TOWN OF TIMNATH
TOWN COUNCIL
August 12, 2014
IMMEDIATELY FOLLOWING THE TIMNATH DEVELOPMENT AUTHORITY MEETINGS AT 6:00 p.m.
Meeting will be held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. CALL TO ORDER AND ROLL CALL
   Mayor                Jill Grossman-Belisle
   Councilmember        Bill Neal
   Councilmember        Aaron Pearson
   Councilmember        Paul Steinway
   Councilmember        Bryan Voronin

2. AMENDMENTS TO THE AGENDA Note: The Council may add to this agenda, any item for discussion or action.

3. PUBLIC COMMENT: Note: It is requested that public comments be limited to three minutes. When several people wish to speak with the same position on a given item, they are requested to select a spokesperson to state that position.

4. CONSENT AGENDA
   a. Approval of the July 22, 2014, Town Council Meeting Minutes
   b. Release of Dean Contracting Security Deposit
   c. Approval of the Check Register

5. REPORTS
   a. Mayor and Council

6. ORDER OF BUSINESS:
   a. RESOLUTION NO. 42, SERIES, 2014, A Resolution Authorizing a School Resource Officer
      Presented by Sherri Wagner, Police Chief
   b. RESOLUTION NO. 43, SERIES 2014, A Resolution Approving Storm Academy Lease Extension
      Presented by April Getchius, Town Manager
   c. RESOLUTION NO. 44, SERIES 2014, A Resolution Authorizing the Town Manager to Hire an Economic Development Coordinator/Assistant to the Town Manager
      Presented by April Getchius, Town Manager
   d. RESOLUTION NO. 45, SERIES 2014, A Resolution Approving the Reservoir Lease Agreement Extension
      Presented by April Getchius, Town Manager
All Attachments can be obtained at the Town Administration Building, 4800 Goodman Street

e. RESOLUTION NO. 46, SERIES 2014, A Resolution Approving the Timnath Ranch 1st Filing, 3rd Amended Preliminary Plat
   Presented by Matt Blakely, Contracted Town Planner

f. RESOLUTION NO. 47, SERIES 2014, A Resolution Approving the Timnath Ranch 1st Filing, 3rd Amended Final Plat
   Presented by Matt Blakely, Contracted Town Planner

g. EXECUTIVE SESSION: “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”
   Presented by the Contracted Town Attorney

h. ORDINANCE NO. 8, SERIES 2014, SECOND READING, PUBLIC HEARING, An Ordinance Approving Amendment #7 To The Intergovernmental Agreement Between The Town Of Timnath And The City Of Fort Collins - THIS ITEM IS TABLED UNTIL A FUTURE DATE

7. ADJOURNMENT
1. CALL TO ORDER AND ROLL CALL:
Mayor Grossman-Belisle called to order the meeting of the Town Council on Tuesday, July 22, 2014 at 6:10 p.m.

Present:
   a. Mayor Jill Grossman-Belisle
   b. Councilmember Bill Neal
   c. Councilmember Aaron Pearson
   d. Councilmember Paul Steinway
   e. Councilmember Bryan Voronin

Also Present:
   a. April Getchius, Town Manager
   b. Robert Rogers, Contracted Town Attorney
   c. Milissa Peters, Town Clerk
   d. Don Taranto, Contracted Town Engineer
   e. Matt Blakely, Contracted Town Planner
   f. Brian Williamson, Contracted Town Planner
   g. Sherri Wagner, Police Chief
   h. Christine Harwell, Contracted Finance Director
   i. Joel Smith, Timnath Officer
   j. Kevin Coates, Dill & Dill
   k. Tracy Hermann, Costco Liquors at Timnath
   l. Dino Ditullio
   m. Mike Ditullio
   n. David O’Leary
   o. Mitch Black
   p. David Thorpe
   q. Eric Barnes, Wagner, Barnes & Griggs, P.C.
   r. Raymond Wright
   s. Phil Goldstein

2. AMENDMENTS TO THE AGENDA:
   a. Item 6h was removed
3. PUBLIC COMMENT ON NON-AGENDA ITEMS:
   a. None

4. CONSENT AGENDA:
   a. Approval of the June 24, 2014, Town Council Meeting Minutes
   b. Approval of the Check Register

   Councilmember Pearson moved to approve the consent agenda. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.

5. REPORTS:
   a. Mayor/Council
      i. Town BBQ Attendance
      ii. Costco membership trailer on site starting August 4, 2014
   b. Staff – Included in the packet

6. ORDER OF BUSINESS:
   a. SWEAR IN NEW OFFICER
      • Chief Wagner introduced Officer Joel Smith to Council and Mr. Smith was sworn in.
   
      b. DISCUSSION: Regional Urban Renewal TIF Study
         Staff Comments:
         • Ms. Getchius spoke to Council about the Regional Urban Renewal TIF Study.
   
   c. RESOLUTION NO. 37, SERIES, 2014, A Resolution Showing Substantial Compliance for the Fisher Annexation
      Staff Comments:
      • Mr. Blakely spoke to Council about the proposed resolution.
      Councilmember Neal moved to approve RESOLUTION NO. 37, SERIES, 2014, A Resolution Showing Substantial Compliance for the Fisher Annexation. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.
   
   d. RESOLUTION NO. 38, SERIES 2014, A Resolution Approving the Ratification of the Wildwing Park Improvements Contract
      Staff Comments:
      • Mr. Blakely spoke to Council about the proposed resolution.

   Town Council Questions and Comments:
   • Mayor Grossman-Belisle asked if the type of road base would minimize the dust and Mr. Blakely stated that it may not impact the dust but will limit the need for repairs due to the thickness of the road base.
   • Councilmember Pearson asked if the parking lot would be paved and Mr. Taranto stated that paving the parking lot was possible but not in the near future.
 Councilmember Pearson moved to approve RESOLUTION NO. 38, SERIES 2014, A Resolution Approving the Ratification of the Wildwing Park Improvements Contract. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.

**e. RESOLUTION NO. 39, SERIES 2014,** A Resolution Approving the 2013 Audit
Staff Comments:
- Ms. Harwell spoke to Council about the proposed resolution.
- Mr. Barnes spoke to Council about the details of the audit.

Councilmember Neal moved to approve RESOLUTION NO. 39, SERIES 2014, A Resolution Approving the 2013 Audit. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.

**f. RESOLUTION NO. 40, SERIES 2014,** A Resolution Approving Revisions to Model Service Plan
Staff Comments:
- Mr. Rogers spoke to Council about the proposed resolution.

