Town of Timnath Planning Commission
Regular Meeting
Tuesday, August 18th, 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 August 4, 2015 Planning Commission Meeting Minutes

6. Business and Discussion Items
   a. Public Hearing – Wildwing Preliminary Planned Development Overlay
   b. Public Hearing – Wildwing Preliminary Plat
   c. Public Meeting – Fisher Property Sketch Plan

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, August 4th, 2015 at 6:03 p.m.

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

Others in attendance
Matt Blakely, Town Planner
Brian Williamson, Town Planner
Kevin Koelbel, Town Planner
April Getchius, Town Manager
Steve Whittall, 5032 5th Ave
Aubrey Carson, Carson Design
Del Miller, 4000 Kern St
Nancy & Ed Crawford, 5017 & 5025 5th Ave

2. Amendments to the Agenda

3. Administrative
   a. Determination of Alternate Voting (if necessary)
      i. Alternate Kristie Raymond will vote in place of Commissioner Don Risden. (Commissioner Risden arrived after this agenda item.)

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 21, 2015 Planning Commission Meeting Minutes
      i. Vice Chair Seidel would like to see the conditions on item 6 be updated with the amended motion
      ii. Chairperson Goldstein seeks a motion to approve the consent agenda
      iii. Vice Chair Seidel motions for approval of the Amended Minutes
      iv. Commissioner Weiderspon seconds the motion
      v. Motion passes unanimously (5-0) by voice vote

6. Business and Discussion Items
a. **Public Hearing** – Skeebo Minor Subdivision for 4025 Kern St.
   i. Mr. Blakely introduces the project as a minor subdivision of one lot of 17,283 sq ft to be divided into 3 lots. There is a 12 foot access easement between lots 1 and 2 to provide access to lot 3 from Kern St and there is also alley access to lot 3. The conditions of approval for the subdivision are that there are proper utility connections to all 3 lots before development can occur. Lot 2 is currently serviced by the Fort Collins Loveland Water District. The Town is currently undergoing infrastructure improvements that would connect lot 2 to a sewer system from the South Fort Collins Sanitation District. There are fire requirements on lot 3 from access points as the fire authority will not use the alley as the access and lot 3 is outside the 150 feet access point, so any development on that lot will be required to have fire sprinklers. Depending on the intensity of the development there may need to be a fire hydrant installed within 300 feet of the parcel. The subdivision meets the review criteria and the comprehensive plan. The property was recently rezoned to business which allows for the current lot sizes presented while the R-1 zoning which it previously was would not have allowed the lot sizes being presented. The Comprehensive Plan has the property within the Downtown Core designation which is more of an urban mixed use and higher density intent. The town received a public email that is in opposition of the development.
   ii. Steve Whittall, 5032 5th Ave. spoke about that the end use for the property, which would be to keep the existing structure on one of the lots and build a bungalow on a different lot. The spirit is to keep Kern St a residential frontage while changing the lot that fronts the alley to be a development inline with what 4th Ave. becomes in the future.
   iii. Del Miller, 4000 Kern St. has concerns about the traffic congestion and parking when the property becomes more developed and becomes a business location. It may be more beneficial to have 2 lots instead of 3 in terms of enough parking and traffic.
   iv. Vice Chair Seidel asks about what happens when it does develop as business who would be responsible for the parking and when that would be
   v. Mr. Blakely responds that only residential uses are allowed to go straight to building permit, while business or multi-family uses would need to go through a site plan approval which does have parking requirements.
   vi. Chairperson Goldstein is a bit confused with the Poudre Fire Authority regulations for lot 3.
   vii. Mr. Blakely responds that for lot 3 if it developed as multi-family or business it would have certain fire criteria it would need to meet. If it was single family residential and it had a sprinkler system in place it would most likely suffice, but not be determined until it was reviewed at building permit. Lot 1 and lot 2 can go ahead and be developed with single family residential.
   viii. Vice Chair Seidel is curious about the proposal being in conformance with the business since all of this development is going to be proposed in a tiny pocket of Business zoning.
   ix. Steve Whittal mentions that his goal for now is to just bring the lot into conformance with the Comprehensive Plan so that when the 4th Ave area develops he is able to develop the property with the design and intent that the 4th Ave area will become.
   x. Del Miller is still concerned with the amount of parking and traffic that will come to Kern St once the parcels develop to business since there isn’t much room to work with on Kern in the first place.
xi. Commissioner Roys mentions that there is sensitivity to the buffering between commercial and residential will always be there, and within the code there are criteria for buffering between residential and commercial.

xii. Mr. Blakely mentions that the higher intensity use will have to buffer to the lower intensity use when that would occur.

xiii. Chairperson Goldstein seeks a motion to approve the Skeebo Minor Subdivision for 4025 Kern St.

xiv. Vice Chair Seidel makes a motion to approve

xv. Commissioner Weiderspon seconds the motion

xvi. The motion passes unanimously (5-0) by voice vote

b. Public Hearing – Bella Minor Subdivision for 5032 5th Ave.

i. Mr. Blakely introduces the proposal as dividing 1 lot of 11,655 sq. ft. into 2 different lots. The current zoning is Business and there are currently two structures on the lot, one being a house and the other being a garage. The conditions of approval for the subdivision are that there are proper utility connections to both lots before development can occur. Lot 2 currently does not have proper utility connections and there is a deed restriction on the lot until the proper utilities are installed. The lot meets the Comprehensive Plan and the Zoning. The town received a public email that is in opposition of the development.

ii. Steve Whittall, 5032 5th Ave. mentions that this minor subdivision is an attempt to revitalize Main St. into a Downtown Artisan Village. His desire is to renovate the garage and make it a single family residence for the time being, but the long term view for the property would be to have a café to help jump start the businesses along Main St.

iii. Nancy Crawford, 5017 & 5025 5th Ave, is opposed to the minor subdivision because the Old Town quiet feeling should be kept in tact and that there should not be over building in Old Town because there is the history and the small feel of it. She also is curious as to who the owner of the property is since it says Laura Olive but it has been talked about that Steve Whittall is the owner.

iv. Mr. Blakely mentions that Laura Olive is the property owner, but Steve Whittall is representing her in the process.

v. Chairperson Goldstein asks if Steve representing Laura will present any issues in the long term.

vi. Mr. Blakely mentions that Laura Olive will be signing the Plat, but Steve Whittall is just representing her.

vii. Vice Chair is curious to the exact location of the property.

viii. Mr. Blakely mentions that it is on the corner of 5th and Main St. and it is addressed off of 5th because the original house had access off of 5th.

ix. Chairperson Goldstein asks if this property is subject to the same scrutiny and conditions for future development as the Skeebo Subdivision was.

x. Mr. Blakely mentions that any other use being proposed other than single-family would be required to go to site plan and would have to abide by the parking requirements and any other requirements from the code.

xi. Chairperson Goldstein seeks a motion for approval of the Bella Minor Subdivision for 5032 5th Ave.

xii. Vice Chair Seidel makes a motion for approval

xiii. Commissioner Weiderspon seconds the motion

xiv. The motion passes unanimously (5-0) by voice vote

7. Reports (if available)
   a. Commissioner Reports
i. Chairperson Goldstein mentions that the interviews for the open Alternate position are ongoing and the appointment will be coming soon.

b. Town Manager
c. Town Planner
   i. Mr. Blakely mentions that he has added staff reports that are typically given to Town Council which gives details about the departments in Town and the current news from them.
d. Town Engineer

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

Chairperson Goldstein adjourned the August 4th, 2015, Planning Commission meeting at 6:43 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair

ATTEST:

_________________________________
Brian Williamson
EXECUTIVE SUMMARY: The Preliminary PD Development Plan is the second step in creating a Planned Development Overlay District. This district will contain the entire Wildwing Subdivision (excluding the first filing), and seeks to modify some of the standards of the underlying zoning districts. These modifications are detailed on Page 1 of the Project Narrative submitted by the applicant and are listed in this staff report. There is an additional step in the PD Overlay process, the Final PD Overlay. This will be brought back to the Planning Commission and Town Council with the Final Plats. The Preliminary PD Overlay is 100% in compliance with the Sketch PD Overlay.

