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 April 28, 2015, Town Council Meeting Minutes
   b. Approval of the Check Register

5. REPORTS
   a. Mayor and Council

6. ORDER OF BUSINESS:
   a. PRESENTATION: Planning Commissioner Recognition

   b. DISCUSSION/POSSIBLE ACTION:  Land Use Code Amendments
      Presented by Matt Blakely, Contracted Town Planner

   c. RESOLUTION NO. 29, SERIES 2015, A Resolution Approving the Timnath Landings Comprehensive Plan Amendment
      Presented by Matt Blakely, Contracted Town Planner

   d. ORDINANCE NO. 6, 2015, FIRST READING, An Ordinance Amending the Official Zoning Map of the Town of Timnath for the Purpose of Zoning Certain Real Property to be Known as the Timnath Landing Subdivision (North of and Adjacent to Harmony Road and East of and Adjacent to CR-5/Main Street) and setting a Public Hearing on May 26, 2015, at 6:00 p.m.
      Presented by Matt Blakely, Contracted Town Planner

   e. RESOLUTION NO. 30, SERIES 2015, A Resolution Approving the Contract with Coyote Ridge Construction, LLC
      Presented by Don Taranto, Contracted Town Engineer
f. RESOLUTION NO. 31, SERIES 2015, A Resolution Approving Poudre Fire Authority Fire Station #8 Conditional Use Permit
   Presented by Matt Blakely, Contracted Town Planner

g. RESOLUTION NO. 32, SERIES 2015, A Resolution Approving the Town of Timnath Dreambook (The Town Vision)
   Presented by April Getchius, Town Manager

h. 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

7. ADJOURNMENT
Town of Timnath
Regular Meeting Minutes
April 28, 2015
IMMEDIATELY FOLLOWED THE TIMNATH DEVELOPMENT AUTHORITY
MEETING AT 6:00 P.M.
Meeting was held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. CALL TO ORDER AND ROLL CALL:
Mayor Grossman-Belisle called to order the meeting of the Town Council on Tuesday, April 28, 2015, at 6:05 p.m.

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

Absent
 a. Councilmember Bill Neal

Also Present:
 a. April Getchius, Town Manager
 b. Robert Rogers, Contracted Town Attorney
 c. Don Taranto, Contracted Town Engineer
 d. Matt Blakely, Contracted Town Planner
 e. Brian Williamson, Contracted Town Planner
 f. Kevin Koelbel, Contracted Town Planner
 g. Gary Hoover, Hartford Homes
 h. Kathy Mathis, Hartford Homes
 i. Paul Harding, Timnath Resident
 j. Darren King, Timnath Resident
 k. Cory Kozisek, Timnath Resident

2. AMENDMENTS TO THE AGENDA:
 a. NONE

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:
 a. NONE

4. CONSENT AGENDA:
 a. Approval of the April 14, 2015, Town Council Meeting Minutes
 b. Approval of the Check Register
Councilmember Pearson moved to approve the consent agenda. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.

5. REPORTS:
   a. Mayor/Council-
      i. Movie night and BBQ
      ii. County trail finishing up on May 1st.
   b. Staff-Included in the packet

6. ORDER OF BUSINESS:
   a. ORDINANCE NO. 4, SERIES 2015, PUBLIC HEARING, An Ordinance Approving the Town of Timnath Employee Handbook
      Mayor Grossman-Belisle opened the public hearing at 6:09 p.m.

      Public Comments: NONE

      Mayor Grossman-Belisle closed the public hearing at 6:09 p.m. Councilmember Voronin moved to approve ORDINANCE NO. 4, SERIES 2015, PUBLIC HEARING, An Ordinance Approving the Town of Timnath Employee Handbook. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.

   b. ORDINANCE NO. 5, SERIES 2015, PUBLIC HEARING, An Ordinance Amending the Town of Timnath Land Use Code Section 16.2.7.h.i.
      Mayor Grossman-Belisle opened the public hearing at 6:10 p.m.

      Public Comments: NONE

      Mayor Grossman-Belisle closed the public hearing at 6:10 p.m. Councilmember Pearson moved to approve ORDINANCE NO. 5, SERIES 2015, PUBLIC HEARING, An Ordinance Amending the Town of Timnath Land Use Code Section 16.2.7.h.i. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.

   c. RESOLUTION NO. 26, SERIES 2015, A Resolution Approving Wildwing Subdivision Sketch Plan
      Staff Comments:
      • Mr. Blakely spoke to Council about the proposed resolution.
      • Mr. Hoover spoke to Council about the design and proposed plan.
      • Mr. Blakely further explained the Block 13 lot sizes and park calculations.

      Public Comments:
Paul Harding, Timnath Resident, spoke to Council about being sold on promised views that are being taken away. He compared Wildwing to Thompson Crossing.

Darren King, Timnath Resident, spoke about property being swapped between phase 1 to phase 2. Spoke about differences in architectural styles. He spoke about previous builders and not wanting to see a national builder come in for Phase 2. He asked that Council consider all opinions concerning the proposed plan.

Cory Kozisek, Timnath Resident, spoke about changes made to Phase 1, developer promises, Wildwing website and covenants, and stated that the changes are not why people came to Timnath.

Town Council Questions and Comments:

Mayor Grossman-Belisle asked where the trail and park connectivity was located and Mr. Hoover explained park, sidewalk and trail accesses within the plan.

