Town of Timnath Planning Commission
Regular Meeting
Tuesday, August 4th, 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
   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 July 21, 2015 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Public Hearing – Skeebo Minor Subdivision for 4025 Kern St.
   b. Public Hearing – Bella Minor Subdivision for 5032 5th Ave.

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, July 21st, 2015 at 6:00 p.m.

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

Absent
Alternate Kristie Raymond

Others in attendance
Matt Blakely, Town Planner
Brian Williamson, Town Planner
Kevin Koelbel, Town Planner
April Getchius, Town Manager
Jesse McDowell, Serratoga Falls LLC
Mark Goldstein, Serratoga Falls LLC
Andy Reese, Northern Engineering
Kristin Turner, TB Group
Gary Hoover, WW Development
Bill Grush, Timnath Resident

2. Amendments to the Agenda
a. None

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.
   i. None

5. Consent Agenda
a. Approval of the July 7, 2015 Planning Commission Meeting Minutes
   i. Commissioner Goldstein seeks for motion to approve the consent agenda
   ii. Vice Chair Seidel makes a motion for approval
   iii. Chairperson Weiderspon seconds the motion
iv. Motion passes unanimously (5-0) by voice vote

6. Business and Discussion Items
   a. Public Hearing – Serratoga Falls Final Plat
      i. Mr. Williamson introduces the project as a Final Plat that is a continuation from the approved Sketch Plan and Preliminary Plat, but there is just a different level of detail on the Final Plat specifically on the parks. The plan is to still have 250 single family lots to the east and south of the first filing and have a density of 1.72. Their plan is in conformance with the PROST plan and they have connectivity with many trails throughout the subdivision.
      ii. Jesse McDowell introduces that the Final Plat is the same as the Preliminary Plat, but the detail that was added to the Final Plat more in the park areas with the amenities such as shelters and benches and bbq’s. He introduces the two major parks in the subdivision, which will be surrounded by lakes and will have the upgraded amenities that will be included such as active play areas, trails, shelters, and picnic areas. There is also 6 pocket parks around the subdivision that will have benches and exercise equipment such as pull up bars to provide a variety of options for residents. All of the parks are along trails for easy access from anywhere in the community.
      iii. Bill Grush, is curious about the access points to one of the open spaces one of the southern space areas since it doesn’t appear there will be access.
      iv. Mr. Williamson mentions there will be multiple areas of access to all of the open spaces.
      v. Vice Chair Seidel asks about the Kiefer Glover ditch correspondence
      vi. Mr. Williamson mentions that the attorney for Mr. Kiefer and Glover had sent a correspondence that they were not in favor of the development as it prevented from the maintenance of the ditch.
      vii. Jesse McDowell mentions that Mr. Kiefer and Glover are worried that they won’t have the ability to have access and maintain their ditch thus why they are opposed to this development and have been from the Sketch Plan phase. He also mentions that they have been unresponsive in coming to an agreement on an easement for access.
      viii. Vice Chair Seidel is curious what the Town can do to get a response from Mr. Kiefer and Mr. Glover.
      ix. Mr. Blakely mentions that it is more of a conversation with the Town attorney on what legal ground they have to hold up a Plat from being approved.
      x. Commissioner Roys asks about the current ditch they have had to move across CR-5 that is already in place.
      xi. Mark Goldstein mentions that it is a ditch from Kitchel reservoir that has to serve properties to the west that had to be moved to allow for filing 1 to be put in. The current pipeline serves both the first filing and the properties to the east that it had previously served.
      xii. Chairperson Goldstein asks if it would be beneficial to add a condition that the Town legal council have no issue with this problem and that it would not stop the approval at Council level.
      xiii. Chairperson Goldstein seeks for a motion of approval for the Serratoga Falls Final Plat
      xiv. Commissioner Seidel motions for approval
      xv. Commissioner Risden seconds the motion
      xvi. Motion Passes unanimously (5-0) by voice vote
   b. Public Hearing - Wildwing Sketch Planned Development Overlay
i. Mr. Blakely introduces the project as a Sketch Planned Development Overlay for the Wildwing subdivision, which is a rezoning action. The reason for the PD Overlay because at the approval of Sketch Plan there were lots that did not meet dimensional standards and needed the PD Overlay to allow those lots. The plan seeks for 5500 square foot lots and 5-foot side yard setbacks in their phase 3 area which is predominately patio homes. All of the lots back to open space, which is something that the Town likes to see to allow for the reduction of the dimensional standards. There are 61 lots of the roughly 300 lots that are being considered for the reduction in lot size and side yard setbacks.