Planning Commission Decision: The Sketch PD Overlay was approved by Planning Commission at its regularly scheduled meeting on 7/21/2015 by 5-0 vote.

Town Council Decision: The Sketch Planned Development Overlay was approved by Town Council at its regularly scheduled meeting on 7/28/2015 by 3-0 vote.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Gary Hoover, WW Development, LLC
Applicant: Gary Hoover, WW Development, LLC
Application Type: Rezoning
Case Number: RZ-2014-001

Legal Description/Address: Parcel(s) of land located at the southwest corner of Wildwing Drive and Latham Parkway (LCR1) in the Wildwing Subdivision.

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary PD Overlay Application</td>
<td></td>
<td>7/9/2015</td>
</tr>
<tr>
<td>Application Certification</td>
<td></td>
<td>7/10/2015</td>
</tr>
<tr>
<td>Notice to Public and Posting of Property</td>
<td></td>
<td>8/7/2015</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td></td>
<td>8/18/2015</td>
</tr>
<tr>
<td>Town Council Public Hearing</td>
<td></td>
<td>8/25/2015</td>
</tr>
</tbody>
</table>
Parcel Size (Acres): 283.28 +/- total acres

Number of Lots: Approximately 256-301 Dwelling Units

**Existing Zoning:** R-2  
**Proposed Zoning:** R-2 with PD Overlay

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

**Comprehensive Plan Designation:** Low Density Residential

**SERVICES:**
- **Water:** North Weld Water District
- **Sewer:** Boxelder Sanitation District
- **Fire:** Poudre Fire Authority
- **Special Districts:** Wildwing Metro District

**Adjacent Zoning/Land Uses:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>FA-1, Unincorporated Larimer County</td>
<td>Farming</td>
</tr>
<tr>
<td>South</td>
<td>R-2; Single Family Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>FA-1, Unincorporated Larimer County</td>
<td>Farming</td>
</tr>
<tr>
<td>East</td>
<td>Unincorporated Weld County</td>
<td>AG-A</td>
</tr>
</tbody>
</table>

**DENSITY AND DIMENSIONAL STANDARDS EXCEPTIONS:**

1. Modify the R-2 / SFD Density and dimensional standards Table 3-B for the Phase 3 lots only as follows:
   a. Reduce Minimum lot area per dwelling (sf) from 6,000 to 5,500.
   b. Reduce the Minimum side yard setback (feet) from 7 to 5.

**REVIEW CRITERIA:**

From Section 16.3.4.N.8.b of the Land Use Code:

**Preliminary PD Development Plan Review Criteria.** In addition to all of the review criteria for a sketch PD development plan, the following review criteria will be used by the Town Staff and Board to evaluate all PD applications at the time of preliminary PD plan/preliminary plat:

i. The preliminary PD development plan is substantially consistent with the sketch development plan as approved.

Response: The Preliminary PD Development plan is 100% in compliance with the approved Sketch PD Development Plan
ii. All sketch PD development plan conditions of approval have been adequately addressed on the preliminary PD development plan.

Response: All the Sketch PD Development plan conditions have been met and are addressed on the Preliminary PD Development plan.

Referral Comments:
Not Returned: AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town AttorneyTimnath Post Office, , Comcast, Geological Survey, North Weld County Water District, Boxelder Sanitation, Larimer County Department of Health

Returned with no comments: SafeBuilt, Timnath Police Department, Poudre Fire Authority, Timnath Engineering,

Returned with comments: Timnath Community Development

RECOMMENDED MOTION:
I move to recommend approval of the Wildwing Preliminary Planned Development Overlay District to the Timnath Town Council, with the following conditions:

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

ATTACHMENTS:

1. Wildwing Sketch Plan
2. Wildwing Planned PD Overlay Map
EXECUTIVE SUMMARY: Preliminary Plat proposal for approximately 235 single family lots located in Phases 2, 3, and 4 of the Wildwing Subdivision. The density in these areas will be roughly 1.27 D.U./AC. with a diversity of housing types including single family homes and patio homes. Phase 2 will have single family homes with lots ranging from 8,400 sq. ft. to 16,000 sq. ft. Phase 3 will also have single family homes with lots ranging in size from 11,000 sq. ft. to 55,500 sq. ft. and Patio homes with lots ranging from 5,500 sq. ft. to 8,600 sq. ft. The patio homes in Black 13 will have lots ranging from 10,462 sq. ft. to 13,548 sq. ft. There is a future development phase, Phases 4 which is 22.5 acres. There is a proposed pool that will be in Phase 2 and is adjacent to the neighborhood park and will contain a pool, 1,300 sq. ft. bath house, off street parking and other amenities. The pool site will require a separate Site Plan approval process. This proposed plan will have approximately 29% open space that will include a trail connection to the rest of the Wildwing subdivision, the reservoir and connect to regional trails per the prost plan.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Gary Hoover, WW Development, LLC
Applicant: Gary Hoover, WW Development, LLC

Application Type: Preliminary Plat
Case Number: SP-2015-003

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre Application Conference</td>
<td></td>
<td>10/29/2014</td>
</tr>
<tr>
<td>Preliminary Plat Application</td>
<td></td>
<td>4/3/2015</td>
</tr>
<tr>
<td>Application Certification</td>
<td></td>
<td>4/4/2015</td>
</tr>
<tr>
<td>2nd Submittal</td>
<td></td>
<td>7/22/2015</td>
</tr>
<tr>
<td>3rd Submittal</td>
<td></td>
<td>8/7/2015</td>
</tr>
<tr>
<td>Notice to Public and Posting of Property</td>
<td></td>
<td>8/7/2015</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td></td>
<td>8/18/2015</td>
</tr>
<tr>
<td>Town Council Action</td>
<td></td>
<td>8/25/2015</td>
</tr>
</tbody>
</table>
Legal Description/Address: Parcel(s) of land located at the southwest corner of Wildwing Drive and Latham Parkway (LCR1) in the Wildwing Subdivision

Parcel Size (Acres): 185 +/- total acres

Number of Lots: Approximately 235 residential lots in Filing 2

<table>
<thead>
<tr>
<th>Existing Zoning:</th>
<th>R-2</th>
<th>Proposed Zoning:</th>
<th>Unchanged</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Land Use:</td>
<td>Vacant</td>
<td>Proposed Land Use:</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>Comprehensive Plan Designation:</td>
<td>Low Density Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SERVICES:
- Water: Weld County Water District
- Sewer: Boxelder Sanitation District
- Fire: Poudre Fire Authority
- Special Districts: Wildwing Metro District

Adjacent Zoning/Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>FA-1, Unincorporated Larimer County</td>
<td>Farming</td>
</tr>
<tr>
<td>South</td>
<td>R-2; Single Family Residential</td>
<td>Residential (Filing 1)</td>
</tr>
<tr>
<td>West</td>
<td>R-2; Single Family Residential</td>
<td>Single Family; Residential Patio Homes (Filing 1)</td>
</tr>
<tr>
<td>East</td>
<td>Unincorporated Weld County</td>
<td>AG-A</td>
</tr>
</tbody>
</table>

This Property will also undergo the following processes:
- Preliminary PD Overlay – Currently processing
- Final Plat – Under review
- Final PD Overlay – Submittal Pending


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

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
   Response: The preliminary plat as presented meets this criterion. It is in compliance with the R-2 zoning requirements and dimensional standards with the modifications identified in the PD Overlay. It meets the Low Density Residential designation on the Comprehensive Plan. The preliminary Plat as proposed extends the street network of the previous filing, and is compatible with the current densities and lot sizes.

2. The application is consistent with the approved sketch plan and incorporates the Planning Commission’s recommendations and conditions of approval.
Response: The preliminary plat is in conformance with the sketch plan that was approved by Planning Commission and Town Council.