Councilmember Voronin asked about the density comparisons and Mr. Hoover further explained the densities per surrounding developments.

Councilmember Steinway expressed his appreciation for the passion of the residents. He also spoke about the change attracting more interest because of the diversity.

Mayor Grossman-Belisle stated her concerns with the west lots and would like to see lower density to help the transition from Phase 1 to Phase 2.

Councilmember Pearson agreed with the Mayor’s comments regarding the transition from phase to phase.

Councilmember Voronin also agreed with the Mayor regarding transition from current low density lots to the higher density lots along the east side of Phase 2.

Mayor Grossman-Belisle asked the developer to come back to Council with a redraft of the discussed section.

Council continued and deferred action on the matter.

d. RESOLUTION NO. 27, SERIES 2015, A Resolution Approving An Air and Water Quality Monitoring Plan

Staff Comments:

Ms. Getchius spoke to Council about the proposed resolution.

Town Council Questions and Comments:

Councilmember Steinway asked when the monitoring would start and Ms. Getchius stated that the appeal process needed to be completed before wells start being drilled.

Councilmember Steinway moved to approve RESOLUTION NO. 27, SERIES 2015, A Resolution Approving An Air and Water Quality Monitoring Plan. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.
RESOLUTION NO. 28, SERIES 2015, A Resolution Approving the Purchase of Sanitary Sewer Taps for Old Town Properties

Staff Comments:
- Mr. Taranto Spoke to Council about the proposed resolution.

Councilmember Voronin moved to approve RESOLUTION NO. 28, SERIES 2015, A Resolution Approving the Purchase of Sanitary Sewer Taps for Old Town Properties. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.

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); 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).

Councilmember Pearson moved to enter into 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 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. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.

Council went into executive session at 7:27 pm. The regular meeting reconvened at 7:53 pm.

7. ADJOURNMENT:

Mayor Grossman-Belisle adjourned the meeting 7:54 p.m.

Town Council approved the April 28, 2015, Town Council Meeting Minutes on May 12, 2015.

TOWN OF TIMNATH

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, Town Clerk
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Total TST, INC CONSULTING ENGINEERS: 158,347.43

Wireless Advanced Communications Inc

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Total Wireless Advanced Communications Inc: 390.00

Xcel Energy

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Total Xcel Energy: 7,196.47

Grand Totals: 562,861.69

Dated: ______________________________________________________
Mayor: ______________________________________________________
City Council: ______________________________________________________
____________________________________________________
____________________________________________________
____________________________________________________
____________________________________________________
City Recorder: _____________________________________________________
**EXECUTIVE SUMMARY:** Town Council has asked Staff and the Town’s consultant to provide clarification to the Land Use Table and to add language to encourage open space behind all lots. Staff has prepared revised language that will be added to the draft Land Use Code document prior to soliciting public comment. Staff is requesting that Town Council provide any additional feedback prior to inserting into the draft Land Use Code document.

**STAFF RECOMMENDATION:** N/A

**KEY POINTS/SUPPORTING INFORMATION:**

The Land Use Table will be revised as follows:

1. The Business Zoning District will be colorized to match the Business/Commercial Use section.
2. Pharmacy with a drive-thru will be an added use under Business/Commercial/Retail Uses and will be listed as a Permitted Use in the RMU, CMU, B, CC, and RC districts and prohibited in all other districts.
3. Micro-breweries will be an added use under Business/Commercial/Retail Uses and will be listed as a Conditional Use in the CMU, B, NC, and CC and will be Permitted with Conditions in the RC district and will be Permitted in the I district and Prohibited in all other districts.
4. Distilleries will be an added use under Business/Commercial/Retail Uses and will be listed as a Conditional Use in the CMU, B, NC, and CC and will be Permitted with Conditions in the RC district and will be Permitted in the I district and Prohibited in all other districts.
5. Dwelling, manufactured home will be revised to be Permitted with Conditions in the RE, R1, R2, and R3 districts.
6. Tattoo parlors will be revised to be prohibited in all districts except for Conditional in the Industrial district.
7. Revise the use description for “Retail establishments not otherwise listed, excluding tattoo parlors” to read “Retail establishments not otherwise listed”. Since tattoo parlors are listed in the table there is no need to list them here.
8. Retail marijuana will be an added use under Business/Commercial/Retail Uses and will be listed as Prohibited in all districts.
9. Liquor sales with drive-thru will be an added use under Business/Commercial/Retail Uses and will be listed as Prohibited in all districts.
10. Cultural: museums will be an added use under the Institutional/Civic/Public Uses and will be listed as Permitted in all districts.
11. Sports and/or entertainment arena or stadium will be an added use under Institutional/Civic/Public Uses and will be listed as a Conditional Use in the CMU, B, NC, and CC districts and listed as Permitted in the RC and I districts and Prohibited in all other districts.
12. Manufacturing of electronics will be listed as Permitted in the I and RC districts and listed as

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<table>
<thead>
<tr>
<th>Item: Discussion item regarding the draft Land Use Code</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Presented by: Matt Blakely Town Planner</td>
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<tr>
<td>Meeting Date: May 12, 2015</td>
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</table>
Conditional in the CC district and prohibited in all other districts.