Councilmember Steinway moved to approve RESOLUTION NO. 40, SERIES 2014, A Resolution Approving Revisions to Model Service Plan. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.

**g. RESOLUTION NO. 41, SERIES 2014,** A Resolution Approving Consolidated Service Plan for Southwest Timnath
Staff Comments:
- Mr. Rogers spoke to Council about the proposed resolution.
- Mr. O’Leary spoke to Council about the service plan details.

Town Council Questions and Comments:
- Councilmember Steinway asked if the non-potable matter was included in the service plan and Mr. Dino Ditullio stated that it was included for the purpose of possible future need.
- Councilmember Pearson asked if the Brunner Farms Development would be sharing the amenities of the Summerfields subdivision and Mr. Ditullio stated that Summerfield amenities would be shared.
- Councilmember Voronin asked if the Poudre Trail was defined and Mr. Ditullio stated that they were still working on the placement of the trail.

Councilmember Voronin moved to approve RESOLUTION NO. 41, SERIES 2014, A Resolution Approving Consolidated Service Plan for Southwest Timnath as amended. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.

**h. REMOVED - EXECUTIVE SESSION:** “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to
negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”

i. ORDINANCE NO. 8, SERIES 2014, FIRST READING, An Ordinance Approving Amendment #7 To The Intergovernmental Agreement Between The Town Of Timnath And The City Of Fort Collins and set a public hearing on May 13, 2014, at 6:00 p.m. Tabled

7. ADJOURNMENT:

Mayor Grossman-Belisle adjourned the meeting 6:52 p.m.


TOWN OF TIMNATH

_____________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

_____________________________________
Milissa Peters, Town Clerk
Report Criteria:
Invoices with totals above $0.00 included.
Only unpaid invoices included.

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Total Adamson Police Products: 750.00
Total ALL COPY PRODUCTS, INC: 4,954.95
Total Alsco: 83.56
Total APEX Shredding: 40.00
Total April Getchius: 54.04
Total AT&T MOBILITY: 494.92
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## Town of Timnath

### Payment Approval Report - check register

**Report dates:** 6/1/2014-8/31/2014

Aug 07, 2014 03:52PM

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Total TST, INC CONSULTING ENGINEERS: 127,775.69

Wagner Barnes & Griggs, PC
18563

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WHITE, BEAR, ANKELE, PC, ATTORNEYS AT LA
64924

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Total WHITE, BEAR, ANKELE, PC, ATTORNEYS AT LA: 37,914.83
## Town of Timnath

**Payment Approval Report - check register**  
Aug 07, 2014 03:52PM

### Vendor: William H Smith & Associates PC

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<tr>
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Total William H Smith & Associates PC: 1,230.00

### Vendor: Xcel Energy

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Total Xcel Energy: 5,801.32

Grand Totals: 465,777.36

Dated: ______________________________________________________

Mayor: ______________________________________________________

City Council: ________________________________________________

City Recorder: ______________________________________________
<table>
<thead>
<tr>
<th>Vendor</th>
<th>Vendor Name</th>
<th>Invoice Number</th>
<th>Description</th>
<th>Invoice Date</th>
<th>Net Invoice Amount</th>
</tr>
</thead>
</table>

Report Criteria:
- Invoices with totals above $0.00 included.
- Only unpaid invoices included.
Town Council Purchase Authorization

Date: August 4, 2014
Vendor: Dean Contracting
Department: Community Development
Project: Dean Contracting Site Plan

Description: Release of Security Deposit for landscape improvements at Dean Contracting, 4900 Goodman Street. The Town has issued a Temporary Certificate of Occupancy to Dean Contracting due to incomplete landscape improvements and required a security deposit to cover said improvements. The work has been completed and the owner is requesting the release of those funds.

Is this purchase more than $25,000  

__X__ Yes  

__No

Is this the purchase of Real Estate or Land  

__Yes  

__X__ No

Is this the purchase of Public Art  

__Yes  

__X__ No

Is this a budget request for a purchase that will exceed the approved budget  

__Yes  

__X__ No

Advantages:  
Completion of landscape improvements and issuance of Certificate of Occupancy.

Disadvantages:  
None.

<table>
<thead>
<tr>
<th>Description</th>
<th>Approved Budget</th>
<th>Current Balance</th>
<th>Additional Budget Requested</th>
<th>Requested</th>
<th>Budget Remaining</th>
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<td>Security Deposit Release</td>
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<td>N/A</td>
<td>$29,471.25</td>
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</table>

Financial Impact:  
Release of liability.

Recommendation/Justification:  
Staff recommends release of currently held funds for work that has been completed to satisfy the Site Plan requirements.

Requesting Department Signature  
[Signature]

8/4/14  
Date

Town Manager Signature  
[Signature]

8/4/14  
Date
**EXECUTIVE SUMMARY:** The attached resolution will approve an amendment to the Town’s contract with the Larimer County Sheriff’s Office that provides for increased hours for a school resource officer for Bethke and Timnath elementary schools.

**STAFF RECOMMENDATION:** Staff recommends approval of the resolution.

**KEY POINTS/SUPPORTING INFORMATION:**

1) The current school resource deputy (SRO) supports two middle and seven elementary schools.

2) SROs provide education on numerous safety subjects (bullying, social media, stranger safety, etc) and develop strong relationships with students that continue into middle and high schools.

3) The physical distance between schools is great and the area ranges from Bethke to Red Feather Elementary. Response time to an assist request by a school can be prolonged. (Emergency calls are handled immediately by officers/deputies on-duty)

4) The current SRO is funded by LCSO and PSD. Timnath, Wellington, Larimer County Sheriff’s Office (LCSO) and Poudre School District (PSD) have worked in concert for several months to reach an agreement to add a second SRO. See Attachment “A”

5) With the addition of a SRO the schools will be divided among two deputies. Deputies will be able to spend more time in their assigned schools and provide a safe learning environment while improving the collaboration between law enforcement and schools.

6) Funding is needed for current first half of school year 2014-2015 as there was no SRO budgeted for 2014.

7) Full funding will be requested for the budget year 2015.

**ADVANTAGES:** SRO visiting our elementary schools more often and having more time to spend with students and staff.

**DISADVANTAGES:** None

**FINANCIAL IMPACT:** $4,758.75 for the period of August 13, 2014 to December 31, 2014.

**RECOMMENDED MOTION:** I move for approval of Resolution No. 42, Series 2014, A Resolution Providing For An Addendum To 2014 Statement Of Work And Budget Agreement Between The Town Of Timnath And Larimer County Sheriff’s Office.”