ii. Gary Hoover mentions that the patio homes in phase 3 were originally designed as the same ones that are currently in phase 1 but they have changed them to have a more fluid design and it eases the fire authority issues along with the parking being minimal. The new layout doesn’t have houses backing to each other and is easier on parking.

iii. Commissioner Goldstein asks how the current patio homes were approved if they have requirements for them

iv. Mr. Blakely mentions that the existing patio homes that were out of a 150-foot reach by the fire department were required to have a residential sprinkler system be installed.

v. Commissioner Risden asks if the patio homes will have basements

vi. Gary Hoover mentions that there will be options for basements in the patio homes

vii. Commissioner Risden is worried if there will be basements then there will be window wells and with a smaller side yard setback there will not be much room in between houses so how do you get around that

viii. Gary Hoover mentions that with the patio homes they are maintained by the HOA for all landscaping needs so there is really no need for people to be going on the sides of their houses for things, but if there is then they do have room to get around. He mentions that they haven’t had a problem in any other community with the smaller side yards with the patio home product.

ix. Vice Chair Seidel is curious that this is an approval of the entire property minus the first phase.

x. Mr. Williamson mentions that yes the boundary is the whole property minus phase one, but the modifications only apply to phase 3

xi. Vice Chair Seidel asks if the boundary for the whole property getting the modifications if it would be problematic for phase 4

xii. Mr. Blakely mentions that the map is not included at Sketch PD Overlay, but at the Preliminary PD Overlay there can be a map with a boundary showing the section for the modifications, and at Final PD Overlay we can call out exactly what lots will have the modifications.

xiii. Vice Chair Seidel, asks if with the approval of the Sketch PD Overlay the Town is now out of still defining the area to not include a larger area.

xiv. Mr. Blakely mentions that at the further hearings for the PD Overlay can be defined to certain lots, but as it states now at the Sketch PD Overlay it only encompasses phase 3

xv. Commissioner Goldstein seeks for a motion for approval of the Sketch Planned Development Overlay for Wildwing Subdivision

xvi. Commissioner Weiderson motions for approval

xvii. Commissioner Seidel seconds the motion

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

7. Reports (if available)
   a. Commissioner Reports
i. Transportation Open House was on the 20th and there was a lack of public participation but was good information for the public

ii. The interviews for the Alternate position would start next week and there will be a work session for the new Commissioner would be after August 11th when Town Council would approve the new Commissioner, which would be August 18th or September 1st.

b. Town Manager
c. Town Planner
   i. The Land Use Code is close to being finished and is hopefully going to be presented at the next Planning Commission date
d. Town Engineer

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

Chairperson Goldstein adjourned the July 21, 2015, Planning Commission meeting at 6:55 p.m.

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

Philip Goldstein, Chair

**ATTEST:**

Brian Williamson
PLANNING COMMISSION COMMUNICATION

Meeting Date: 8/4/2015

Item: Skeebo Subdivision for 4025 Kern Street

Presented by:
Matt Blakely
Town Planner

EXECUTIVE SUMMARY: The project is proposed at 4025 Kern Street. The proposal is for a Minor Subdivision of the lot to change it from one lot to three lots. The first two lots will face Kern St with the third lot having alley access with an access easement between lots one and two off of Kern. Lot one is 4,133 Sq. Ft. while Lot 2 is 5,000 Sq. Ft. and Lot 3 is 8,220 Sq. Ft. The proposal for the three lots will be single family dwelling units. Proper utility connections will be required on all three Lots before any development can occur.