To encourage developments to include open space behind all lots Staff will include the following language in the draft Land Use Code under section 6.6.5. Development Incentives: To encourage open space behind every lot, a subdivision may include one of the following incentives:

A. Option A - R-2 Zoning District Setback Incentive:
   a. Minimum requirements to be granted the setback incentive:
      1. Developer to provide open space behind every lot in the subdivision; and
      2. No lots shall adjoin at the rear property line; and
      3. Open space width shall be at least 30' wide at the narrowest point; and
      4. Open space shall be landscaped, irrigated, and maintained by the metro district or HOA in perpetuity; and
      5. Lots shall have rear yard access to the open space directly from the rear yard; and
      6. Fencing along open space shall be low (no more than 4’ high if an opaque fence) or open rail style (at least 50% open) to provide visual access to the open space.
   b. Setback incentives include the following:
      1. Side yard setbacks shall be reduced to 5'; and
      2. All buildings shall maintain 10' separation; and
   c. All other dimensional requirements will be maintained.

B. Option B - R-2 Zoning District Functional Open Space Incentive:
   a. For all residential subdivisions the developer shall provide a minimum of 20% of the gross land being subdivided for use as functional open space.
   b. Minimum requirements to be granted the Open Space Incentive:
      1. Developer to provide open space behind every lot in the subdivision; and
      2. No lots shall adjoin at the rear property line; and
      3. Open space width shall be at least 30' wide at the narrowest point; and
      4. Open space shall be landscaped, irrigated, and maintained by the metro district or HOA in perpetuity; and
      5. Lots shall have rear yard access to the open space directly from the rear yard; and
      6. Fencing along open space shall be low (no more than 4’ high if an opaque fence) or open rail style (at least 50% open) to provide visual access to the open space.
   c. Functional open space may include (in addition to those listed in the code):
      1. Areas that meet the above criteria.

C. Option C - R-2 Zoning District Pocket Park Reduction Incentive:
   a. For all residential subdivisions the developer shall provide a minimum of 20% of the gross land being subdivided for use as functional open space.
   b. Minimum requirements to be granted the Pocket Park Reduction Incentive:
      1. Developer to provide open space behind every lot in the subdivision; and
      2. No lots shall adjoin at the rear property line; and
      3. Open space width shall be at least 30’ wide at the narrowest point; and
      4. Open space shall be landscaped, irrigated, and maintained by the metro district or HOA in perpetuity; and
      5. Lots shall have rear yard access to the open space directly from the rear yard; and
      6. Fencing along open space shall be low (no more than 4’ high if an opaque fence) or open rail style (at least 50% open) to provide visual access to the open space.
c. Pocket Park Reduction will include the following:
   1. For developments that between 50 and 100 dwelling units there shall be at least one pocket park in accordance with the requirements of this Chapter;
   2. Developments in excess of 100 dwelling units the subdivision may forgo the installation of one pocket park in accordance with the requirements of this Chapter.
   3. For developments with more than 50 dwelling units there shall be at least one pocket park in accordance with the requirements of this Chapter.

ADVANTAGES:
   • Encourage open space behind all lots.

DISADVANTAGES:
   • No disadvantages

FINANCIAL IMPACT:
   • No financial impact

RECOMMENDED MOTION:
   • N/A

ATTACHMENTS:
   1. None.
# TOWN COUNCIL COMMUNICATION

<table>
<thead>
<tr>
<th>Meeting Date:</th>
<th>May 12, 2015</th>
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</thead>
<tbody>
<tr>
<td>Item:</td>
<td>RESOLUTION 29, SERIES 2015</td>
</tr>
<tr>
<td>Presented by:</td>
<td>Matt Blakely</td>
</tr>
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<td></td>
<td>Town Planner</td>
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**EXECUTIVE SUMMARY:** This application is a Comprehensive Plan Amendment to adjust Land Use Boundaries, and change Land Use Designations the area development referred as Timnath Landing Subdivision bounded by Buss Grove (CR-40), Harmony Rd, Harmony Subdivision, Kern St, and Old Town to the West. This application will change the Comprehensive Plan designations of the property to align with the approved Timnath Landing Sketch Plan (3/24/2015). The current zoning relates to the prior development actions on the property. The proposal for approximately 1,200-1,400 housing units as well as commercial space. The proposal includes a variety of housing types and densities, varied open space, and connections to regional amenities. There are a series of lakes that will provide parks, trails, and other recreational opportunities for all residents. The community is intended to have a mix of residential options throughout the ultimate build-out, and the proposed parkway that will bypass Main Street and be the ultimate access into Old Town Timnath, which will allow Old Town to be a more walkable and pedestrian-friendly area. The extension of 4th Ave. is intended to include a “main street” area as well as a civic park and associated residential options. There is a proposed Community Park that is on the western side of the development along Harmony Road which will be complete with active ball areas, a basketball court, tennis courts, active play areas along with the South Lake which will have a trail system that residents can run, walk, bike, fish, or use non-motorized boats. There are other pocket parks and neighborhood parks that are designed to provide recreation opportunities for residents that will live in the northern portion of the property. Regional natural amenities within close proximity to the site include the Cache La Poudre River and Timnath Reservoir and Open Space. The development will construct internal trails per the Prost Plan. Just north of the community park is a community recreation center that has a proposed pool and is attached to a neighborhood park that will have a play area for children. The lots that are proposed vary between widths of 40’-90’ and have a density that will range from 2.8-7 DU/AC. The majority of dwelling units will be single family detached dwellings, but there is also a mix of single family attached DU’s.