3. The land use mix within the project conforms to Timnath’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including:

a. The proposed development promotes the Town’s small town, rural character;
   Response: This development is a continuation of the existing neighborhood and has been envisioned as single-family dwellings.

b. Proposed residential development adds diversity to the Town’s housing supply;
   Response: This development adds multiple lot sizes and housing types ranging from estate lots to patio homes. This is a logical location and continuation of the existing development and there continues to be demand for these products

c. Proposed commercial development will benefit the Town’s economic base;
   Response: N/A

d. Parks, open space and trails are incorporated into the site design;
   Response: This development will incorporate many pocket parks along with a neighborhood park and pool site that will serve the entire area. There is also a regional trail connection along CR-1 that will then tie into the neighborhood trail system for easy access.

e. The proposed project protects the Town’s environmental quality; and
   Response: There is a limited impact to the environment by this development. Phase 2 has no environmental impacts. Areas of Phase 3 are adjacent to wetland and natural areas. The impacts will be reviewed at Final Plat of that phase.

f. The development enhances cultural, historical, educational and/or human service opportunities.
   Response: N/A

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.
   Response: The preliminary plat as presented meets this criterion. The property has gone through a Transportation Impact Study that has projected the increase in traffic and the road system is designed to hold that new capacity per LCUASS Standards. The utility infrastructure will be extended and has been designed to accommodate the additional users. These will be reviewed in more detail at Final Plat.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
   Response: The preliminary plat as presented meets this criterion. The Preliminary Plat negative impacts that have been identified include increased traffic and density. This will be mitigated by the construction of roads that will hold the new capacity per LCUASS standards. The increase in density has been mitigated by transitioning the lot size adjacent to the Filing 1 residents.

6. There is a need or desirability within the community for the applicant’s development and the development will help achieve a balance of land use and/or housing types within Timnath.
   Response: The preliminary plat as presented extends the existing housing supply with single
family estate lots, single-family lots, and larger patio home lots that will bring a more diverse housing product to the neighborhood.

### Referral Comments:

**Not Returned:** AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney, Timnath Post Office, North Weld County Water District, Larimer County Department of Health

**Returned with no comments:** SafeBuilt, Timnath Police Department, Boxelder, Lake Canal

**Returned with comments:** Poudre Fire Authority, Timnath Engineering, Colorado Geological Survey, Colorado Division of Natural Resources, Comcast,

### Staff Recommendation:

Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.6.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Wildwing Preliminary Plat to the Timnath Town Council, with the following conditions:

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

### ATTACHMENTS:

1. Preliminary Plat
2. Narrative
AMENDED PRELIMINARY PLAT - WILDWING SUBDIVISION

Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
Town of Timnath, County of Larimer, State of Colorado

Preliminary Plat

LOT Table

<table>
<thead>
<tr>
<th>Phase</th>
<th>Patio Home</th>
<th>Single Family</th>
<th>Tracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>23</td>
<td>44</td>
<td>5</td>
</tr>
<tr>
<td>Phase 2</td>
<td>28</td>
<td>100</td>
<td>10</td>
</tr>
<tr>
<td>Phase 3</td>
<td>65</td>
<td>42</td>
<td>7</td>
</tr>
<tr>
<td>Phase 4</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>93</td>
<td>142</td>
<td>18</td>
</tr>
</tbody>
</table>

Land Use Table

<table>
<thead>
<tr>
<th>Class</th>
<th>Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patio Home</td>
<td>42</td>
<td>62.192</td>
</tr>
<tr>
<td>Single Family</td>
<td>44</td>
<td>102.275</td>
</tr>
<tr>
<td>Right of Way</td>
<td>20.622</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>185.089</td>
<td></td>
</tr>
</tbody>
</table>

Surveyor:
KING SURVEYORS INC
650 GARDEN DRIVE
WINDSOR, CO 80550

Owner:
WW DEVELOPMENT LLC
1218 W. ASH STREET, SUITE A
WINDSOR, CO 80550

Surveyor:
KING SURVEYORS INC
650 GARDEN DRIVE
WINDSOR, CO 80550

Surveyor:
KING SURVEYORS INC
650 GARDEN DRIVE
WINDSOR, CO 80550

Engineer:
GALLOWAY
3760 E. 15TH STREET, SUITE 202
LOVELAND, CO 80538

Lienholder:
BANK OF COLORADO
1609 E. HARMONY ROAD
FORT COLLINS, CO 80525

Owner:
TOWN OF TIMNATH
4800 GOODMAN STREET
TIMNATH, CO 80547
Wildwing II Preliminary Plat General Development Information

This request is for a preliminary subdivision plat for approximately 180 acres known as the Wildwing II Preliminary Plat. This area was originally platted for 169 lots. The intent is to amend the plat to create 231 new lots.

The area currently known as Block I 3 within the Filing 1 boundary originally had 10 single-family lots, ranging in size from 21,713 sq. ft. to 30,709 sq. ft. The intent of the replat is to create 28 patio home lots ranging from 8,519 sq. ft. to 13,538 sq. ft. Overall gross density is 4.3 dwelling units per acre.

The area currently known as “Future Filings” within the Final Plat Filing No. 1 Amendment No. 2 boundary was originally designated as Blocks 3, 4, 9, 10, 11, and 12 and was platted for 64 lots, ranging in size from 16,000 sq. ft. to 41,000 sq. ft. The intent is to amend the plat to create 100 single family lots ranging in size from 7,834 sq. ft. to 21,049 sq. ft. Overall gross density is 1.7 dwelling units per acre.

The area currently known as “Future Filings” within the Final Plat Filing No. 1, Amendment No. 2 boundary was originally designated as Blocks 17, 18, 19, 20, 21, 22 and was platted for 95 lots, ranging in size from 16,000 sq. ft. to 41,000 sq. ft. The intent is to amend the patio home portion of the plat to create 104 single family lots. The lots will range in size from 5,500 sq. ft. to 14,500 sq. ft. The 14 estate lots along the lake frontage will remain as originally platted. Overall gross density is 1.4 dwelling units per acre. A portion of this area is designated as a future residential development tract and consists of 15 – 53 single family detached lots.

The Subdivision is consistent with the following sections of Chapter 16.2 of the Land Use Code, with the exception of some lots that are below 6,000 sq. ft. that don’t meet the dimensional standards.

16.2.1 Vision and intent

The Wildwing II Plat embodies most all of the statements in this section. The proposed replat will be a positive contribution to the area. Notably, the project is walkable and pedestrian oriented. The project provides connections to the existing 8’ walking path. This off-road trail system will provide links to the future planned community park, open space areas, future PROST trails and the community pool. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The subdivision is in an appropriate location and is similar in density with the existing surrounding residential developments. The development will contain lots overlooking Timnath Reservoir and views of Long’s Peak, which makes the development unique.
16.2.7. Lots and blocks

The lot and block layout of the subdivision is consistent with this section. The lengths of the blocks are appropriate and meet LCUASS standards. Where blocks are longer in length, breaks occur between the lots with trail connections provided.

16.2.8. Streets

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

16.2.10 Sidewalks, multi-use pathways and trails

5 foot wide on-street sidewalks are provided throughout the subdivision providing linkages within the subdivision and to the surrounding neighborhoods. There is an existing 8’ wide multi-use trail within the project providing a links to the pocket parks, community Park and neighborhood Park and to other areas of the Wildwing development. This off-road trail system will provide links to the future planned community park, open space areas, future PROST trails and the community pool. There is a future PROST planned community walking path along the Latham Drive frontage.

16.2.12 Parks and open space

The subdivision will provide 5 required new pocket parks and a neighborhood park. The parks are further described below:

<table>
<thead>
<tr>
<th>Pocket Park</th>
<th>Location</th>
<th>Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>South of Wildwing Drive</td>
<td>Irrigated turf, picnic table</td>
</tr>
<tr>
<td>2</td>
<td>South of Wildwing Drive</td>
<td>Irrigated turf, 20’ x 20’ shelter with 4 picnic tables</td>
</tr>
<tr>
<td>3</td>
<td>Timnath Reservoir</td>
<td>Neighborhood beach</td>
</tr>
<tr>
<td>4</td>
<td>North of Block 16, Lot 3</td>
<td>Irrigated turf, picnic table, 6’ soft surface trail</td>
</tr>
<tr>
<td>5</td>
<td>North of Wildshore Drive</td>
<td>Irrigated turf, picnic table, 6’ soft surface trail</td>
</tr>
</tbody>
</table>

The subdivision will also provide a community pool and bathhouse. In addition there is an existing neighborhood park in Phase 1 with a playground within walking distance of all of the areas in the subdivision. Lastly, the future Town’s community park is within walking distance from all of the homes in Wildwing.