STAFF RECOMMENDATION: Staff recommends the approval of the Minor Subdivision application to Town Council

KEY POINTS/SUPPORTING INFORMATION:

Owner: Steve Whittall
Applicant: Aubrey Carson

Legal Description/address: 4025 Kern Street
Application Type: Minor Subdivision          Case Number: MS-2015-002

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

Existing Zoning: B
Proposed Zoning: B
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential

Process Schedule

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<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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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:

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<tr>
<td>West</td>
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Application Description:

Site Location & Layout:
The project is proposed at 4025 Kern Street. The proposal is for a Minor Subdivision of the lot to change it from one lot to three lots.

The rezoning application conforms to the requirements set forth in section 16.4.8.C in the Timnath Land Use Code.

A. Minor Subdivision Plat Review Criteria. The Town shall use the following criteria to evaluate the applicant’s request:

   1. The minor subdivision plat is in compliance with this Code and with the Comprehensive Plan.
   Response: The minor subdivision is in compliance with the Land Use Code and Comprehensive Plan. The Comprehensive Plan calls for the lot to be a Downtown Core designation which relates to a Business zoning which is currently what the property is zoned. The Business zoning encourages the development and expansion of the existing Town business area by providing a concentration and mixture of civic, office, retail, restaurant, housing and cultural land uses.

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

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<tr>
<th>RECOMMENDED MOTION:</th>
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<td>Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.8.C of the Timnath Land Use Code have been met, I move to recommend approval of the Skeebo Subdivision for 4025 Kern Street to Town Council, with the following conditions:</td>
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<tr>
<td>1. Allow staff to work with the owner applicant to address minor, non-substantive modifications and unresolved comments prior to final signatures</td>
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<tr>
<th>ATTACHMENTS:</th>
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<tr>
<td>1. Subdivision Map</td>
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<td>2. Poudre Fire Authority Concerns</td>
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TO: Matt Blakley, Town Planner
FROM: Jim Lynxwiler, Fire Protection Technician, Poudre Fire Authority, 970-416-2869
PROJECT: SKEEBO SUBDIVISION Timnath Case Number: MS-2015-001
DESCRIPTION: Subdivide parcel from two lot configuration to three lots.
DATE: May 9, 2015

PFA COMMENTS:

Poudre Fire Authority has no comments relative to the subdivision however, the applicant should be aware that future development on the lots will be subject to code compliance at that time. Pertinent code requirements listed below:

FIRE LANES
A fire lane is required to within 150’ of all exterior portions of all buildings. I do not anticipate this being a problem for proposed Lots 1 & 2, which can be directly accessed from Kern Street and access distances can be calculated from there. Depending upon the location of the building footprint in Lot 3 however, it is likely that property will be determined out of access and require a fire sprinkler system to offset this deficiency. Please note, access measurements cannot be made from alleys unless the alley is fully developed to local street standards.

- IFC 503.1.1: Fire Lanes shall be provided to within 150’ of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

WATER SUPPLY
Fire hydrant spacing and flow must meet minimum requirements based on type of occupancy. I do not anticipate this being a problem for proposed Lots 1 & 2, which are each within 300’ of an existing hydrant. Lot 3 however, appears to be approximately 450’ from the closest hydrant and would be considered out of access for water. A hydrant would have to be located within 300’ of the building or the building will require a fire sprinkler system to offset the deficiency.

- IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.
PREMISE IDENTIFICATION
All three lots need to be separately addressed. The addressing of Lot 3 will require monument signage on Kern Street.

- 2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

OTHER COMMENTS
Other fire department comments may be forthcoming at time of building permit.