**ATTACHMENTS:** 1. Resolution
   2. Exhibit A - Costs
This First Addendum to the 2014 Statement of Work and Budget Agreement by and between the Larimer County Sheriff's Office and the Town of Timnath (the "First Addendum") is entered into by and between Larimer County and the Town of Timnath, (the "Town").

WHEREAS, the Town has contracted with the County for provision of law enforcement services.

WHEREAS, the Town and County wish to continue agreements for the performance of law enforcement protection services within the Town as has been provided by the County through the Sheriff in the past; and

WHEREAS, contracts to provide law enforcement services are authorized and provided for by the provisions of §29-1-203, Colorado Revised Statute; and

WHEREAS, the Agreement provides that changes for law enforcement services will be identified in an addendum to the Agreement, and the parties now seek to specify those changes in this First Addendum.

NOW, THEREFORE, by and in consideration of the terms of the Agreement, the terms of this First Addendum and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree to the following:

NOW, THEREFORE, it is agreed as follows:

Purpose of the Agreement

The purpose of this addendum is to set forth, define and establish mutual agreements, understandings, and obligations by and between the Town of Timnath, Poudre School District and the Larimer County Sheriff to provide for the funding necessary to establish the assignment of a School Resource Officer (SRO), which was not funded in the original law enforcement services agreement.

School Resource Officer

The School Resource Officer’s primary function, during the school year, will
be working in the Poudre School District Schools to provide law enforcement services and security within the schools.

Budget/Costs for Defined Service Provided

The parties agree to an increase of the Municipal Law Enforcement Services budget of $4,758.75, which shall cover the pro-rated cost of adding a School Resource Officer from August 1, 2014 through December 31, 2014. A detailed breakdown of costs is attached to this Addendum as Exhibit “A”. The parties acknowledge that continued funding for the School Resource Officer will need to be addressed in a renewed or revised Law Enforcement Services Agreement.

Miscellaneous

All other provisions of the Law Enforcement Services Agreement, dated January 1, 2014 remain in force.

WHEREAS, the Town of Timnath Town Council wishes to approve the first addendum with the Larimer County Sheriff’s office approving funds to assist with funding to provide for a Student Resource Officer assignment to Timnath.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. The Town of Timnath Town Council agrees to support the contract addendum with Larimer County Sheriff’s Office.

PASSED, APPROVED AND ADOPTED THIS 12TH DAY OF AUGUST, 2014

TOWN OF TIMNATH, COLORADO

______________________________
Jill Grossman-Belisle

ATTEST:

______________________________
Milissa Peters, Town Clerk
**EXHIBIT “A”**
For 2014 Calendar year (Aug 1, 2014 through December 31, 2014)

<table>
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<tr>
<th>Resource</th>
<th>Type</th>
<th>Hours Per month</th>
<th>Total Yearly Salary/Cost Per Unit</th>
<th>Total Cost X 9.993% Per Unit</th>
<th>Number Of Units Requested</th>
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<td>$114,287.00</td>
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* Training, Court, and benefit time are included in the monthly hours. Typical overtime costs are included in the yearly costs, but significant incidents/events may not be (see section 2.8 & 2.9 of the Municipal Law Enforcement Agreement for details)

The School District will cover the other half of the School Resource Officer's salary

** This is the Towns share for the additional SRO position

"Non-relief" positions will not be covered when the contract officer is out of service due to training, court, or benefit time; unless it can be done with an existing trained and qualified officer.

"Relief" positions will be backfilled using off-duty staffing when the contract officer is out of service due to training, court, or benefit time. Costs or relief positions are significantly higher because the position will be filled with off-duty staffing.
**EXECUTIVE SUMMARY:** In 2013, the Town Council authorized a lease agreement to allow the Storm Academy to use fields in Wild Wing Park for soccer practices and games. The intent was for Storm Academy to begin use of the fields in the spring 2013, but weather and other circumstances prevented that. The lease agreement was valid for one year and can be renewed for one year if the parties agree. The lease terminates September 14, 2014 and staff is recommending a one year extension to September 14, 2015.

**STAFF RECOMMENDATION:** Staff recommends approval of the attached resolution.

**KEY POINTS/SUPPORTING INFORMATION:** This lease extension will renew the Storm Academy lease under the same terms and conditions of the existing lease.

**ADVANTAGES:** Allows the Storm Academy to utilize the Wild Wing Park fields and for both parties to assess the success of this partnership.

**DISADVANTAGES:** None.

**FINANCIAL IMPACT:** To date, the Town has not collected any revenue from the lessee and a small amount of revenue will be realized this fall and the spring of 2015. The Town has already expended funds for improvements at Wild Wing in anticipation of Storm Academy’s use.

**RECOMMENDED MOTION:** I recommend approval of Resolution No. 43, Series 2014 entitled “A Resolution Authorizing The Town Manager To Enter Into A Lease Extension With The Storm Academy FC”.

**ATTACHMENTS:** Resolution
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 43, SERIES 2014

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO A LEASE EXTENSION WITH THE STORM ACADEMY FC

WHEREAS, the Town Council of the Town of Timnath (“Town”) has the power to pass resolutions pursuant to C.R.S. § 31-15-103; and

WHEREAS, Council policy is that material agreements and other documents requiring formal Council approval should be approved by resolution; and

WHEREAS, the Town currently has leased Wild Wing Park to the Storm Academy FC for its use of soccer fields in the park; and

WHEREAS, the Storm Academy was not able to use the fields in the 2014 due to weather and other circumstances; and

WHEREAS, the current lease expires August 16, 2014; and

WHEREAS, the Town Council finds it in the Town’s best interest to authorize the Town Manager to execute an agreement to extend said lease to September 14, 2015 in order to accommodate two full soccer seasons.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Extension
The Town Council hereby authorizes a lease extension for Wild Wing Park soccer fields with the Storm Academy FC, under the same terms and conditions of the existing lease, to be executed by the Town Manager.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 12, 2014.

TOWN OF TIMNATH, COLORADO

______________________________
Jill Grossman-Belisle, Mayor
ATTEST:

________________________________________
Milissa Peters, Town Clerk
<table>
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<th>Meeting Date: 8/12/14</th>
<th>Item: A Resolution Authorizing The Town Manager To Hire An Economic Development Position</th>
<th>Ordinance □ Resolution ✓ Discussion □ For Information □</th>
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<tbody>
<tr>
<td>Presented by: April D. Getchius, AICP Town Manager</td>
<td></td>
<td></td>
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**EXECUTIVE SUMMARY:** At the recent strategic planning session, the Town Council consensus was to hire an Economic Development person to assist the Town Manager with economic development efforts. This resolution formalizes that authorization.