16.2.15 Landscape design

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

16.2.18 Residential architecture

The architecture for each home will be controlled by the existing covenants already in place for the Wildwing development. The builder will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards

Most of the lots will meet or exceed the specifications outlined in the R-2 zone in Table 3-B. The exception is 61 patio home lots that do not comply with the 7’ side yard setback regulation and the minimum lot size. A PD Overlay is being requested for the above-mentioned lots.

16.2.22 Sanitary sewer

This property will be served by Boxelder Sanitation District. Existing mains are located in the adjacent streets. This main was to service the subdivision and will continue to be utilized for service of this replat. Services and short main extensions may be necessary for service.

16.2.23 Potable water

The development is currently served by North Weld County Water District. Existing mains are located in the adjacent streets. This main was to service the subdivision and will continue to be utilized for service of this replat. Services and short main extensions may be necessary for service.

16.2.24 Non-potable water

The Wildwing development has an existing internal non-potable irrigation system. This system includes existing mains adjacent to the subdivision that will be utilized for irrigation.

16.2.25 Fire Hydrants

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

Meeting Date: 08/18/2015  
Item: FISHER PROPERTY SKETCH PLAN  
Public Meeting

Presented by: Matt Blakely Town Planner

EXECUTIVE SUMMARY: The Fisher property is a 235.9 acre site located north of Old Town Timnath on the west side of CR 5 and is currently within Larimer County. The property is also eligible for annexation which is currently being evaluated by staff. The Sketch Plan is consistent with the Town’s Comprehensive Plan and PROST Plan

KEY POINTS/SUPPORTING INFORMATION:
Owner: The Landhuis Company
Applicant: Jeff Mark, The Landhuis Company
Application Type: Sketch Plan
Case Number: SP-2015-002

Legal Description/Address: Parcel(s) of land located west of CR 5 and south of CR 42E

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre Application Conference</td>
<td></td>
<td>06/24/2015</td>
</tr>
<tr>
<td>Sketch Plan Application</td>
<td></td>
<td>07/15/2015</td>
</tr>
<tr>
<td>Notice to Neighboring Property Owners</td>
<td></td>
<td>08/07/2015</td>
</tr>
<tr>
<td>Planning Commission Public Meeting</td>
<td></td>
<td>05/20/2014</td>
</tr>
<tr>
<td>Planning Commission Review</td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td>Town Council Action</td>
<td></td>
<td>TBD</td>
</tr>
</tbody>
</table>

Parcel Size (Acres): 236 +/- Total Acres

Number of Lots: Approximately 750 units

Existing Zoning: FA-1 Larimer County  
Existing Land Use: Vacant / Farming  
Proposed Zoning: R-2 and M-U  
Proposed Land Use: Single-Family Residential, Multi-family, Mixed-use, Open Space, Trails, Parks

SERVICES:
Water: ELCO Water District  
Sewer: Boxelder Sanitation District  
Fire: Poudre Fire Authority  
Special Districts: None at this time
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>FA-1 Unincorporated Larimer County; CR 42E</td>
<td>Vacant/Farming</td>
</tr>
<tr>
<td>South</td>
<td>FA-1 Unincorporated Larimer County</td>
<td>Vacant/Farming</td>
</tr>
<tr>
<td>West</td>
<td>FA-1 Unincorporated Larimer County</td>
<td>Vacant/Farming</td>
</tr>
<tr>
<td>East</td>
<td>FA-1 Unincorporated Larimer County; CR 5</td>
<td>Vacant/Farming</td>
</tr>
</tbody>
</table>

This Property will be required to undergo the following processes:
- Annexation Application - Currently under review
- Annexation Petition - Submittal Pending
- Zoning - Submittal Pending
- Preliminary Plat - Future Submittal
- Final Plat - Future Submittal

Reference Timnath Land Use Code Section 16.4.5.B.2 Sketch Plan for details on the Sketch Plan Process

Staff Recommendation:
1. No action needed.

Land Use Code, Section 16.4.5.B.2
This is intended to be a collaborative meeting among the Planning Commission, the public and the applicant to ensure that all new development is consistent with the community’s goals and that important issues are identified early in the development process. Topics that may be addressed in this meeting include:

   a. How the proposed project is consistent with the Town Comprehensive Plan and this Code.
   b. The applicant’s goals and vision for the project.
   c. How the proposed development will incorporate variety in the type, design and siting of buildings.
   d. How the proposed subdivision will be connected to and integrated with surrounding natural and developed areas.
   e. How the project will impact neighboring properties (i.e., water drainage, traffic circulation, environmental impacts, view corridors).
   f. How the design is cost-effective and environmentally responsive to site features and constraints and how potential impacts to natural systems will be mitigated.
   g. How the design capitalizes on natural and cultural assets on and around the site to build a positive and distinctive identity.
   h. How the proposal promotes the efficient use of land and public streets, utilities and governmental services.
   i. Applicants should bring the following items to the meeting:
      i. Context/Vicinity Map – which shows the proposed development in relation to the surrounding area.
      ii. Base Map – which shows the site features (such as topography, ditches, drainageways, wildlife habitat, trees and view corridors).
2. **Sketch Plan Application Submittal.** Prior to preparing the multiple copies of documents required in a Sketch Plan submittal, applicants are encouraged to meet with Town staff to review a single set of application materials for completeness. Incomplete applications will not be accepted for processing. The applicant shall submit the complete sketch plan application package to the Town Clerk. The application must be submitted a reasonable length of time prior to the Planning Commission meeting at which the application will be reviewed. The sketch plan application package shall include the following items:

a. Land Use Application Form, including certification of ownership.

b. Subdivisions - Technical Criteria Form.

c. Application Fee.

d. **Neighboring Property Owner Envelopes.** Provide the Town Clerk with one (1) set of stamped, addressed No. 10 envelopes. The envelopes shall have the Town’s address as the return address and the envelopes shall be addressed to the surrounding property owners within five hundred (500) feet of the property.

e. **Context/Vicinity Map.** Twenty (20) copies, properly folded. The context/vicinity map shall show the proposed subdivision in relation to the surrounding area (one [1] mile radius around the property). The map shall be twenty-four (24) inches high by thirty-six (36) inches wide and provide the following information:

   i. Title of project.
   ii. North arrow, scale (not greater than 1" = 1,000') and date of preparation.
   iii. Boundary of proposed project.
   iv. Existing (for developed land) or proposed (for vacant/agricultural land) land uses for the properties shown on the map (i.e. residential, commercial, industrial, park, etc.) -- label land use and whether it is existing or proposed.
   v. Major streets (show and label street names).
   vi. Existing public water and sewer lines and proposed connections.
   vii. Regional open space/trail networks per the Town Comprehensive Plan.
   viii. Major ditches, rivers and bodies of water.
   ix. Adjacent properties identified by subdivision name or zoning district.