Please note: Final Plan requires PFA Fire Marshal signature. Contact Fire Marshal, Bob Poncelow at 970-416-2891 to schedule.
PLANNING COMMISSION COMMUNICATION

Meeting Date: 8/4/2015

Presented by: Matt Blakely
Town Planner

Item: Bella Subdivision for 5032 5th Avenue

EXECUTIVE SUMMARY: The project is proposed at 5032 5th Avenue. The proposal is for a Minor Subdivision of the lot to change it from one lot to two lots. Lot 1 will be 6,904 Sq. Ft. and Lot 2 will be 4,571 Sq. Ft. The developer is intending to retain the residential use on Lot 2, while Lot 1 may be residential, but has the potential to be a commercial use.

Town is requiring that Lot 1 is deed restricted such that it must have separate water and sewer services prior to any sale of the Lot.

STAFF RECOMMENDATION: Staff recommends the approval of the Minor Subdivision application to Town Council

KEY POINTS/SUPPORTING INFORMATION:

Owner: Steve Whittall
Applicant: Aubrey Carson

Legal Description/address: 5032 5th Ave
Application Type: Minor Subdivision

Case Number: MS-2015-002

Parcel Size (square feet): 11,655
Building total (SF): N/A

Existing Zoning: B
Proposed Zoning: B
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family Residential

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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:**

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**Application Description:**

**Site Location & Layout:**

The project is proposed at 5032 5th Avenue. The proposal is for a Minor Subdivision of the lot to change it from one lot to two lots.

The rezoning application conforms to the requirements set forth in section 16.4.8.C in the Timnath Land Use Code.

**A. Minor Subdivision Plat Review Criteria.** The Town shall use the following criteria to evaluate the applicant's request:

1. The minor subdivision plat is in compliance with this Code and with the Comprehensive Plan.

   *Response: The minor subdivision is in compliance with the Land Use Code and Comprehensive Plan. The Comprehensive Plan calls for the lot to be a Downtown Core designation which relates to a Business zoning which is currently what the property is zoned. The Business zoning encourages the development and expansion of the existing Town business area by providing a concentration and mixture of civic, office, retail, restaurant, housing and cultural land uses.*
## RECOMMENDED MOTION:
Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.8.C of the Timnath Land Use Code have been met, I move to recommend approval of the Skeebo Subdivision for 4025 Kern Street to Town Council, 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. Subdivision Map  
2. Narrative  
3. Engineering Comment
We propose to subdivide 5032 5th Street from its existing single lot configuration to a two lot configuration.

This proposed subdivision would allow the existing single family residence on the western half of the lot to become a separate property in and of itself. It would also allow the eastern half of the lot “which fronts main street” to be transformed into a mixed use building which would connect to the downtown core.

This subdivision would strengthen the comprehensive plans vision of downtown Timnath as a compact core of mixed use residential and commercial uses with a pedestrian scale.

By maintaining the western half of the lot as a single family residence it would also provide a connection to the other single family lots in the neighborhood.
We are interested in your review of the following Project

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<td>Location:</td>
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<tr>
<td>Applicant(s):</td>
<td>Aubrey Carson</td>
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<tr>
<td></td>
<td>413 Cormorant Ct</td>
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<tr>
<td></td>
<td>Fort Collins</td>
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<td></td>
<td>80111</td>
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<tr>
<td>Owner(s):</td>
<td>Laura Olive</td>
</tr>
<tr>
<td></td>
<td>125 South Howes St. Ste 120</td>
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<tr>
<td></td>
<td>Fort Collins</td>
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<tr>
<td></td>
<td>CO 80204</td>
</tr>
<tr>
<td>Phone:</td>
<td>970-481-3366</td>
</tr>
<tr>
<td>Fax:</td>
<td>Applicant Fax</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:carsondesign@comcast.net">carsondesign@comcast.net</a></td>
</tr>
<tr>
<td>Phone:</td>
<td>970-227-3990</td>
</tr>
<tr>
<td>Fax:</td>
<td>Owner Fax</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:danielle@lauralive.com">danielle@lauralive.com</a></td>
</tr>
</tbody>
</table>

Summary: Subdivide parcel into two separate parcels with single family dwellings.

