARDENS, SHELF
OS-10 TRAIL CORRIDOR 10.0 2.1% REGIONAL TRAIL CORRIDOR
OS-11 OPEN SPACE 11.2 2.2% TRAIL CONNECTION, BUFFER PLANTINGS
OS-12 OPEN SPACE 22.3 4.4% LAKE, TRAILS, BENCHES
SUBTOTAL 146.7 29.1%
ROADER/ROW 10.2 2.0%
PROPERTY TOTAL 504.4

ALL AREAS DEPICTED ARE APPROXIMATE, FINAL ACREAGES AND UNIT COUNTS WILL BE DETERMINED WITH THE PLANNING STAGE OF THE PROJECT. CHANGES IN ACREAGES OR UNIT COUNTS UP TO 15% IN A PLANNING AREA ARE TYPICAL WITH THE FINAL DESIGN STAGE OF ANY PROJECT. AS LONG AS THE HIGH END OF THE UNIT COUNT IS NOT EXCEEDED THEN NO CHANGE TO THE SKETCH PLAN WILL BE REQUIRED. THE 15% PUBLIC DEDICATION REQUIREMENT WILL BE MET WITH A COMBINATION OF THE OPEN SPACE AREAS INDICATED IN THE LAND USE CHART ABOVE.

ENTRY CONCEPT DEPICTING THE VIEW TO THE SOUTH LAKE, THE LINEAR PARK ALONG THE LAKE, AN ENTRY MONUMENT AND RESIDENTIAL IN THE BACKGROUND

INITIAL - JUNE 16, 2014
REVISED - OCTOBER 2016
REVISED - JANUARY 21, 2015
REVISED - FEBRUARY 21, 2015
Open Space and Parks

The open space network will be a combination of pathways, irrigated parks and low-impact low-maintenance areas in combination with the variety of lake edge conditions. A Neighborhood Park is located close to the entrance, onto the community from E-Harmony Road and will include typical features like playground, picnic area, multi-use courts and multi-use fields. Trails will be used to shelter from windy conditions and provide shade in summer months in an area that will be expected to be in higher risk areas. A specific planting planting list will be provided for street trees and vegetation in open space parks and as per recommendations of the Towns of Timnath and Regional standards. A community recreation center is identified on Master Plan on the banks of Middle Lake, and the path around the lake as well as the lake and linear parks are intended to act as a Regional Amenity/Park. These combined areas are intended to be a community amenity and allow dramatic recreational opportunities including a possible park pathways to the water, fishing areas, primarily non-motorized boating, outdoor seating, a shade shelter and a playground for children. The northern neighborhood is anticipated to include a regional trail corridor and connections to the southern park areas. Pocket Park and Neighborhood Park locations are identified on this plan, along with the recommended 1/4 mile Pocket Park service radius, and 1/2 mile Neighborhood Park service radius to ensure good access for all residents.

Civic and Community Spaces

The Timnath Landing Master Plan identifies a Civic Park at the corner of 4th street that is intended to be a civic space that may include a combination of public art opportunities, as well as Pocket Park sites. This civic park will have an urban feel and be respectful of the Town of Timnath design of rural history and community. The Master Plan also identifies a community orchard and garden plot that pays homage to the communities agricultural past, this area will also function as a Neighborhood Park - the PROST plan survey identifies community gardens as an important element. These types of gardens can be places where community members grow their own fruits and vegetables while giving the community a sense of ownership, not to mention the benefits of fresh produce. Ornamental type plantings will contribute to the enclosure of the space and can provide added benefits of fruit production very similar to the community gardens.

Trails and Pedestrian Connections

An extensive trail system will provide multiple opportunities for pedestrian connections to the Town of Timnath as well as providing access to the larger regional transportation system. Two large east-west running trails through the property and allow for linking connections and systems equate to trails as identified in the Timnath regional trail network. Further to the East of the project the Timnath Reservoir ‘Walk’ which runs north south and will provide additional access along the river. An east-west trail is identified at the corner of LCR 5 and LCR 40 and will allow access to and through the project. Also identified on the Timnath regional trails system is a bicycle trail that runs diagonally from 4th street through the property and connecting to the parcel just adjacent to the East. Further to the South, a trail will allow access from commuter and between neighborhoods and connecting to the parks and open space corridors. Within the lakes open space, additional trails will be provided for access to spread points of interest, look outs, parks on the water and connecting to the regional trail system.