**STAFF RECOMMENDATION:** Staff recommends approval of this resolution.

**KEY POINTS/SUPPORTING INFORMATION:** During the strategic planning session, the Town Manager and Council discussed economic development efforts and staffing. It was determined that with the growth in economic development opportunities additional help was needed and an economic development position should be created.

**ADVANTAGES:** Allows a focused approach to economic development for the Town where it is currently one of several focus areas for the Town Manager.

**DISADVANTAGES:** None.

**FINANCIAL IMPACT:** This position will come from budget surplus and will be appropriately budgeted in 2015. The target salary range is $55,000 to $72,000 based on like positions found in the Colorado Municipal League and the Mountain States Employers Council salary surveys.

**RECOMMENDED MOTION:** I move to approve Resolution No. 44, Series 2014 entitled “A Resolution Authorizing The Town Manager To Hire An Economic Position.”

**ATTACHMENTS:** Resolution.
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 44, SERIES 2014

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO HIRE AN ECONOMIC DEVELOPMENT POSITION

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, the Town Council has determined a need for a position in economic development and finds it to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval

The Town Manager is authorized to create and hire for an economic development position.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 12, 2014.

TOWN OF TIMNATH, COLORADO

_________________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

_________________________________________
Milissa Peters, Town Clerk
**EXECUTIVE SUMMARY:** Staff and The Cache La Poudre Reservoir Company are still engaged in negotiations for the long term extension of the Town’s lease of Timnath Reservoir. Although staff expects to have a lease agreement to the Town Council for their consideration shortly, it will not be completed by the August 16, 2014 lease termination deadline.

**STAFF RECOMMENDATION:** Staff recommends approval of the resolution.

**KEY POINTS/SUPPORTING INFORMATION:** This resolution will extend the lease for another six months under the same terms and conditions of the existing lease.

**ADVANTAGES:** Allows staff to complete the negotiations on lease renewal.

**DISADVANTAGES:** None.

**FINANCIAL IMPACT:** None beyond the existing lease payment.

**RECOMMENDED MOTION:** I move approval of Resolution No. 45, Series 2014 entitled “A Resolution Authorizing the Town Manager to Enter Into a Six Month Lease Extension with the Cache La Poudre Reservoir Company.”

**ATTACHMENTS:** Resolution.
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 45, SERIES 2014

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO A SIX MONTH LEASE EXTENSION WITH THE CACHE LA POU DRE RESERVOIR COMPANY

WHEREAS, the Town Council of the Town of Timnath (“Town”) has the power to pass resolutions pursuant to C.R.S. § 31-15-103; and

WHEREAS, Council policy is that material agreements and other documents requiring formal Council approval should be approved by resolution; and

WHEREAS, the Town currently has a lease with the Cache La Poudre Reservoir Company for the use of the Timnath Reservoir that is under discussion for renewal; and

WHEREAS, the current lease expires August 16, 2014; and

WHEREAS, the Town Council finds it in the Town’s best interest to authorize the Town Manager to execute an agreement to extend said lease for six months until such time as a long term lease renewal can be finalized.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Extension
The Town Council hereby authorizes a six month lease extension for the Timnath Reservoir with the Cache La Poudre Reservoir Company to be executed by the Town Manager.

INTRO DUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 12, 2014.

TOWN OF TIMNATH, COLORADO

______________________________
Jill Grossman-Belisle, Mayor

ATTEST:

______________________________
Milissa Peters, Town Clerk
TOWN COUNCIL COMMUNICATION

Meeting Date: 08/12/2014

Presented By: Matt Blakely


ORDINANCE ☐  
RESOLUTION ✓  
DISCUSSION ☐  
FOR INFORMATION ☐

EXECUTIVE SUMMARY: Preliminary Plat proposal for a subdivision plat amendment to approximately 120.7 acres of the Timnath Ranch 1st Filing. Total lots will remain the same (271) with a small increase to the average lot size. Density is consistent with previously approved proposals at 2.4 du/acre. The primary changes are to the cul de sac lots. These lots are being modified by adjusting the rear lot lines to create deeper lots. The aggregate of these lot line adjustments results in a reduction of the overall open space by 0.8%. The total open space percentage will be 32.1%. All other development requirements are unchanged.

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

KEY POINTS/SUPPORTING INFORMATION:

Owner: William Lyon Homes dba Village Homes

Applicant: Rob Johnson, William Lyon Homes dba Village Homes

Location: North of River Pass Road (CR36) and East of Three Bell Parkway (CR3)

Application Type: Preliminary Plat  
Case Number: PP-2014-001

Parcel Size (Acres): Approximately 120.7 +/- acres

Process Schedule

<table>
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SERVICES:
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  Sewer: South Fort Collins Sanitation District
  Fire: Poudre Fire Authority
  Special Districts: Timnath Ranch Metropolitan District

Adjacent Zoning/Land Uses:

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</tr>
<tr>
<td>West</td>
<td>Agricultural (FA-1)</td>
<td>Residential/farming</td>
</tr>
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</table>

Existing Zoning: R-2; C-2  Proposed Zoning: Unchanged
Existing Land Use: Vacant  Proposed Land Use: Unchanged

Application Description:
This amendment of the Final Plat of Timnath Ranch 1st filing conforms to the Preliminary Plat for Timnath Ranch 1st filing. Lot dimensions have been modified, generally increasing the size of the cul de sac lots, to better accommodate the Village Homes standard models. There is no increase in number of lots. There is a reduction of open space from approximately 33% to 32%. No rights-of-way or easements outside of the lot utility easements are changed. Resultant lots comply with the Land Use Code and current zoning.

Future Approvals/Processes:
1. Final Plat-- On Town Council Agenda 08/12/2014

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

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

2. The application is consistent with the approved sketch plan and incorporates the Planning Commission’s recommendations and conditions of approval.
   This application is consistent with the submitted sketch plan and incorporates the Planning Commission recommendations.

3. The land use mix within the project conforms to Timnath’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including:
   a. The proposed development promotes the Town’s small town, rural character;
   b. Proposed residential development adds diversity to the Town’s housing supply;
   c. Proposed commercial development will benefit the Town’s economic base;
d. Parks, open space and trails are incorporated into the site design;

e. The proposed project protects the Town’s environmental quality; and

f. The development enhances cultural, historical, educational and/or human service opportunities.