Please Reply By: 6/12/2015

Reply to: Matt Blakely, Town Planner (mblakely@timnathgov.com)

Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Timnath Engineering
Resubmittal Required: No
Be Included on Comment Review Meeting: Yes / No

Comments:

1. Certificate of Ownership still has a blank to fill in.
2. Deed restriction (re: separate water and sewer service) must be provided for Lot 1, to be recorded simultaneously with Plat

*Please note that if no response is received by date requested, it is assumed there are no comments on the proposal.

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.TimnathGov.com
4800 Goodman St. Timnath, CO 80547
TOWN COUNCIL COMMUNICATION

Meeting Date: July 28, 2015

Presented by: Matt Blakely

Item: Community Development Report

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 July = 17
   - 2015 Single-Family Residential YTD (1/1/15 to 7/22/15) = 118

2. **Current Development Actions:**
   a. **Fisher Annexation and Sketch Plan:** This is an annexation application for a 236 acre parcel located west of CR 5 and north of CR 40. Applicant has submitted an application and is out for Town and referral agency review.
   b. **Timnath Commercial Center Annexation:** This is an annexation application for a 115 acre parcel located north of Kechter Road and east of I-25. Staff is waiting on a resubmittal.
   c. **Wildwing 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. A Planning Commission Public Hearing was held on 7/21/2015 and the Sketch Plan was recommended for approval to Town Council unanimously by a 5-0 vote.
   d. **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. A Planning Commission Public Hearing was held on 7/21/2015 and the Sketch Plan was recommended for approval to Town Council unanimously by a 5-0 vote.
   e. **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.
   f. **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.
   g. **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. A Planning Commission Public Hearing was held on 7/21/2015 and the...
Sketch Planned Development Overlay was recommended for approval to Town Council unanimously by a 5-0 vote. On 7/28/2015 the Town Council held a Public Hearing and continued the action to a future date.

h. **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 at the end of July.
   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. **Gateway Park:** Connell Resources has been awarded trailhead improvements and the park is currently under construction with a estimated completion at the end of August.

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<th>ADVANTAGES:</th>
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<td>DISADVANTAGES:</td>
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<td>FINANCIAL IMPACT:</td>
<td>N/A</td>
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<td>RECOMMENDATIONS:</td>
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MEMORANDUM

TO: Timnath Town Council

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

RE: Timnath Single-Family Building Permits – YTD 7/22/15

DATE: July 28, 2015

<table>
<thead>
<tr>
<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th># Permits Issued in 2013 for Single Family Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>7</td>
<td>22</td>
<td>24</td>
<td>14</td>
<td>13</td>
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<td>19</td>
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<td>8</td>
<td>3</td>
<td>7</td>
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Foundation Only Permit: 3
Modular Home: 1
Commercial: 2

<table>
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<tr>
<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th># Permits Issued in 2014 for Single Family Homes</th>
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<td>2014</td>
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<td>20</td>
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<td>12</td>
<td>8</td>
<td>11</td>
<td>12</td>
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Foundation Only Permit: 1
Commercial: 8

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<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th># Permits Issued in 2015 for Single Family Homes</th>
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<tr>
<td>2015</td>
<td>9</td>
<td>16</td>
<td>18</td>
<td>9</td>
<td>27</td>
<td>22</td>
<td>17</td>
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Average Valuation:

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<th>Community</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>Average Valuation</th>
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<tbody>
<tr>
<td>Brunner Farms</td>
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<td>92</td>
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<td>Timnath South-2nd Filing(Preserve)</td>
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<td>167</td>
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<td>$346,388.95</td>
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