**PLANNING COMMISSION ACTION ON 5/5/2015:**
Planning Commission made a motion to recommend approval of the Comprehensive Plan Amendment to the Timnath Town Council on 05/05/2015. That motion passed by a vote of 5 in favor and 0 opposed.

**KEY POINTS/SUPPORTING INFORMATION:**
- **Owner:** Tom Marshall, CAC Timnath, LLC
- **Applicant:** Jim Marshall, BCX Development, LLC
- **Application Type:** Rezoning
- **Case Number:** RZ-2014-004

**Legal Description/Address:** Parcel(s) of land located North of Harmony Road, east of CR 5, south of CR 40, and west of the Harmony Subdivision
Parcel Size (Acres): 490 +/- total acres

Number of Lots: Approximately 1,200-1,400 Dwelling Units as well as commercial and mixed use

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<th>Existing Land Use</th>
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</thead>
<tbody>
<tr>
<td>Farming</td>
<td>Residential, Mixed-Use Commercial, Parks &amp; Open Space</td>
</tr>
</tbody>
</table>

SERVICES:

Water: Fort Collins-Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Portions are within the Timnath Development Authority Urban Renewal Area

Adjacent Zoning/Land Uses:

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This Property will also be subject to the following processes:
1. Sketch Plan – Approved by Town Council at a Public Hearing on 3/24/2015 with conditions
2. Comp Plan Amendment – This application
3. Rezoning – On this agenda following the Comp Plan Amendment if approved.
4. PD Overlay – Review
5. Preliminary Plat – Review
6. Final Plat – Submittal Pending

Reference Timnath Land Use Code Section 16.3.10.D Amendments/Rezoning for details on the Rezoning Process

Application Description

Requirement for Comprehensive Plan Amendment. Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals. A substantial conflict will exist when a development proposal would result in changes from the designations of the Future Land Use Plan Map, Street System Map, or Planning Influences Map in the Comprehensive Plan.

Per the Town’s Comprehensive Plan Appendix A3, Plan Revisions and Amendments: A Plan amendment will be approved by the Town Council after receiving a recommendation from the Planning Commission. Prior to approval, the Town Council must make specific findings that may include any or all of the following:
- Development factors have substantially changed in ways that support the amendment (e.g., new transportation improvements, utility extensions, substantial changed in land use character in the area or physical changed in the environment that render previous uses or restrictions out of date);

  Response: The removal of the Boxelder floodplain has allowed this property more flexibility with design of the development. The owners of this property participated in the development of the comp plan designations for this area and the existing comp plan designations were based on a previous plan. With the new flexibility based on the removal of the Boxelder Floodplain the owners have asked to revise the comp plan designations to reflect their new Sketch Plan.

- The proposed amendment will promote the public good and is in compliance with the overall purpose, intent, goals and objectives of the Plan;

  Response: Not applicable at this time, although the changes are in general compliance with the Plan.

- The proposed amendment will be compatible with existing and planned surrounding land uses;

  Response: The proposed amendment meets this requirement because it is compatible with the existing lot sizes and density of adjacent Old Town to the west, and transitions to the lot sizes and density of Harmony to the east. It keeps the areas adjacent to Harmony Road as a commercial corridor and provides for a mix of products as the development transitions to the north.

- The proposed amendment will not overburden existing or planned infrastructure systems or will provide measures to mitigate such impacts; and,

  Response: As demonstrated in the applicants Sketch Plan, they are providing adequate public facilities to mitigate their improvements and not overburden any existing or planned infrastructure system. In addition, they are participating in regional improvements along key transportation corridors as required by their development.

- If applicable, the proposed amendment will satisfy any specific criteria related to the proposed change in land use, as set forth in this Plan.

  Response: Not applicable at this time.

**RECOMMENDED MOTION:**

Finding that the amendment was reviewed in accordance with all applicable Town regulations, and the update conforms with the mission and goals of the Town of Timnath Comprehensive Plan, and the procedures outlined in the Comprehensive Plan for Plan revisions and amendments, I move to approve these updates to the Town of Timnath Comprehensive Plan Land Use Map.

**ATTACHMENTS:**

1. Resolution 29, Series 2015
2. Timnath Landing Future Land Use Map Update
3. Overall Future Land Use Map
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 29, SERIES 2015

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR THE TIMNATH LANDING SUBDIVISION TO MAKE MODIFICATIONS TO THE FUTURE LAND USE MAP.

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 of Timnath, Colorado, acting through its Planning Commission and Town Council is empowered pursuant to C.R.S. § 31-23-201, et seq., to make and adopt a comprehensive plan; and

WHEREAS, public notice has been posted that the Planning Commission will be considering the Comprehensive Plan Amendment at a Public Hearing at the May 5, 2015 meeting; and

WHEREAS, the Planning Commission of the Town of Timnath has conducted a public hearing on May 5, 2015 and has recommended approval of the Comprehensive Plan Amendment to the Town Council by passing vote of 5-0; and

WHEREAS, public notice has been posted that the Town Council of the Town of Timnath will be considering the Comprehensive Plan Amendment at a Public Hearing at the May 12, 2015 meeting; and

WHEREAS, the Town Council of the Town of Timnath has determined it is in the best interest of the citizens and the Town of Timnath to amend the Future Land Use Map within the Town’s adopted Comprehensive Plan.