Perimeter landscaping

The outside edges of the project will be a combination of buffering from the larger transportation network and seasonal, attractive, smart water use planting that comply with regional standards. Considering the size of the project, planting areas will focus on masses, rather than smaller individual plants. Seasonal interest will be considered with ground covers, grasses, native and non-native shrubs, deciduous trees, evergreen trees and ornamental trees.

Street Trees

Throughout the project street trees will provide attractive identification as well as help discern land uses. Commercial areas will be differentiated from single family areas with different types of vegetation and trees. Entries and the parkway will have a landscaped median that will provide additional opportunities for seasonal color, interest and pedestrian identification. Trees will be planted to meet municipal criteria, meaning varieties of species will be used providing variation and in extreme conditions should infestation or disease occur, line of mass will be reduced. Primary street trees will be deciduous per Town of Timnath recommendations, however, evergreens may be used to provideaccent and or attenuation when necessary around project entrances, open space corridors and trail heads.

Entrances and Buffer Zones

At specific entrance areas, special attention will be paid to create a sense of arrival using more ornamental types of vegetation and trees. These areas will be treated with special attention will be made to select appropriate species that are lower water consuming while still providing color and seasonal form. On perimeters where there are higher speeds of automotive traffic buffering will be used in combination between bermed land forms and masses of vegetation. At the entry to the project on E. Harmony Rd, the Sketch Plan identifies a large water feature, with a linear park along the entry.
CONCEPT PLAN, LANDSCAPE PLAN • NORTH PARCELS

LOT SIZES AND CONCEPTS MAY CHANGE WITH THE ULTIMATE DESIGN OF THE COMMUNITY, THIS ILLUSTRATIVE DEPICTION IS INTENDED TO CONVEY THE OVERALL COMMUNITY QUALITY AND CHARACTER ONLY.
LOT SIZES AND CONCEPTS MAY CHANGE WITH THE ULTIMATE DESIGN OF THE COMMUNITY, THIS ILLUSTRATIVE DEPICTION IS INTENDED TO CONVEY THE OVERALL COMMUNITY QUALITY AND CHARACTER ONLY.
1. **Old Town Improvement Project / Offsite Sewer (Phase 1)**
   a. There is a section north of the school that will need to be repaired in the spring before the District will accept the line. *Gerrard is preparing a schedule for the repair, dependent on weather due to required road closure and paving.*
   b. Letters to residents with documents to sign and return ongoing. Contractor has potholed the first few connections and met with residents. Weather delayed the start of the connections due to crew availability.

2. **Riverbend Infrastructure**
   a. Construction has been completed. Opening of the road is contingent on the signing and recording of the plat.

3. **Harmony Road Phase 3**
   a. Design finalization underway.

4. **Summerfield Parkway RR Crossing**
   a. Final Design in progress. We have met with the railroad to finalize the details of the crossing agreement and design.

5. **2015 Road Maintenance Program**
   a. RFP’s for both Road Maintenance and Striping were issued. *Replies are currently being evaluated.*

6. **Development Construction Activities**
   a. Brunner Farm – Phase 1 is complete pending Initial Acceptance. Phase 2 construction is underway.
   b. Wild Wing (Latham Pkwy) – Developer is required to complete the off-site roadway improvements by fall of this year. Construction is anticipated to start in June. *Boxelder Sanitation District recently made the Town aware of a sewer line they want to install in CR 1 while the road is under construction.*

7. **Commercial Construction Activities**
   a. **NoCo Self Storage** – Construction is underway.
   b. **Hartford Homes Office Building** – Construction is underway.
TOWN COUNCIL COMMUNICATION

Meeting Date: June 23, 2015
Presented by: Matt Blakely

Item: Community Development Report

<table>
<thead>
<tr>
<th>Ordinance</th>
<th>Resolution</th>
<th>Discussion</th>
<th>For Information</th>
</tr>
</thead>
</table>