*The submitted preliminary plat meets the applicable criteria.*

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.

*This application meets these criteria.*

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

*There are no negative impacts on adjacent land.*

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

*This application meets these criteria.*

**REFERRAL COMMENTS:**

*No comments*

**PLANNING COMMISSION RECOMMENDATION:**

On 08/05/14 the Planning Commission unanimously recommended approval of this Preliminary Plat to the Town Council, with the following conditions:

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

**RECOMMENDED MOTION:**

I move to recommend approval of Timnath Ranch Subdivision, 1st Filing, 3rd Amended Preliminary Plat with the following condition:

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

**ATTACHMENTS:**

1. Resolution 46, Series 2014

2. Project Narrative
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 46, SERIES 2014

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR VILLAGE HOMES
FIRST FILING, 3RD AMENDED SUBDIVISION, GENERALLY LOCATED NORTH
OF AND ADJACENT TO CR 36/RIVER PASS ROAD, AND EAST OF AND ADJACENT
TO THREE BELL PARKWAY

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. §
31-15-103, has the power to pass resolutions; and

WHEREAS, William Lyon Homes dba Village Homes (the “Developer”) has submitted
a Preliminary Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision, more particularly
described in Exhibit A (legal description) and Exhibit B (Preliminary Plat) and attached hereto
and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held
on August 05, 2014, and the above described Preliminary Plat was unanimously recommended to
Town Council for approval with the following condition:

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

WHEREAS, a properly noticed public hearing with the Town Council was held on
August 12, 2014 and upon hearing the statements of staff, the applicant(s) and giving
consideration to the recommendations, the Town Council determines as provided below;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval

The Preliminary Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision is
approved with the following condition:

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

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF
TIMNATH, ON AUGUST 12, 2014.
TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

________________________
Milissa Peters, Town Clerk
EXHIBIT A
Legal Description of Property

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 1 as bearing North 88°01'30" West and with all bearings contained herein relative thereto:

BEGINNING at the Southwest corner of said Section 1; thence, along the West line of said Southwest Quarter, North 01°07'35" West, 2,648.29 feet to a point being the West Quarter corner of said Section 1; thence, along the West line of the Northwest Quarter of said Section 1, North 01°13'26" West, 265.25 feet to a point on the Southwesterly right-of-way line of the Great Western Railroad; thence, along said Southwesterly right-of-way line, South 50°23'30" East, 4,764.61 feet to a point on the South line of the Southeast Quarter of said Section 1; thence, along said South line, North 88°01'18" West, 1,005.99 feet to a point being the South Quarter corner of said Section 1; thence, along the South line of said Southwest Quarter, North 88°01'30" West, 2,609.18 feet to the Point of Beginning.

The above described tract of land contains 5,258,033 square feet or 120.708 acres more or less and is subject to all easements and rights-of-way now on record or existing.
EXHIBIT B
Preliminary Plat

[attached]
Timnath Ranch 1st Filing 3rd Amended Plat
General Development Information

Date: April 22, 2014

Project: Timnath Ranch 1st Filing
Town of Timnath, Colorado

Client: Rob Johnson
Village Homes
8480 E Orchard Road, Suite 1000
Greenwood Village, CO 80111

NE Project No. 659-002

Project Description:

This request is for a subdivision plat amendment for approximately 120.7 acres of Timnath Ranch 1st Filing 3rd Amendment and subsequent replats. The total number of lots will remain the same at 271 with the average lot size increasing slightly. The density of units remains 2.4 units per acre and is consistent with the zoning.

This amendment of the Final Plat of Timnath Ranch 1st filing conforms to the intent of the Preliminary Plat for Timnath Ranch 1st filing submitted herewith. This plat also conforms to the previously recorded final plat of the same. The following has been modified with this replat to better serve the builders, thereby providing a better product for the future lot owners.

a. Lot dimensions have been modified, generally increasing the size of each lot, to fit more standard models thereby increasing the variety of homes that will be seen in the subdivision. Lot dimensions have been modified, generally increasing the size of each lot, to fit more standard models thereby increasing the variety of homes that will be seen in the subdivision.
b. There is no increase in number of lots
c. No rights-of-way or easements outside of the lot utility easements are changed.
d. Resultant lots comply with the Code and current zoning.
e. Plans are current or revisions are proposed for improvements serving the resultant lots.
f. It is not believed that approval of this plat will violate any provisions of the code.

Process has been discussed with Town staff and is being satisfactorily followed.

a. Application form is included with accompanying fee.
b. Fee agreement is in place and will be modified for this plat
c. Title Commitment is included.
d. Plat complies with major sub plat standards.
e. Description of what is revised is included in the legal description.

The Timnath Ranch Subdivision 1st Filing 3rd Amendment is consistent with the following
sections of Chapter 16.2 of the Land Use Code:

16.2.1 General Provisions

This development complies with the applicable standards of this article. Density and lot dimension are consistent with previous plats of the property.

16.2.2 Vision and intent

The Timnath Ranch Subdivision 1st Filing 3rd Amendment holds to the intent of the statements in this section. The project is walkable and pedestrian oriented with detached sidewalks throughout the development. A connection to the future trail to Bethke Elementary is included along Summerfields Parkway. This amendment to the plat will allow greater variety of homes. Landscaped greenbelt areas are included throughout. 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 neighborhood layout remains consistent with the surrounding neighborhoods.

16.2.4. Design Elements

Timnath Ranch Subdivision 1st Filing 3rd Amendment retains ground currently designated for urban development. The neighborhood will be conveniently connected to adjacent neighborhoods for pedestrian and vehicular traffic. The open areas are intended to be active and inviting with landscape suited to the intended use. Homes will have a larger variety than the existing plat with two distinct and full series of model planned to be utilized throughout the subdivision. Streets will be tree lined and built for multiple modes of transit. The subdivision will have pedestrian access to multiple parks and community areas. The open areas will encourage wildlife to thrive within the subdivision. Stormwater will be managed in detention ponds and conveyed through the subdivision above ground in most cases.

16.2.7. Lots and blocks

The lot and block layout of the Timnath Ranch Subdivision 1st Filing 3rd Amendment is consistent with this section. The majority of the streets are grid like and the lengths of the blocks are appropriate. The lot sizes are appropriate for the zoning district.