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

Section 1. Approval
The Comprehensive Plan Amendment is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MAY 12, 2015.
TOWN OF TIMNATH, COLORADO

_______________________________
Jill Grossman-Belisle, Mayor

ATTEST:

_______________________________
Milissa Peters, Town Clerk
EXECUTIVE SUMMARY: Rezoning application for the area development referred as Timnath Landing Subdivision bounded by Buss Grove (CR-40), Harmony Rd, Harmony Subdivision, Kern St, and Old Town to the West. This application will change the zoning of the property to align with the approved Timnath Landing Sketch Plan (3/24/2015). The current zoning relates to the prior development actions on the property. The proposal for approximately 1,200-1,400 housing units as well as commercial space. The proposal includes a variety of housing types and densities, varied open space, and connections to regional amenities. There are a series of lakes that will provide parks, trails, and other recreational opportunities for all town residents. The community is intended to have a mix of residential options throughout the ultimate build out of the development. One significant improvement is the proposed parkway that will allow through traffic to bypass Main Street and be the ultimate access into Old Town Timnath along 4th Ave, which will allow Old Town to be a more walkable and pedestrian friendly area in the future. The extension of 4th Ave. on the east side of the parkway is intended to include a “main street” area as well as a civic park and associated residential options. There is a proposed Community Park that is on the western side of the development along Harmony Road which will be complete with active ball areas, a basketball court, tennis courts, active play areas along with the South Lake which will have a trail system that residents can run, walk, bike, fish, or use non-motorized boats. There are other pocket parks and neighborhood parks that are designed to provide recreation opportunities for residents that will live in the northern portion of the property. Regional natural amenities within close proximity to the site include the Cache La Poudre River and Timnath Reservoir and Open Space. The development will construct internal trails per the Prost Plan. Just north of the community park is a community recreation center that has a proposed pool and is attached to a neighborhood park that will have a play area for children. The lots that are proposed vary between widths of 40’-90’ and have a density that will range from 2.8-7 DU/AC. The majority of dwelling units will be single family detached dwellings, but there is also a mix of single family attached DU’s.

PLANNING COMMISSION ACTION ON 5/5/2015:
Planning Commission made a motion to recommend approval of the Rezoning to the Timnath Town Council on 05/05/2015. That motion passed by a vote of 5 in favor and 0 opposed.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Tom Marshall, CAC Timnath, LLC
Applicant: Jim Marshall, BCX Development, LLC
Application Type: Rezoning
Case Number: RZ-2014-004

Legal Description/Address: Parcel(s) of land located North of Harmony Road, east of CR 5, south of CR 40, and west of the Harmony Subdivision
## Rezoning Process Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
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<tr>
<td>First Submittal</td>
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</tr>
<tr>
<td>Application Certification</td>
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<td>01/09/2015</td>
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<td>Referral Agency Notification</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Referral comments were due by 1/16/2015</td>
<td>12/23/2014</td>
</tr>
<tr>
<td>Comments Issued</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Comments submitted to applicant on 1/23/2015</td>
<td>01/23/2015</td>
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<tr>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Submittal</td>
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<td>04/6/2015</td>
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<td>Comments Issued</td>
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<td>4/24/2015</td>
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<tr>
<td>Notice to Neighboring Property Owners</td>
<td>Unanimously recommended approval to Town Council</td>
<td>05/05/2015</td>
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<tr>
<td>Planning Commission Public Meeting</td>
<td>First reading</td>
<td>05/12/2015</td>
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<td>Town Council Meeting</td>
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<tr>
<td>Town Council Public Meeting</td>
<td>Second Reading</td>
<td>5/26/2015</td>
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</table>

**Parcel Size (Acres):** 490 +/- total acres

**Number of Lots:** Approximately 1,200-1,400 Dwelling Units as well as commercial and mixed use

**Existing Zoning:** MU, R2, R3, C2, B  
**Proposed Zoning:** MU, R2, R3, C2

**Existing Land Use:** Farming  
**Proposed Land Use:** Residential, Mixed-Use

**Commercial, Parks & Open Space**

**SERVICES:**
- **Water:** Fort Collins-Loveland Water District
- **Sewer:** South Fort Collins Sanitation District
- **Fire:** Poudre Fire Authority
- **Special Districts:** Portions are within the Timnath Development Authority Urban Renewal Area

**Adjacent Zoning/Land Uses:**

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This Property will also be subject to the following processes:
1. Sketch Plan – Approved by Town Council at a Public Hearing on 3/24/2015 with conditions
2. Comp Plan Amendment – Approved by Planning Commission on 5/5/2015, on this Council Agenda, preceding the Rezoning action.
3. Rezoning – This application
4. PD Overlay – Review
5. Preliminary Plat – Review
6. Final Plat – Submittal Pending

Reference Timnath Land Use Code Section 16.3.10.D Amendments/Rezoning for details on the Rezoning Process

Land Use Code, Section 16.3.10.D

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

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

2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
   Note: The rezoning meets this because of the change in sketch plan which has a variety of different housing types that do not comply with the current zoning over the property. In addition a significant portion of the property is currently being impacted by the Boxelder floodplain. This floodplain will be removed in the near future due to upstream improvements thereby changing the development landscape for the property.

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

4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
   Note: N/A

5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development. 