**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 Total = 167
   - 2015 Single-Family Residential June = 11
   - 2015 Single-Family Residential YTD (1/1/15 to 6/17/15) = 90

2. **Current Development Actions:**
   - **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.
   - **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.
   - **Wildwing Sketch Plan:** This is a Revised Sketch Plan Application that includes a replat of Block 13 as well as the portion of Wildwing Subdivision not included in the First Filing. A Planning Commission Public Meeting was held on 08/05/14. An additional Planning Commission Public Meeting was held on 11/18/14. A Planning Commission Public Hearing was held on 4/21/2015 and the Sketch Plan was recommended for approval to Town Council unanimously by a 5-0 vote. On 4/28/2015 the Town Council held a Public Hearing and continued the action to a future date. On 5/26/2015 Town Council held a Public Hearing and was approved unanimously by a 4-0 vote.
   - **Wildwing PD Overlay:** This is a PD Overlay application 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, and is currently under review by staff.
   - **Serratoga Falls Preliminary Plat:** This is a Preliminary Plat proposal for approximately 250 lots that range in size from 6,500 square feet to 21,000 square feet on approximately 331 acres with a gross density of 1.6 DU/AC. The property is zoned R-2. A Planning Commission Public Hearing was held on 6/2/2015 and the Preliminary Plat was recommended for approval to Town Council unanimously by a 5-0 vote. On 6/8/2015 Town Council held a Public Hearing and approved the Preliminary Plat unanimously by a 4-0 vote.
   - **Serratoga Falls Final Plat:** This is a Final Plat proposal for approximately 250 lots that range in size from 6,500 square feet to 21,000 square feet on approximately 331 acres with a gross density of 1.6 DU/AC. The property is zoned R-2 and the proposal is consistent with the Sketch Plan and Preliminary Plat. The applicant has made a submittal and is currently under review by staff.
   - **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. The Planning Commission meeting was held on 6/2/2015 and the Site Plan was approved by a 4-1 vote.

h. **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 to accommodate the desired lot sizes. The Applicant has made a resubmittal and it is currently under review by Town Staff.

i. **Timnath Landing Final Plat:** This is a Final Plat proposal for approximately 214 single family detached lots that range in size from 4,275 square feet to 7,700 square feet on approximately 82 acres. The property has multiple zoning districts to accommodate the desired lot sizes. The Applicant has made a resubmittal and it is currently under review by Town Staff.

j. **Timnath Landing PD Overlay:** This is a PD Overlay application for the entire subdivision. The underlying zone district requirements will apply with the exception of modifications to several street standards criteria, density and dimensional standards, and Town Council Sketch Plan conditions. The Applicant has made a resubmittal and it is currently under review by Town Staff.

k. **Timnath Ranch 6th Filing Preliminary Plat:** This is a Preliminary Plat proposal for approximately 54 single family detached lots ranging in size from 6,000 square feet to 11,000 square feet on approximately 42 acres. This property is zoned R-2 and the proposal is consistent with that zoning. The Planning Commission Public Hearing was held on 6/2/2015 and the Preliminary Plat was recommended for approval to Town Council unanimously by a 5-0 vote. On 6/8/2015 Town Council held a Public Hearing and approved the Preliminary Plat unanimously by a 4-0 vote.

l. **Timnath Ranch 6th Filing Final Plat:** This is a Final Plat proposal for approximately 54 single family detached lots ranging in size from 6,000 square feet to 11,000 square feet on approximately 42 acres. This property is zoned R-2 and the proposal is consistent with that zoning. The Applicant has made a submittal and it is currently under review by Town Staff.

3. **Projects:**

   a. **Land Use Code Update:** Staff has met with the development community and presented the draft land use code to the public. Comments are due back 6/26/2015 from the public and development community. Staff will be incorporating changes and preparing a final draft for Planning Commission and Town Council review in July, 2015.