**ATTACHMENTS:**
1. Project Narrative/Annexation Assessment Report
2. Sketch Plan

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 22;
THENCE NORTH 89°46'15" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2,611.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 AND A POINT ON THE TOWN LIMITS OF THE TOWN OF TIMNATH;
THENCE SOUTH 00°03'13" EAST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 AND ALONG SAID TOWN LIMITS A DISTANCE OF 2,647.77 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 27;
THENCE SOUTH 89°43'34" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 22 AND ALONG SAID TOWN LIMITS A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5;
THENCE SOUTH 00°08'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID TOWN LIMITS A DISTANCE OF 998.35 FEET;
THENCE SOUTH 89°51'15" WEST A DISTANCE OF 168.00 FEET;
THENCE SOUTH 00°08'45" EAST A DISTANCE OF 237.00 FEET;
THENCE NORTH 89°51'15" EAST A DISTANCE OF 168.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE AND SAID TOWN LIMITS;
THENCE SOUTH 00°08'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID TOWN LIMITS A DISTANCE OF 1,330.14 FEET;
THENCE NORTH 89°56'10" WEST A DISTANCE OF 1,286.02 FEET;
THENCE NORTH 00°06'28" WEST A DISTANCE OF 1,914.41 FEET;
THENCE NORTH 28°26'45" WEST A DISTANCE OF 729.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22;
THENCE SOUTH 89°43'34" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 967.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00°06'26" WEST ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2,649.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 10,276,877 SQUARE FEET, OR 235.92 ACRES, MORE OR LESS.
Fisher Property
Annexation Assessment Report
July 1, 2015

The Fisher Property is a 235.92 acre site located north of Old Town Timnath on County Road 5 and is within Larimer County. As a component of the Annexation Application for the Fisher Property to the Town of Timnath, this Annexation Assessment Report outlines impacts of the annexation on the Town and outlines how the annexation complies with the Town’s key planning documents.

A. Assessment of Community Need
Annexation of the Fisher Property, and its subsequent development, is consistent with the Town of Timnath’s Comprehensive Plan and the community’s stated growth objectives. Future development on the Fisher Property will increase the Town’s tax base and provide high-quality housing opportunities within the Town limits, while clustering new development near Old Town Timnath. New parks and trails, as well as road improvements, associated with the development will enhance the Town’s recreation facilities and infrastructure, increasing capacity for the Town as it grows.

B. Economic Impact to the Town
The proposed annexation brings a variety of beneficial short and long term impacts to the Town of Timnath, not the least of which will be property tax revenue that will supplement the Town’s general revenue stream. As can be seen in Figure 1, the proposed community will generate in excess of $159,000 in annual property tax revenue at full development.

Further, the park impact fees associated with the community development will generate almost $3.1 million in additional revenue to the Town over the life of the project. Development of the community is envisioned to include a portion of the Town’s hike and bike trail system that will provide connectivity to proposed on- and off-site neighborhood and community parks that may include recreational elements that complement the existing and proposed facilities within the Town. Potential improvements for the Fisher Property may include a private amenity center.

FIGURE 1: TOWN OF TIMNATH REVENUE SUMMARY

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Average House Value</td>
<td>$400,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Acres</td>
<td>235</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density Per Acre</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td>750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Taxable Value</td>
<td>$300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessed Value at 7.9%</td>
<td>$23,700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mill Levy</td>
<td>6.749</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Timnath Property Tax</td>
<td>$159,951</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARK IMPACT FEES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Park Impact Fees</td>
<td>$4,146</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POLICE IMPACT FEES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Police Impact Fees</td>
<td>$151,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PUBLIC BUILDING IMPACT FEES</td>
<td>$288,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other impact fee generators for the Town (see Figure 1) include police ($151,000) and public buildings ($288,000).

The development of a high quality master planned community with a wide range of amenities, will provide an attractive entry to the northern portion of Old Town Timnath, and will create homes for approximately 750 home owners. Residents of the community will likely to generate substantial sales tax revenue for the Town at the nearby Wal-Mart and Costco retail center. These two facilities are the closest available stores for shopping and will provide a wide variety of products and services for future residents of the Fisher Property.
Additional economic development for the Town, that is associated with this property, will be generated by the demand for construction materials, labor and the associated management personnel required for residential and non-residential building projects. Local companies, like Alpine Cabinets, will likely see an increased demand for high quality construction materials, and it is likely that new companies will be attracted to the Town. The market value of the Fisher Property at full build-out is likely to exceed $285 million.

These are short-term financial impacts estimated over the next 5-7 years, but at full build-out, a vibrant community life associated with the Fisher Property and the Town of Timnath will create a wide range of needs for professional services, restaurants, additional shopping areas, entertainment and personal services.

C. Impact on Schools
Education services are currently provided by the Poudre School District, and as of today, any children living at the Fisher Property and involved with the public education system would attend Timnath Elementary School, Preston Middle School, and Fossil Ridge High School. There is currently no Intergovernmental Agreement (IGA) between the Town and the Poudre School District for land dedication requirements, though the two entities have a good working relationship to successfully negotiate school land dedication resolutions for development projects in the Town. Land dedications or payment of cash in lieu of dedications for the Fisher Property to offset any impacts to the school district will be established based on Town criteria and/or negotiated between the applicant and the Town, per the standards established in Article 2 of the Land Use Code, at the time of Preliminary Plat when the final number of dwelling units is established and the estimated number of residents is established.

D. Sources of Water and Sanitary Sewer
East Larimer County (ELCO) Water District provides drinking water to homes and businesses located north and east of Fort Collins, Colorado, including Timnath. The District was created by court decree on January 15, 1962. Before ELCO was created, there were no public water supply systems serving rural areas of Larimer and Weld Counties. Water quality and supply problems for rural residents were solved when ELCO installed water lines throughout the 53 square miles included within the District.

East Larimer County Water District is a political subdivision of the State of Colorado. It is governed and operated in accordance with the Colorado Special Districts Act. Special Districts are quasi-municipal corporations that provide services normally delivered by county and municipal governments. A directly elected five-member Board governs the District.

As a Special District, ELCO has the authority to issues bonds, condemn property and levy property taxes. Since its formation, the District has assessed property taxes during only three years in the early 1980's. ELCO has always tried to rely on water sales revenue instead of property taxes to fund District operations.

ELCO's water supplies consist of Colorado Big Thompson (C-BT) water and native Poudre River water. The Colorado Big Thompson Project collects and delivers on average more than 200,000 acre feet of water each year, mostly from the result of melting snow in the upper Colorado River basin west of the Continental Divide. The project transports water to the eastern slope via a 13.1 mile tunnel beneath Rocky Mountain National Park. C-BT water flows to more than 640,000 acres of irrigated farm and ranch land and 860,000 people in portions of 8 counties. The C-BT Project consists of 12 reservoirs, 35 miles of tunnels, 95 miles of canals, 7 hydroelectric power plants and 700 miles of transmission lines.

Sanitary Sewer for the subject property is provided by the Boxelder Sanitation District (boxeldersanitation.org). Boxelder is a Special District (Quasi-Municipal) and a political subdivision of the State of Colorado established under Title 32, Article 4 of the State Statutes, for the purpose of providing sanitary sewer service. The District was organized in 1965 and is governed by a five member Board of Directors. Board Members
are qualified electors of the District and are elected to four year terms of office by the eligible voters of the District. Board members are required to be property owners within the district.

The District provides service for approximately 3,640 domestic and commercial taps. The collection system contains about 76 miles of sewer line varying from 6” to 30” in diameter. The existing wastewater treatment facility incorporates an aerated lagoon process with a permitted capacity of 2.34 MGD.

There are major trunk lines available to service the property. A 27” gravity sanitary sewer line has been extended to the subject property along County Road 42. An 18” gravity sanitary sewer line runs inside and along the west property line of the property and has available capacity to serve the development with gravity flow to the wastewater treatment plant located west of Interstate 25. There is no connection fee to the developer, who will tie into the existing main(s) at no expense, other than fees attributable to land development activity.

At the present time, there are no construction and maintenance bonds required for the construction of sanitary sewer improvements within a proposed subdivision.

The district has an existing treatment capacity of 3 MGD and currently has a treatment volume of 2 MGB. The treatment plant that services the subject property has recently been upgraded and has no regulatory issues. In September 2013, the facility was challenged by a 100 year flood event on the Cache La Poudre River, with no adverse effects. The district will provide a will-serve letter indicating that sewer capacity and service is available to the subject property with the provision of normal on-site mains, manholes and individual services installed by the developer.

The above information was provided by internet research and a meeting at the District Office on January 21, 2014, with Patricia Mathena, General Manager, and Eric Garner, District Engineer. Both parties may be reached at 970-498-0604.