*Note: A Planned Development Overlay District is being considered for the property as well. This will be reviewed under a separate application.*

**Referral Comments:**
- **Not Returned:** AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Timnath Town Attorney, Colorado Geological Survey, Timnath Post Office, South Fort Collins Sanitation District, Comcast, Fort Collins/Loveland Water District

- **Returned with no comments:** Timnath Engineering, Poudre Fire Authority

- **Returned with comments:** Community Development

**RECOMMENDED MOTION:**
Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.3.10.D. of the Timnath Municipal Code have been met, I move to approve the Timnath Landings Rezoning 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
- b. Applicant submits updated and correct legal descriptions of the corresponding zoning areas to match the rezoning map prior to recording.

**ATTACHMENTS:**
1. Ordinance 6, Series 2015
2. Timnath Landing Rezoning Map
3. Referral Agency Comments
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE KNOWN AS THE TIMNATH LANDING SUBDIVISION (NORTH OF AND ADJACENT TO HARMONY ROAD AND EAST OF AND ADJACENT TO CR-5/MAIN STREET)

WHEREAS, TOM MARSHALL, CAC Timnath, LLC has submitted a request for zoning of real property within the Town of Timnath more particularly described in Exhibit A and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to R-2 Single-Family Residential, R-3 Multi-Family Residential, M-U, Mixed Use, and C-2 Community Commercial at a public hearing held by the Town of Timnath Planning Commission on Tuesday, May 5, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Property Zoned
That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

R-2, Single Family Residential, R-3 Multi-Family Residential, M-U, Mixed Use, and C-2 Community Commercial – See attached Exhibit A

Section 2. Public Hearing
The Town Council held a public hearing on Tuesday, May 12, 2015 regarding the zoning of the property.

Section 3. Severability
If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date
This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this
ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON MAY 12, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON MAY 26, 2015 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 12 DAY OF MAY, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON MAY 26, 2015.

TOWN OF TIMNATH, COLORADO

________________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

________________________________________
Milissa Peters, Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Zoning

Legal description will be forthcoming pending Town Council Approval
MEMORANDUM

TO:        Jim Marshall  
            BCX Development, LLC

FROM:      Matt Blakely, Town Planner

RE:        Timnath Landings Rezoning (RZ-2014-004)

DATE:      April 24, 2015

The following represents the 2nd review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

Town Planner, Matt Blakely - (970) 224-3211 x19

Project Review:
1. Provide a table with acreages of the current zoning and proposed zoning by designation
2. Need legal descriptions for each zoning district
3. Label existing land uses
4. Dimension all existing public ROW's adjacent to property and railroad tracks
5. Once approved the town requires a CAD file of the revised zoning map
6. Under the signature line for the Planning Commission put “Planning Commission Chairperson”
7. Under Town Council signature block take out the sentence about the approval is condition upon all expenses.
8. Under Town Council signature line put “Town Mayor”

Documents Required for Resubmittal:
- (1) full size copies of all drawings
- (1) half size copy of all drawings
- Digital copies of all revised files uploaded to the Town Box Site, 3rd Submittal folder

Cc:        April Getchius, Town of Timnath, Town Manager (email)
            Kevin Koelbel, Town Planner (email)
            Brian Willamson, Town Planner (email)
            Don Taranto, TST Inc. (email)
            Town File (GWTS)
**EXECUTIVE SUMMARY:** Provide construction services to connect 48 individual properties to the previously constructed sanitary sewer main.

**STAFF RECOMMENDATION:** Approval

**KEY POINTS/SUPPORTING INFORMATION:**
- Assistance in connection of properties was approved per Ordinance No 28, 2008, subject to appropriation by the Town Council of sums necessary.
- Completes the connection of all individual properties to the sewer eligible under Phase 1
- Three bids were requested for the work from Coyote Ridge Construction, Gerrard Excavating, and Backhoe Excavating. Coyote Ridge Construction was the low bidder.

**ADVANTAGES:** Completes the connections of properties that residents have been waiting for.

**DISADVANTAGES:** None

**FINANCIAL IMPACT:** Expense is a budgeted item. Bids were higher than budgeted last year, but still necessary to complete. Additional budget can come from the Harmony Road Widening III 2015 budget as it is not anticipated to use that full budget in 2015.

**RECOMMENDED MOTION:** I move to approve Resolution No. 30, Series 2015 approving the Standard Services Agreement with Coyote Ridge Construction, LLC for the connection of Phase I Old Town properties for sanitary sewer service.

**ATTACHMENTS:** 1. Resolution, 2. Town Council Purchase Authorization, 3. Agreement
Town Council Purchase Authorization

Date: May 12, 2015
Vendor: Coyote Ridge Construction, LLC
Department: Engineering
Project: Old Town Sewer Connections - Phase 1

Description: For the connection of the Phase 1 Old Town properties to the sewer main previously installed.

<table>
<thead>
<tr>
<th>Is this purchase more than $25,000</th>
<th>X Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this the purchase of Real Estate or Land</td>
<td>Yes</td>
<td>X No</td>
</tr>
<tr>
<td>Is this the purchase of Public Art</td>
<td>Yes</td>
<td>X No</td>
</tr>
<tr>
<td>Is this a budget request for a purchase that will exceed the approved budget</td>
<td>X Yes</td>
<td>No</td>
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</table>

Advantages: Completes the connections of the properties in the Phase 1 Old Town improvements to the sewer system. The residents have been waiting for this work to be completed for several years.