16.2.8. Streets

The street pattern in the Timnath Ranch Subdivision 1st Filing 3rd Amendment consists of local streets in a modified grid pattern with some seclude areas for greater sense of community. The streets provide 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.

16.2.9. Parking

Optional street parking is provided in front of lots. To reduce visual impact homes will generally have two to three car garages with matching parkable driveways.
16.2.10 Sidewalks, multi-use pathways and trails
On-street sidewalks are provided throughout the Timnath Ranch Subdivision 1st Filing 3rd Amendment providing linkages within the subdivision and to the surrounding neighborhoods. Consistent with previous plats of the property, sidewalk connections are made to the future trail connection to Bethke Elementary.

16.2.12 Parks and open space
The Timnath Ranch Subdivision 1st Filing 3rd Amendment reduces the non-right-of-way open space by 0.8% for a total of 32.1% well-integrated open space. The open space provides recreational opportunities and is visibly and physically accessible to the entire neighborhood. Nearly all of the lots have direct access to open space.

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

16.2.17 Fences and walls
The Timnath Ranch Subdivision 1st Filing 3rd Amendment will contain a consistent fence design throughout. Fencing along major roads will generally be a cedar 5’ solid privacy fence. Side lots along residential roads and minor drives will be 5’ matching picket style fence with 4’ matching picket style fence along open space. Stone columns are provided at key terminus and corner points. Optional wire mesh is allowed on picket style fences. These fences will also have stone columns at terminus points and corners.

16.2.18 Residential architecture
The architecture for Timnath Ranch Subdivision 1st Filing 3rd Amendment will continue the high-quality architecture consistent with the other residential homes within the Timnath South and Timnath Ranch developments. The builders will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards
All of the lots in Timnath Ranch Subdivision 1st Filing 3rd Amendment meet the specifications of previous agreements or are consistent with approved plats. Lots are generally increasing in size with this plat amendment.

16.2.21 Environmental considerations
Water quality detention will be provide on-site prior to discharging. Water quantity detention will be provided to reduce the rate of runoff to acceptable levels. Most stormwater conveyances are open swales and allow for infiltration and evaporation where appropriate.
EXECUTIVE SUMMARY: Final Plat proposal for a subdivision plat amendment to approximately 120.7 acres of the Timnath Ranch 1st Filing. Total lots will remain the same (271) with a small increase to the average lot size. Density is consistent with previously approved proposals at 2.4 du / acre. The primary changes are to the cul de sac lots. These lots are being modified by adjusting the rear lot lines to create deeper lots. The aggregate of these lot line adjustments results in a reduction of the overall open space by 0.8%. The total open space percentage will be 32.1%. All other development requirements are unchanged.

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

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Existing Zoning: R-2; C-2  Proposed Zoning: Unchanged
Existing Land Use: Single-Family Residential  Proposed Land Use: Unchanged

Application Description:
This amendment of the Final Plat of Timnath Ranch 1st filing conforms to the Preliminary Plat for Timnath Ranch 1st filing. Lot dimensions have been modified, generally increasing the size of the cul de sac lots, to better accommodate the Village Homes standard models. There is no increase in number of lots. There is a reduction of open space from approximately 33% to 32%. No rights-of-way or easements outside of the lot utility easements are changed. Resultant lots comply with the Land Use Code and current zoning.

Final Plat Review Criteria:
In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the applicant’s final plat application:

1. The final plat conforms to the approved preliminary plat and incorporates required changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Council. This final plat is in conformance with the approved Preliminary Plat.

2. The development will substantially comply with the Land Use Code. This development substantially complies with the Town of Timnath Municipal Code.

3. All applicable technical standards have been met. There are still minor technical comments that need to be addressed (see attached).


Returned with comments: Poudre Fire Authority, Town Planner, Timnath Engineering

Returned with no comments: Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Comcast, Timnath Police Department, Safebuilt
**PLANNING COMMISSION RECOMMENDATION:**
On 08/05/14 the Planning Commission unanimously recommended approval of this Final Plat to the Town Council, with the following condition:
   a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies

**RECOMMENDED MOTION:**
I move to approve Timnath Ranch Subdivision, 1st Filing, 3rd Amended Final Plat with the following condition:
   a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies

**ATTACHMENTS:**
1. Resolution 47, Series 2014
2. Project Narrative
3. Town of Timnath Staff Comments dated 6/30/14
4. Comment Response Letter dated 7/24/14
A RESOLUTION APPROVING THE FINAL PLAT FOR VILLAGE HOMES FIRST FILING, 3RD AMENDED SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT TO CR 36/RIVER PASS ROAD, AND EAST OF AND ADJACENT TO THREE BELL PARKWAY

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, William Lyon Homes dba Village Homes (the “Developer”) has submitted a Final Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision, more particularly described in Exhibit A (legal description) and Exhibit B (Final Plat) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held on August 05, 2014, and the above described Final Plat was unanimously recommended to Town Council for approval with the following condition:

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

WHEREAS, a properly noticed public hearing with the Town Council was held on August 12, 2014 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval

The Final Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision is approved with the following condition:

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

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 12, 2014.
TOWN OF TIMNATH, COLORADO

________________________
Jill Grossman-Belisle, Mayor

ATTEST:

________________________
Milissa Peters, Town Clerk
EXHIBIT A
Legal Description of Property

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

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The above described tract of land contains 5,258,033 square feet or 120.708 acres more or less and is subject to all easements and rights-of-way now on record or existing.
EXHIBIT B
Final Plat

[attached]
MEMORANDUM

TO: Rob Johnson (via email)
    William Lyon Homes dba Village Homes

FROM: Matt Blakely, Town Planner

RE: Timnath Ranch 1st Filing, 3rd Amended Final Plat (FP-2014-001)

DATE: June 30, 2014

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

The following items must be addressed by the applicant:

Community Development (970) 224-3211

1. Please see attached redlines.

Referral Agency Comments:
In addition to these comments, please find the attached comments from:

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

Poudre Fire Authority, Jim Lynxwiler – (970) 416-2869
    Please see attached

Documents Required for Resubmittal:

☐ Two (2) full size copies of all documents
☐ One (1) half-size drawing, to scale, of all drawings
☐ PDFs of all revised documents uploaded to Town Box site
☐ PDF or Word file comment response addressing the comments uploaded to Town Box site.
    Please see “2nd Submittal” folder.”

Please contact me at (970) 224-3211 or mblakely@TimnathGov.com to schedule a comment review meeting if so desired prior to resubmitting.