E. Impact on the Existing Transportation System

According to the Larimer County Transportation Plan County Road 5, the principal arterial serving the site, has traffic volumes below 1,000 trips per day adjacent to the property, but significantly higher volumes near Old Town Timnath. Projections for 2030 indicate volumes below 1,000 trips per day on County Road 5, though this will be subject to change as a result of the Fisher Property and other developments in the area. Annexation of this Parcel will increase traffic on County Road 5 north of Old Town Timnath but will allow for improvements to the County Road 5 adjacent to the Project including roadway widening, additional Right-of-Way dedication, and intersection improvements for approximately one mile of project frontage. Additionally, County Road 42E north of the Project will be extended to the west from its current termination at County Road 5. Additional improvements around Old Town Timnath including a bypass parkway are being planned by others outside the scope of this Project.

Overall, the annexation of this Parcel will provide additional and improved transportation infrastructure in the vicinity of the Project to safely and efficiently address the traffic demands.

F. Impact on the Existing Storm Drainage System

The Fisher Property lies within the boundaries of the Boxelder Stormwater Authority, established to manage the Boxelder Creek Watershed, which encompasses more than 260 square miles. The Boxelder Watershed extends from southeast Fort Collins north into Wyoming, and includes unincorporated areas as Larimer County as well as the entire town of Wellington and portions of the cities of Fort Collins, Windsor and Timnath.

More than 5,000 acres of land in the Boxelder Creek Watershed are in the floodplain. There is a Stormwater Development Fee that is assessed on a one-time basis in conjunction with construction of new homes and monthly stormwater fees due for each developed unit once a new home is placed on a lot to cover the cost of providing and maintaining storm drainage.
Stormwater flows generated from the site will be increased with development and through the utilization of local and/or regional detention ponds, these flows will be reduced to historic rates to reduce downstream impacts. Additionally, water quality control measures will be used internally and at detention pond locations to ensure adequate water quality for discharged waters. Existing Flood Insurance Rate Maps indicate the presence of FEMA designated 100 year floodplain through a portion of the property.

The Boxelder Drainage is currently undergoing substantial improvements and it is anticipated that the floodplain will be removed from the property.

Contact information for the Boxelder Basin Regional Stormwater Authority is as follows:
Stan Myers, PE, Pinnacle Engineering Group, Inc. 5110 Granite Street, Suite C, Loveland, Colorado 80538.

G. Impact on Law Enforcement
As reported by Chief Sherri Wagner on February 25, 2014, development of the Fisher Property is anticipated to generate an increase in calls from residents to the Timnath Police Department. However due to the lack of specific detail associated with the annexation request, the Police Department could not estimate the potential magnitude of the increase at this time. Given trends at other new subdivisions in the Town, Chief Wagner indicated there will likely be an initial increase in domestic calls related to parking, noise, pets, and others by residents of the Fisher Property and nearby neighbors. The Chief also indicated she expects these calls to taper off over time, once residents become accustomed to living in their new neighborhoods in this part of Timnath. Unsignalized intersections on County Road 5, with a history of serious traffic accidents, may need signal improvements, but Chief Wagner did not have information for when those improvements are planned to occur.

H. Impact on Poudre Fire Authority
The existing fire station located in Old Town Timnath is staffed by a volunteer force, but the Poudre Fire Authority reports that this situation is slated to change to a career force in 12 to 18 months when a new fire station is constructed. In light of this planned expansion of service in the Town, the Poudre Fire Authority does not anticipate that, at the time of annexation, the Fisher Property will prompt the need for additional fire protection. Future on-site construction will comply with municipal building codes.

I. Impact on Town Park Facilities
The new park and recreation facilities planned to be constructed as a part of development at the Fisher Property will appropriately increase the Town’s network of parks, trails, and open spaces. These impending new additions will be developed in accordance with the Parks, Recreation, Open Space and Trails (PROST) Plan and the Land Use Code’s regulations regarding park, trail, and open space design.

J. Impact on the Environment
Research on the Natural Diversity Information Source website hosted by the Colorado Division of Wildlife indicated that Larimer County is generally home to species such as the Canadian Goose, Mule Deer, Black Tailed Prairie Dog, the Ring Necked Pheasant, and Preble’s Meadow Jumping Mouse. Further GIS analysis indicates that the Fisher Property is located within the overall range of the Black Tailed Prairie Dog, Mule Deer, Preble’s Meadow Jumping Mouse, Ring Necked Pheasant, and the White Tailed Deer. The site is also generally located within the winter range of the Bald Eagle and the White Tailed Deer, and generally within the foraging area of the Canadian Goose. While the property is located within the broad range of these various species, no endangered species are known to inhabit the site. Additionally, portions of the Boxelder Drainage, which potentially carries the highest diversity of habitat, will be set aside as open space.
K. Economic Potential
As was discussed under point B above, the Fisher Property will have a substantial positive economic impact on the Town, producing an estimated $159,000 annually in property taxes, alone, at full build-out. Additional areas of income are also outlined above.

L. Compatibility with the Transportation Map
The Fisher Property will develop well within the planned transportation system for Timnath and the surrounding area. In the Larimer County Transportation Plan, County Road 5 is located along the east edge of the property and is planned to be an arterial road. County Road 42E located along the north edge of the property is not classified in the plan but included in this application as a collector road. Both of these primary roads planned in the immediate vicinity of the subject property will adequately accommodate the vehicle traffic associated with the Fisher Property build-out, as proposed land uses on the site are consistent with those anticipated in the Town’s Comprehensive Plan, namely low density residential and associated mixed uses. Internal streets will also be planned to meet Town standards for collector and local streets, as appropriate to provide circulation and access to all lots in the community.

M. Compatibility with the Comprehensive Plan
This proposed Annexation is generally compliant with the Town's Comprehensive Plan 2013 and the Town of Timnath Development Design Standards for the I-25 Corridor. Compliance with the applicable portions of the aforementioned documents is outlined below.

- **Comprehensive Plan 2013**

  Comprehensive Plan 2013 is the most recent update to the Town's Comprehensive Plan and is a response to approved plans supporting approximately 12 times the current population as well as the growth that continued through the recent economic downturn. The plan is constructed around five key areas: Land Use, Economy, Transportation and Infrastructure, Community Facilities and Services, and Parks and Recreation. The proposed Fisher Property annexation meets the intent and goals of those applicable items within the Comprehensive Plan. The following response identifies how this Annexation meets the applicable Comprehensive Plan criteria;

  **Land Use**

  **Goals, Objectives, and Actions:**

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

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

    The plan for the Fisher Property will include an interconnected internal network of parks and trails, which will connect to the Town's regional trail and open space network located in the southern portion of the site. The Town's broader network will ultimately provide pedestrian and bicycle access to Old Town Timnath and other economic and cultural centers of the community.

  - **Objective:** Ensure that zoning changes conform to the Comprehensive Plan.
The applicant is seeking to annex and rezone the Fisher Property with land uses of R2: Single-Family Residential and MU: Mixed Use, which is consistent with the Town’s vision for the property as established in Comprehensive Plan 2013. The Comprehensive Plan indicates that the majority of the site will be LDR: Low Density Residential. The R2 zone permits a minimum lot size of 6,000 sf and this standard will be used throughout the R2 portion of the property. The proposed MU zoning is also directly compatible with the Comprehensive Plan’s MU designation for the remaining, central portion of the site. The southern portion of the site is located within the Boxelder Drainage and will be preserved as open space, accommodating the regional trail proposed in this area.

- **Goal:** Amend the Land Use Code to encourage quality development.
  - **Objective:** During the update of the development regulations, consider regulations that would require the appropriate public infrastructure and facilities to be programmed before new development is permitted.
    - **Action 33:** Require necessary transportation improvements needed to address the impacts of new development to occur concurrent with or prior to development.

The County Road 5 and County Road 42E rights of way will be dedicated as the property is platted. Additionally, required and negotiated transportation infrastructure improvements will be made at the time of development, to meet Town standards.