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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<tbody>
<tr>
<td>Old Town Sewer Connections - Phase 1</td>
<td>$240,000</td>
<td>$0</td>
<td>$30,000</td>
<td>$252,080.25</td>
<td>$17,919.75</td>
</tr>
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</table>

Financial Impact: Expense is a budgeted item. Bids (3 were obtained) came in higher than budgeted last year. Additional budget to come from Harmony Road Widening III budget that is not anticipated to all be used this year.

Recommendation/Justification: Recommend approval as item is budgeted for and needed

[Signatures and dates]

[Signatures and dates]

[Signatures and dates]
TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 30, SERIES 2015  

A RESOLUTION APPROVING STANDARD SERVICES AGREEMENT WITH COYOTE RIDGE CONSTRUCTION, LLC  

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, attached hereto as Exhibit A is the Professional Services Agreement Between the Town of Timnath and Coyote Ridge Construction, LLC (the “Agreement”); and  

WHEREAS, the Town Council is familiar with the Agreement 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 Agreement is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.  

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MAY 12, 2015.  

TOWN OF TIMNATH, COLORADO  

________________________________________  
Jill Grossman-Belisle, Mayor  

ATTEST:  

________________________________________  
Milissa Peters, Town Clerk
STANDARD SERVICES AGREEMENT
BETWEEN
THE TOWN OF TIMNATH
AND COYOTE RIDGE CONSTRUCTION, LLC

For Connection of Old Town Timnath Phase 1 Properties to Sanitary Sewer Line

This Standard Services Agreement, hereinafter "Agreement", is made by and between the Town of Timnath, hereinafter the "Town", and the undersigned contractor, hereinafter the "Contractor", and both collectively referred to from time to time herein as the "Parties".

WHEREAS, the Town desires to retain Contractor for the services as described herein; and

WHEREAS, the Contractor desires to be retained by the Town for the services as described herein.

NOW, THEREFORE, in consideration of the agreements and covenants contained herein, the Parties hereto agree as follows:

1. BASIC TERMS:

   A. Name, Address, and Phone Number of the Parties.

      a. Town: Town of Timnath
          4800 Goodman Street
          Timnath, Colorado 80547
          Phone: 970-224-3211

      b. Contractor: Coyote Ridge Construction, LLC
         PO Box 3128
         Loveland, CO 80539
         Phone: 970-776-9165

   B. Scope of Services. The scope of services shall be: Connect and convert private properties from septic systems to the previously installed sanitary sewer line, including pumping and filling septic tank, and is further detailed in ATTACHMENT A to this Agreement.

   C. Compensation. The services set forth in this Agreement shall be completed for an amount not to exceed $252,080.25. Contract is based on a unit price bid schedule as detailed in Attachment A and payment will be based on actual quantities installed. Not later than the tenth (10th) of each month, Contractor shall submit an invoice to the Town for the prior month's services. Progress payments will be in the amount equal to 95% of work completed and materials and equipment not incorporated in the work but delivered, suitably stored and accompanied by documentation satisfactory to Owner. Upon final completion and acceptance of the work, Owner shall pay the remainder in accordance with state statues.
D. Term. The term commences on the Commencement Date and terminates on the Termination Date as hereinafter defined.

E. Commencement Date. The "Commencement Date" is mid to late May, 2015 and is when the services described in this Agreement are to commence.

F. Termination Date. The "Termination Date" of this Agreement is 90 days after commencement. The Termination Date is based on an assumption that five properties can be completed in a week. In consideration of needing to work on private, individual properties for each connection, the date may be adjusted after commencement due to unforeseen difficulties performing work, or obtaining permissions to work on, the individual properties.

G. Approval by the Town Council. This Agreement ___X___ is ____ is not (check one) contingent upon and subject to approval by the Town Council. If this Agreement is contingent upon and is subject to approval by the Town Council and such approval is granted after the Commencement Date, the Commencement Date shall be extended until such approval is received and the Termination Date shall be extended to reflect the Term of this Agreement.

H. Termination. Either Party may terminate this Agreement upon thirty (30) days written notice to the other.

I. Warrantee. Contractor shall warrant all material and workmanship to be free from defect for a period of one (1) full year from the date of Final Payment.

2. CONTRACTOR NOT EMPLOYEE. Contractor is an independent contractor and not an employee, partner or agent of the Town.

As an Independent Contractor you are not entitled to workers' compensation benefits and that as an Independent Contractor you are obligated to pay federal and state income tax on any moneys earned pursuant to our contract relationship.

The Contractor shall, at all times, be an independent contractor. The Contractor shall have exclusive domain and control over the activities of its employees, if any, and under no circumstances shall Independent Contractor or Independent Contractor’s employees be considered employees or agents of the Town.

3. INDEMNIFICATION. Contractor shall defend, release, indemnify and save and hold harmless the Town, its officers, agents and employees from and against: (1) any and all damages, including but not limited to, loss of use of property or injuries to or death of any person or persons (including but not limited to property and officers, agents and employees of the Town) and (2) any and all claims, demands, suits, actions, liabilities, costs, expenses (including but not limited to reasonable attorney fees, expert witness fees and all associated defense fees), causes of action, or other legal, equitable or administrative proceedings of any kind or nature whatsoever, of or by anyone whomsoever, regardless of the legal theory(ies) upon which premised, including but not limited to contract, tort, express and/or implied warranty, strict liability, and workers' compensation, in any way resulting from, connected with, or arising out of, directly or indirectly, the tortious or negligent actions or omissions of Contractor in connection with Contractor's operations or performance herewith or Contractor's use or occupancy of real or personal property hereunder, including tortious or negligent acts or omissions of employees,
agents, or representatives of Contractor; provided however, that Contractor need not indemnify the Town or its officers, agents and employees from damages proximately caused by and apportioned to the negligence of the Town's officers, agents and employees.