Cc: Steve Humann, TST Inc. (email)
    Don Taranto, TST Inc. (email)
    April Getchius, Town Manager. (email)
    Jim Lynxwiler, Poudre Fire Authority. (email)
    Town File (FP-2014-001)
Town of Timnath  
2nd Referral Notice  
5/20/2014  

We are interested in your review of the following Project  

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<td>Applicant(s):</td>
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<td>Greenwood Village, CO 80111</td>
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<tr>
<td></td>
<td>Phone: 303-915-8506</td>
</tr>
<tr>
<td></td>
<td>Fax:</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:rjohnson@villagehomes.com">rjohnson@villagehomes.com</a></td>
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<td>Owner(s):</td>
<td>William Lyon Homes dba Village Homes</td>
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<td></td>
<td>Email: <a href="mailto:rjohnson@villagehomes.com">rjohnson@villagehomes.com</a></td>
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<tr>
<td>Summary:</td>
<td>Replat of the Timnath Ranch 1st Filing Subdivision. The purpose is to adjust lot lines to modify lot dimensions in order to accommodate current housing styles and trends. There is no proposed increase in the number of lots.</td>
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<tr>
<td>Please Reply By:</td>
<td>June 6th, 2014</td>
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<tr>
<td>Reply to:</td>
<td>Matt Blakely, Town Planner</td>
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<tr>
<td></td>
<td>(<a href="mailto:mblakely@timnathgov.com">mblakely@timnathgov.com</a>)</td>
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<td>Phone: (970) 224-3211</td>
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<td>Fax: (970) 224-3217</td>
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<td>Resubmittal Required?</td>
<td>Yes / No</td>
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<tr>
<td>Comments:</td>
<td>THIS IS A REPLAT OF THE ENTIRE TIMNATH RANCH FIRST FILING. AS SUCH, ALL PROPERTY OWNERS MUST SIGN THE PLAT. I HAVE BEEN REQUESTED TO APPROVE GRADING CERTIFICATIONS FOR LOTS 8 &amp; 9 OF BLOCK 5 (5422-5432 LULU CITY DR.) PRESUMABLY TO ALLOW FOR ISSUANCE OF C.O. AND CLOSINGS. THIS PLAT NEEDS TO BE ATTACHED PRIOR TO ANY CLOSINGS OR EACH INDIVIDUAL LOT OWNER WILL NEED TO BE LISTED AS SIGNATURE ON THE PLAT (AS WELL AS SIGNATURES)</td>
</tr>
</tbody>
</table>

*Please note that if no response is received by requested date, 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.
TO: Matt Blakley, Town Planner

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

PROJECT: TIMNATH RANCH 1ST FILING, 3RD AMENDED PLAT Timnath Case Number: FP-2014-001

DESCRIPTION: Replat of the Timnath Ranch 1st Filing Subdivision. The purpose is to adjust lot lines to modify lot dimensions in order to accommodate current housing styles and trends. There is no proposed increase in the number of lots.

DATE: June 6, 2014

Poudre Fire Authority will enforce the Larimer County Land Use Code Section 8.1.4, other standards, the 2012 International Fire Code and its accompanying local ordinances, as follows:

FIRE LANES
General fire lane standards shall apply to all lots within the subdivision, regardless of lot size. All portions of any residence are to be located within 150’ of a fire access road. Any residence not meeting general access requirements shall be provided with an automatic fire sprinkler system.

- 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.
Landscape Architectural Plans:
Timnath Ranch Subdivision
First Filing
Third Amended Final Plat
Timnath, Colorado

Plans Prepared By:
IB Group

Landscape Sheet Index:
G010-L00 Corduroy Sheet Notes and Details
G010-L01 Landscape Plan
G010-L02 Native Grass Seed Mix
G010-L03 Landscape Notes
G010-L04 Fencing Sheet Index

Veinly Map:

Native Grass Seed Mix

1. This sheet shall be furnished to each property owner and shall be kept on file by the landscape architect.
2. Landscaping seeds shall be used as a mixture of USGA Native Seed and any additional species that may be approved by the developer.

Landscape Notes:

1. The developer shall not be held responsible for any landscaping not performed in accordance with these plans.
2. All landscape plans shall be reviewed and approved by the developer prior to commencement of work.
3. The developer shall retain the right to make any changes or additions to the landscape plans at any time.
4. The developer shall furnish copies of the landscape plans to all property owners.

General Notes:

1. All grading shall be performed as shown on the grading plan.
2. All power and utility lines shall be marked on the site before construction.
3. All construction shall be performed in accordance with the plans and specifications.
4. All construction shall be performed in accordance with the plans and specifications.
5. All irrigation systems shall be installed and tested prior to final acceptance by the developer.
6. All irrigation systems shall be installed and tested prior to final acceptance by the developer.
7. All irrigation systems shall be installed and tested prior to final acceptance by the developer.
8. All irrigation systems shall be installed and tested prior to final acceptance by the developer.

Landscape Narrative:

The landscape design plan is based on the existing site conditions. The plan includes native grass seed mix, shrubbery, trees, and other landscape elements. The plan also includes a list of materials and specifications for the various landscape elements.

* General: Check tree locations at stop controlled intersections for adequate visibility and clearance from traffic control devices.

This will probably need inclusion.
PLEASE CLEAN UP TABLE FOR CLARITY (PMELATED ALL SHEETS)

5 WOULD CONSIDER ADDING MORE EVERGREENS TO SUIT RAILROAD.

HOW IS THE TRANSITION BETWEEN IRRIGATED AND NON-IRRIGATED AREAS BEING HANDLED?

OVERWRITING (ALL SHEETS)
Consider more evergreens along RR. Will trees be irrigated in non-irrigated areas?
Dear Mr. Blakely:

Thank you very much for your review of the above referenced project. This letter is in response to the referral comments provided on June 30, 2014.

Timnath Engineering

1. We acknowledge that all property owners will need to sign the plat. There are now some lots that have or are projected to have been closed. Those are now shown as excluded from the plat.

Poudre Fire

1. Acknowledged. We believe that we are still meeting the requirements.

Timnath Community Development

Plat

1. Redlines to the plat have been addressed.
   a. Per our conversation, parcel ownership doesn’t apply in this case as it doesn’t change the implications of the plat. The final ownership is to be worked out between the parties signatory to the plat.
   b. All rear and side lot to right-of-way separations are 14’ min. “Min” has not been included due to the ambiguity of the wording.
   c. The legal description has been updated as requested and now includes all lots anticipated to be closed prior to recording the plat. Lots under contract or under construction are still under the control of the current owner and are subject to this replat. The title company will be required to verify lot description, size and dimensions with the closing of each lot.
   d. The SFCSD easement will be shown as DEDICATED per this plat. The district standard easement language has been added to the plat.
Landscape
   1. Redlines to the Landscaping Plan have been addressed.