**Economy**

**Goals, Objectives, and Actions:**

- **Goal:** Require commercial and employment development in Timnath to occur in a manner and scale that enhances the community.

This annexation, zoning, and concept plan application proposes a pattern of growth and land use that places new residences proximate to Old Town Timnath, while the development’s mixed use area will include the potential for lower intensity commercial uses and community amenities. These uses should provide support in the Fisher Property community but not fundamentally compete with the economic vitality of Old Town or other economic centers in the Town.

- **Goal:** Enhance the quality of community amenities as a means of ensuring Timnath’s attractiveness to future employers.
  - **Objective:** Continue to pursue pathway and trail development and extensions throughout the GMA [Growth Management Area].

The design for the Fisher Property focuses attention on open space amenities and the regional trail network, providing residents with pedestrian and bicycle access to workplaces in the greater Timnath area.
- **Goal:** Develop a well-balanced transportation system that supports automobile, pedestrian, and bicycle movement.
  - **Objective:** Provide on- and off-street bicycle lanes as well as sidewalks along urban streets throughout the community.
    - Action 4: Require sidewalks on all streets in development approvals. All street reconstruction should include sidewalks.

  Streets in the Fisher Property will comply with the Town's required street sections, in accordance with the Town of Timnath’s Design Criteria Manual, including sidewalks where specified.

    - Action 5: Consider alternative transportation projects when prioritizing future parks, open space, and trails for the Parks, Recreation, Open Space and Trails Plan.

  Design for the Fisher Property began by first setting aside portions of the property as open space, designating trail corridors in accordance with the PROST Plan, and allowing connections of internal pedestrian and bicycle networks to the regional trail contained in the open space.

- **Objective:** Develop a safe and efficient transportation system utilizing complete streets where feasible.
  - Action 6: Design street cross-sections to include easily identifiable spaces for all users: drivers, pedestrians, and bicycles, as appropriate.

  Required Town street standards have designated travel lanes for automobiles, pedestrians, and bicycles and, where appropriate, these standards will be applied to the Fisher Property.

- **Objective:** Develop a continuous system of bicycle lanes and trails that connect the Downtown Core, New Town Center, activity centers and developing neighborhoods.

  The plan for the Fisher Property addresses this objective, and a number of following objectives and actions, by providing for the relevant portions of the regional trail which the PROST Plan designates for the site. This trail, in tandem with other future designed bike lanes adjacent to existing and future roads, will tie the development to the Town's growing trail network.

**Community Facilities and Services**

**Goals, Objectives, and Actions:**

- **Goal:** Coordinate with special districts and authorities that provide community services to ensure an appropriate level of service is maintained as the Town grows.

  Police protection for the Fisher Property will be provided by the Timnath Police Department. Emergency medical facilities are currently located approximately five miles
from the site at the Poudre Valley Hospital, located at 1024 S. Lemay Ave., Fort Collins, CO 80524. A secondary urgent care clinic, the Harmony Urgent Care Center, is also located approximately five miles from the site at 2127 E. Harmony Rd., Fort Collins, CO 80528. Both are operated by University of Colorado Health. Fire protection and emergency services are provided by the Poudre Fire Authority. Public schools are provided by the Poudre School District. Water will be provided by the East Larimer County Water District and sanitary sewer will be provided by the Boxelder Sanitation District.

- **Goal:** Cooperate with the school district in planning the location, siting and development of new schools to keep current with a growing population.

Education services are currently provided by the Poudre School District, and as of today, any children living at the Fisher Property and involved with the public education system would attend Timnath Elementary School, Preston Middle School, and Fossil Ridge High School. There is currently no Intergovernmental Agreement (IGA) between the Town and the Poudre School District for land dedication requirements, though the two entities have a good working relationship to successfully negotiate school land dedication resolutions for development projects in the Town. Land dedications or payment of cash in lieu of dedications for the Fisher Property to off-set any impacts to the school district will be established based on Town criteria and/or negotiated between the applicant and the Town, per the standards established in Article 2 of the *Land Use Code*, during the platting process when the final number of dwelling units is established and the estimated number of residents is established.

- **Goal:** Cooperate with the Poudre Fire Authority on preparation of the site plan for the new station to ensure coordination for location and access for emergency vehicles.

The existing fire station located in Old Town Timnath is staffed by a volunteer force, but the Poudre Fire Authority reports that this situation is slated to change to a career force in 12 to 18 months when a new fire station is constructed. In light of this planned expansion of service in the Town, the Poudre Fire Authority does not anticipate that, at the time of annexation, the Fisher Property will prompt the need for additional fire protection.

**Parks, Recreation and Open Space**

*Goals, Objectives, and Actions:*

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

This goal, and many of the subsequent objectives and actions contained in this portion of the Comprehensive Plan, outline park dedication requirements which are also echoed in the Town’s Land Use Code. These size, siting, and design standards will be met as the Fisher Property moves from concept planning into the platting process.

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

The open space portion of the Fisher Property will include a regional trail, as described in the PROST Plan, which will ultimately provide access to major destinations in the Town as well as the Town’s proposed loop trails. The park dedication standards included in the Comprehensive Plan were first established in the PROST Plan and will be met by the Fisher Property, as appropriate. Additionally, the PROST Plan includes results of a November 2010 community survey, indicating the priorities of the community. Highly important park elements were walking paths, multi-purpose trails, playgrounds, gathering spaces, and turf areas which, among other features, will be incorporated into the plans for parks and open spaces on the Fisher Property, as appropriate.

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

An internal network of trails and sidewalks will provide for internal pedestrian and bicycle circulation and will connect to the regional trail corridor, as appropriate. Maintenance will be addressed at the time of Preliminary Plat.

- **Objective:** Establish standards for open space corridors associated with various types of trails, and location trails to provide pleasant and safe experiences.
  - **Action 20:** Include designated open space and trails as part of the design for new developments.

Portions of the Boxelder Drainage are planned to be used as open space, as well as other areas that are identified within the property at a later time. A regional trail will be situated on the property, as identified in the Sketch Plan, in order to provide access to the open space and the greater Timnath-area trail network.

- **Goal:** Develop and maintain parks, trails and recreational facilities in an environmentally sensitive manner.
  - **Objective:** Place emphasis on the use of non-irrigated landscapes, native species and low water plant material.

Where feasible, natives plant species and low-water requirement plants will be used to reduce the irrigation needs of the Fisher Property.

- **Town of Timnath Development Design Standards for the I-25 Corridor**
The Town of Timnath Development Design Standards for the I-25 Corridor establishes requirements for future development along the I-25 corridor within one mile of the interstate. The Fisher Property falls within the jurisdiction of these standards and meets their criteria, as is established below:

I. INTRODUCTION
B: Corridor Design Principles

Principles:

- **Principle 2**: Coordinate local and regional transportation investment to increase future mobility and more choices within the Corridor.

  The I-25 standards establish a preference for a north-south roadway system, which will serve as a future alternative to the interstate. Located on County Road 5, the Fisher Property fronts onto and gains primary access from such a corridor that is planned to be further enhanced as a bypass arterial around Old Town Timnath.

- **Principle 3**: Preserve natural areas, open lands, and views that contribute to the open character of the corridor.

  Contained within the Fisher Property is the Boxelder Drainage, portions of which will be designated as open space. Given the Town's requirement that 20% of the site be dedicated to the Town as open space, additional lands will be dedicated for open space during the platting process. Trail access to, and through, the open space will provide for recreation and enjoyment of the residents, while the open space’s general east-west alignment visually breaks up the developed area for motorists on the interstate and on County Road 5.

III. LOCATIONAL STANDARDS
D: Preferred Location of Residential Uses

1. Single Family Residential:

   **Timnath Locational Standard**: Building envelopes containing low-density residences such as single family homes or duplexes shall not be located within ¼ mile of the I-25 right-of-way.

   The entirety of the Fisher Property is located greater than ¼ mile from the I-25 right-of-way, therefore single family homes or duplexes are permitted land uses.