   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 approved the plan with conditions. Staff is currently working on Phase 1 CD’s and provided Council with an update on April 14, 2015. Staff is currently getting bid documents together to bid out the project in early to mid June.

   c. **Wildwing Park:** Plans for landscape improvements are being prepared for summer of 2015 bidding and installation. Currently 2 acres are being improved to level out the fields and to improve water infiltration. Storm Academy has been awarded a grant to help supplement the turf improvements.

   d. **Timnath Reservoir:** Staff will be developing plans for additional improvements at the reservoir. A questionnaire has been circulated Town wide soliciting feedback on the first year of boating usage at the reservoir. Based on feedback from the questionnaire, Town Council has implemented some policy changes.

   e. **Gateway Park:** Connell Resources has been awarded trailhead improvements and will be commencing work in early July, 2015.
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**MEMORANDUM**

**TO:** Timnath Town Council  
**FROM:** Matt Blakely, Town Planner  
Joy Liberty, Building Permit Technician  
**RE:** Timnath Single-Family Building Permits – YTD 6/15/15  
**DATE:** June 23, 2015

### 2013

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

### 2014

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- Foundation Only Permit: 1
- Commercial: 8

### 2015

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<th>June</th>
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- Foundation Only Permit: 3
- Modular Home: 1
- Commercial: 2
### Town Council Communication

Meeting Date:  
**June 23, 2015**  

Item:  
**May 2015 Law Enforcement Update**  

Presented by:  
**Sherri Wagner**

<p>| | | |</p>
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<td><strong>For Information</strong></td>
<td><strong>Meeting Date:</strong></td>
<td><strong>Item:</strong> <strong>May 2015 Law Enforcement Update</strong></td>
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<td><strong>June 23, 2015</strong></td>
<td><strong>For Information</strong></td>
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<td><strong>Sherri Wagner</strong></td>
<td><strong>Meeting Date:</strong></td>
<td><strong>Item:</strong> <strong>May 2015 Law Enforcement Update</strong></td>
</tr>
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</table>

1) Meetings  
   a. Chief’s  
   b. Timnath staff meeting and customer service training provided by Mines associate  
   c. Command staff meeting with NOCO law enforcement personnel

2) Several meetings with Chiefs/District Attorney’s office concerning the state mandated multi-jurisdictional officer involved shooting agreement and protocol. If an officer is involved in a shooting the state requires another agency to handle the investigation to provide transparency to the incident.

3) Robert Wynkoop finished his training program and began his solo assignment in patrol.

4) Meeting with all of the Larimer county agencies and Xerox concerning the state mandated electronic discovery system.

5) Community interview of police candidates. Thanks to Phil Goldstein, Milissa, and Dezire for their input and insight.

6) Job analysis paperwork provided to MSEC to assist in providing information for council concerning job duties and pay grade recommendations to remain competitive with NOCO agencies.

7) Fleet recommendations for council. Plan could change if more vehicles are needed within the near future.

8) Demonstration by Lumen. Lumen assists departments in collecting crime data and providing online analysis and assistance.

9) State provided training concerning enforcement of Cannabis laws and regulations.
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<th>Call Type</th>
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<th>Mar-15</th>
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To: Town Council and Community

From: April D. Getchius, AICP
      Town Manager

Date: June 20, 2015

Subject: Town Manager’s Report

Railroad Meeting

On July 13 CML is hosting a meeting between state municipalities and the representatives of the Union Pacific Railroad and the Burlington Northern Santa Fe Railway to discuss communities’ concerns. The discussion will include issues such as blocked crossings, noise, quiet zones and more. I will report back to the Council regarding this discussion in July.

The Colorado Real Estate Journal Panel

The Colorado Real Estate Journal has invited me to participate on a panel in September at the Land Development Conference. I will be a part of the northern Colorado panel along with representatives of Fort Collins, Greeley, Loveland, Windsor and Johnstown. We will be discussing the growth and development of the region.

Economic Development

The Town has terminated its contract with R&R Engineers for Economic Development Services. We remain engaged with Retail Strategies who will continue to provide research and demographic data for our recruitment purposes.

Regional Economic Development

Staff has reached out to the Denver Metro Economic Corporation. We will be receiving any primary employer leads from them directly and can follow up if one is appropriate for Timnath.

Staffing
Staff is combining the front office administrative assistant position and the permit/planning tech position into one. This will be on a trial basis as we are not sure of the overall workload. We will no longer have a permit tech from SafeBuilt, but will be able to provide builders service more than three days a week. We are currently taking applications for this position.