Fencing
   1. Redlines to the Fencing Plan have been addressed.

Thank you and please let me know if you have any questions or concerns.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Ryan O. Banning, P.E.
Project Manager
Timnath Ranch 1st Filing 3rd Amended Plat
General Development Information

Date: April 22, 2014

Project: Timnath Ranch 1st Filing
Town of Timnath, Colorado

Client: Rob Johnson
Village Homes
8480 E Orchard Road, Suite 1000
Greenwood Village, CO 80111

NE Project No. 659-002

Project Description:

This request is for a subdivision plat amendment for approximately 120.7 acres of Timnath Ranch 1st Filing 3rd Amendment and subsequent replats. The total number of lots will remain the same at 271 with the average lot size increasing slightly. The density of units remains 2.4 units per acre and is consistent with the zoning.

This amendment of the Final Plat of Timnath Ranch 1st filing conforms to the intent of the Preliminary Plat for Timnath Ranch 1st filing submitted herewith. This plat also conforms to the previously recorded final plat of the same. The following has been modified with this replat to better serve the builders, thereby providing a better product for the future lot owners.

a. Lot dimensions have been modified, generally increasing the size of each lot, to fit more standard models thereby increasing the variety of homes that will be seen in the subdivision. Lot dimensions have been modified, generally increasing the size of each lot, to fit more standard models thereby increasing the variety of homes that will be seen in the subdivision.

b. There is no increase in number of lots

c. No rights-of-way or easements outside of the lot utility easements are changed.

d. Resultant lots comply with the Code and current zoning.

e. Plans are current or revisions are proposed for improvements serving the resultant lots.

f. It is not believed that approval of this plat will violate any provisions of the code.

Process has been discussed with Town staff and is being satisfactorily followed.

a. Application form is included with accompanying fee.

b. Fee agreement is in place and will be modified for this plat

c. Title Commitment is included.

d. Plat complies with major sub plat standards.

e. Description of what is revised is included in the legal description.

The Timnath Ranch Subdivision 1st Filing 3rd Amendment is consistent with the following

sections of Chapter 16.2 of the Land Use Code:

16.2.1 General Provisions

This development complies with the applicable standards of this article.

Density and lot dimension are consistent with previous plats of the property.

16.2.2 Vision and intent

The Timnath Ranch Subdivision 1st Filing 3rd Amendment holds to the intent of the statements in this section. The project is walkable and pedestrian oriented with detached sidewalks throughout the development. A connection to the future trail to Bethke Elementary is included along Summerfields Parkway. This amendment to the plat will allow greater variety of homes. Landscaped greenbelt areas are included throughout. 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 neighborhood layout remains consistent with the surrounding neighborhoods.

16.2.4. Design Elements

Timnath Ranch Subdivision 1st Filing 3rd Amendment retains ground currently designated for urban development. The neighborhood will be conveniently connected to adjacent neighborhoods for pedestrian and vehicular traffic. The open areas are intended to be active and inviting with landscape suited to the intended use. Homes will have a larger variety than the existing plat with two distinct and full series of model planned to be utilized throughout the subdivision. Streets will be tree lined and built for multiple modes of transit. The subdivision will have pedestrian access to multiple parks and community areas. The open areas will encourage wildlife to thrive within the subdivision. Stormwater will be managed in detention ponds and conveyed through the subdivision above ground in most cases.

16.2.7. Lots and blocks

The lot and block layout of the Timnath Ranch Subdivision 1st Filing 3rd Amendment is consistent with this section. The majority of the streets are grid like and the lengths of the blocks are appropriate. The lot sizes are appropriate for the zoning district.

16.2.8. Streets

The street pattern in the Timnath Ranch Subdivision 1st Filing 3rd Amendment consists of local streets in a modified grid pattern with some seclude areas for greater sense of community. The streets provide 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.

16.2.9. Parking

Optional street parking is provided in front of lots. To reduce visual impact homes will generally have two to three car garages with matching parkable driveways.
16.2.10 Sidewalks, multi-use pathways and trails
On-street sidewalks are provided throughout the Timnath Ranch Subdivision 1st Filing 3rd Amendment providing linkages within the subdivision and to the surrounding neighborhoods. Consistent with previous plats of the property, sidewalk connections are made to the future trail connection to Bethke Elementary.

16.2.12 Parks and open space
The Timnath Ranch Subdivision 1st Filing 3rd Amendment reduces the non-right-of-way open space by 0.8% for a total of 32.1% well-integrated open space. The open space provides recreational opportunities and is visibly and physically accessible to the entire neighborhood. Nearly all of the lots have direct access to open space.

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

16.2.17 Fences and walls
The Timnath Ranch Subdivision 1st Filing 3rd Amendment will contain a consistent fence design throughout. Fencing along major roads will generally be a cedar 5’ solid privacy fence. Side lots along residential roads and minor drives will be 5’ matching picket style fence with 4’ matching picket style fence along open space. Stone columns are provided at key terminus and corner points. Optional wire mesh is allowed on picket style fences. These fences will also have stone columns at terminus points and corners.

16.2.18 Residential architecture
The architecture for Timnath Ranch Subdivision 1st Filing 3rd Amendment will continue the high-quality architecture consistent with the other residential homes within the Timnath South and Timnath Ranch developments. The builders will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards
All of the lots in Timnath Ranch Subdivision 1st Filing 3rd Amendment meet the specifications of previous agreements or are consistent with approved plats. Lots are generally increasing in size with this plat amendment.

16.2.21 Environmental considerations
Water quality detention will be provide on-site prior to discharging. Water quantity detention will be provided to reduce the rate of runoff to acceptable levels. Most stormwater conveyances are open swales and allow for infiltration and evaporation where appropriate.
### TOWN COUNCIL COMMUNICATION

**Meeting Date:**
August 12, 2014

**Presented by:**
Town Attorney

**Item:** EXECUTIVE SESSION: “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”

**Key Points/Supporting Information:**

**EXECUTIVE SESSION:** “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S."

**Advantages:**
N/A

**Disadvantages:**
N/A

**Financial Impact:**
N/A

**Recommendations:**
I move to enter into Executive Session “For __________________________.”

**Attachments:**
N/A