2. Multi-Family Residential:

   **Timnath Locational Standard**: Multi-family residential uses shall be located within or adjacent to mixed-use activity centers, where employment, retail/commercial services, schools, recreation, transit service, and other amenities are available.
Future multi-family residential uses may be constructed in the Mixed Use zone on the property. This future zoning has been established in the Comprehensive Plan for the GMA and has been carried forward in this application.

E: Preferred Location of Non-Residential Uses

1. Commercial and Retail Development:
   - **Timnath Locational Standard**: Commercial and retail development shall be concentrated within activity centers and discouraged in a linear “strip” form along frontage roads.

   Any commercial or retail development constructed in the Fisher Property will be located in the MU zone, which is not accessed by an I-25 frontage road and is rather primarily served by County Road 5.

V. DESIGN STANDARDS FOR AREAS IN BETWEEN ACTIVITY CENTERS

C: Resource Protection

1. Protection of Natural Features, Resources, and Sensitive Areas:
   - **Timnath Standard**: Development shall not be located in the 100-year floodplain or delineated wetland boundaries as defined by the Town of Timnath unless mitigation measures have been undertaken in accordance with the Timnath Town Code.

   The Boxelder Drainage is currently undergoing substantial improvements and it is anticipated that the floodplain will be removed from the property.

2. Preservation of Existing Trees and Vegetation:
   - **Timnath Standard**: To the extent feasible, existing significant trees and vegetation shall be preserved.

   Where feasible, significant existing vegetation on the Fisher Property will be preserved, though the current grazing and agricultural use of the property functionally means that there are no significant trees or vegetation.

D: Development Pattern/Site Layout

2. Setbacks from I-25:
   - **Intent**: Non-residential development occurring in between activity centers should be set back from frontage roads and the I-25 right-of-way to help deter linear, strip development patterns from connecting activity centers, minimize impacts on views, and maintain a more open character. Development should also be clustered towards the rear of the site where possible, to help achieve this goal.

   While the Fisher Property is not located in a designated activity center in the I-25 standards, the MU portion of the site is located on the eastern portion of the property and is therefore screened from the interstate by internal residential development.

7. Fencing and Walls:
   - **Timnath Standard**: In residential subdivisions visible from I-25, perimeter fencing shall be of an open style, such as 2, 3, or 4 rail, split rail, wood post, or other fencing as allowed in the Timnath Town Code....
Any perimeter edge fencing visible from I-25 will primarily be of an open, rural character so as not to block views of the mountains from residents and to be generally consistent with the architectural character and requirements of the Town.

N. Compatibility with the Town’s Land Use Code
This Annexation Application is generally compliant with all applicable Town of Timnath codes and standards. Compliance with the applicable portions of the Land Use Code is outlined below.

- **Timnath Land Use Code**
  - **Article 2 – Community Design Principles**
    The Fisher Property intends to meet the principles and guidelines of the Community Design Principles portion of the Land Use Code. The following outlines the guidelines that are applicable at this stage in the development process and how this development meets the intent of those guidelines.
    
    - **16.2.2 Vision and Intent:** …to create a vital, cohesive, well-designed community in order to preserve and enhance its small-town character…

    The design for the Fisher Property will comply with the vision and intent of the Timnath Land Use Code to the extent feasible, given the constraints of the site and the intentions of the proposed development. Where appropriate, the plan will include a modified orthogonal street pattern, echoing the traditional walkable forms in the Town, including street trees and sidewalks. Viewsheds of the mountains will be generally preserved through the open space, while parks and public spaces located throughout the neighborhood will create an open, friendly environment where neighbors can get to know one another.

    - **16.2.5 Urban Growth Area:**
      
      - **A: Intent:** The goal of the town is to direct growth within the established Growth Management Area.

      The Fisher Property is located in the GMA, which identifies two future land uses for the site, including Low Density Residential and Mixed Use. The applicant is seeking R2 Single-Family Residential zoning and MU Mixed Use zoning for the property, consistent with the Comprehensive Plan and the Town’s identified objectives for the site. Additionally, by complying with the Town’s vision, the Fisher Property will help the Town achieve other stated ancillary objectives, including a reduction in vehicle miles traveled, the preservation of natural areas, an efficient use of Town infrastructure, the promotion of infill development, and the development of neighborhoods with unique identities.

    - **16.2.6 Neighborhood Design Principles:** These principles encourage the creation of viable neighborhoods that connect with each other and the integration of projects into the older areas of town.
      
      - **B. Neighborhood Structure:**
        Per the Town’s design principles, The Fisher Property design will generally include an interconnected network of trails, pedestrian-oriented streets, a variety of housing types, parks and open space, and tree lawns on roads, where feasible.
C. General Provisions:
The first of the Town’s design principles is that every neighborhood should have an activity center “...to draw people together” (p. 16-2-5). The mixed use portion of the neighborhood will have the opportunity to function as a community center and, with the potential for a slightly higher intensity of land use, will establish a sense of place. Because the mixed use area is centrally located, it will help to “...mark the transition into and out of the neighborhood...” (p. 16-2-5), and because it permits a larger range of residential development types, will help to foster a mix of types dwelling units. The objective in the mixed use area is not to compete with businesses located in Old Town Timnath or to become a commercial center on its own, but rather to offer a small variety of supporting non-residential land uses and to possibly provide some neighborhood services. The Fisher Property will comply with other design principles by designing streets as public spaces through the use of sidewalks and tree lawns, offering a bicycle network and connections to the regional trail identified in the PROST Plan, mixing land uses, and respecting the natural topography of the site by setting aside portions of the Boxelder Drainage as open space.

16.2.10 Sidewalks, Multi-Use Pathways and Trails:
- B. General Provisions:
The plan for the Fisher Property provides for an “interconnected network” (p. 16-2-14) of trails and paths, as prescribed by the Land Use Code. Trail elements will include a neighborhood-wide network of walks and trails, which will lead pedestrians and cyclists to the regional trail located in the open space and to separate automobile traffic from pedestrian and bicycle traffic, where practical. Additionally, the plan will generally comply with the other design requirements of the code, including trail engineering standards.

16.2.12 Parks and Open Space:
- B. Types of Parks and Open Space:
By developing a number of types of parks, trails, and open spaces the Fisher Property intends to provide residents with opportunities for recreation and the chance to enjoy the outdoors, while also creating new parks and trails for the Town’s park network. Trails will run throughout the neighborhood and will connect to the regional trail that will generally provide regional connectivity.

C. General Provisions:
Adequate public access will be provided to open space within the Fisher Property, while any pocket parks will be easily accessible for residents. Views of open space and the mountains will be maintained when possible, and the easements on-site may become community open space or trail amenities.

16.2.15 Landscape Design:
- A. Intent: To preserve the Town’s character and integrate and enhance new development by promoting quality landscape design....
Consistent with the Town’s landscape design standards, landscaping for the Fisher Property will help establish a neighborhood identity, create pleasant tree-lined streets, and will minimize water demands, particularly in open spaces and naturalized areas. Natural features will be emphasized and enhanced, while new entry monumentation will help establish a unique neighborhood identity and
establish a sense of place. Vehicle sight triangles and other safety issues will also be incorporate into the design.

**Article 3 – Zoning**

The Fisher Property Annexation Application has been prepared based on the Town of Timnath standards and regulations, including the zoning code. Every effort was made to address these standards as well as possible at this stage of the development review process. Future stages of the development process for the Fisher Property will focus on meeting the Town of Timnath’s high standards for quality planning and design.

**O. Adjacent Land Uses**

The Fisher Property and all but one adjacent parcels are located within Larimer County and are currently zoned FA-1 Farming, according to the Larimer County Zoning Map. The parcel to the northeast of the northeast corner of the site is currently zoned E-1 Estate, also according to the Larimer County Zoning Map. The current FA-1 zoning permits a variety of agricultural, residential, institutional, and other uses of generally rural character. There are no anticipated conflicts in land use between the Fisher Property and neighboring land uses. The proposed land use is consistent with the Town’s proposed future development scenario, as shown in the Comprehensive Plan on the Revised Future Land Use Map.