This indemnity shall also extend to the Town's defense costs, in the event that the Town, in its sole discretion elects to provide its own defense. The Town retains the right to disapprove counsel, if any, selected by Contractor to fulfill the foregoing defense indemnity obligation, which right of disapproval shall not be unreasonably exercised.

Insurance coverage requirements specified herein shall in no way lessen or limit the liability of Contractor under the terms of this indemnification obligation. Contractor shall obtain, at its own expense, any additional insurance that Contractor deems necessary for the Town's protection in the performance of this Agreement.

This defense and indemnification obligation shall survive the expiration or termination of this Agreement. The Parties acknowledge that provisions of this Section are not intended to waive any of the rights and defenses afforded the Town under the Colorado Governmental Immunity Act (C.R.S. § 24-10-101, et. seq.).

4. CONTRACTOR LICENSE, EXPERTISE AND INSURANCE. Town has selected Contractor because of Contractor's special training, education and expertise to provide the services identified herein. Contractor shall maintain general liability insurance, at its expense, in an amount of at least $1,000,000.00 and insurance for protection from claims under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom.

Any such insurance shall name the Town of Timnath as an additional insured. The Contractor shall deliver to the Town at the time of entering into this contract copies of policies of liability insurance required herein or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to the Town. No policy shall be cancelable or subject to reduction of coverage except after twenty (20) days prior written notice to the Town. All such policies shall be written as primary policies not contributing with and not in excess of coverage which the Town may carry.

The work performed by Contractor under this Agreement shall be consistent with the highest professional standards of the Denver Metropolitan and Colorado Front Range areas. Contractor shall maintain such licenses as may be necessary to provide the services set forth in this Agreement.

5. DOCUMENTS. All documents prepared or furnished by Contractor (and independent professional associates and sub-contractors') pursuant to this Agreement shall be the property of the Town. In addition, the Town shall have access to Contractor's financial records for the purposes of audit. Such records shall be complete and available for audit for ninety (90) days after final payment under this Agreement and shall be retained and available for audit purposes for at least five (5) years after final payment hereunder.

6. TABOR. Colorado Constitution, Article X, Section 20. Notwithstanding other provisions in this Agreement to the contrary, the Parties understand and acknowledge that the Town is subject to Article X, § 20 of the Colorado Constitution ("TABOR").
a. The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement.

b. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the Town are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the Town's current fiscal period ending upon the next succeeding December 31.

c. Financial obligations of the Town payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with ordinances and resolutions of the Town and other applicable law.

d. Notwithstanding any other provision of this Agreement concerning termination, upon the Town's failure to appropriate such funds, the Agreement shall automatically terminate.

7. CONFIDENTIALITY. The Parties agree that Contractor will, in the course of its duties hereunder, receive information concerning the Town, its employees, elected and appointed officials, property, equipment and functions. Contractor agrees to hold all such information confidential and to not disclose the same other than to the extent required to perform its duties, or upon a proper request from an authorized Town official, or pursuant to a proper request under the Colorado Open Records Act, C. R. S. § 24-72-101, et. seq., to which the authorized Town official has confirmed it is appropriate for Contractor to respond or pursuant to a lawful court order. The requirements of this Section shall survive the termination of this Agreement.

8. ILLEGAL ALIENS - PUBLIC CONTRACTS FOR SERVICES. "E-verify program" as used herein means the electronic employment verification program created in Public Law 104-208, as amended, and expanded in Public Law 108-156, as amended, and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program. "Department" as used herein means the department of labor and employment. "Department program" as used herein means the employment verification program established pursuant to C.R.S. § 8-17.5-102(5)(c).

(1) The undersigned on behalf of the Contractor certifies that, at the time of this certification and the execution of this Agreement, the Contractor does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that the Contractor will participate in the e-verify program, pursuant C.R.S. § 8-17.5.101 or department program in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

(2)(a) The Contractor shall not:

(1) Knowingly employ or contract with an illegal alien to perform work under this Agreement for services; or

(II) Enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal
alien to perform work under this Agreement.

(b) In addition:

(I) The Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services through participation in either the e-verify program or the department program;

(II) The Contractor is prohibited from using either the e-verify program or the department program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed;

(III) If the Contractor obtains actual knowledge that a subcontractor performing work under this Agreement for services knowingly employs or contracts with an illegal alien, the Contractor shall be required to:

(A) Notify the subcontractor and the Town within **three (3) days** that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

(B) Terminate the subcontract with the subcontractor if within **three (3) days** of receiving the notice the subcontractor does not stop employing or contracting with the illegal alien; except that the contractor shall not terminate the contract with the subcontractor if during such **three (3) days** the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien;

(IV) The Contractor shall comply with any reasonable request by the Department of Labor and Employment (Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5.102(5).

(3) If the Contractor breaches this Section 8, the Town may terminate this Agreement for breach of the Agreement. If the Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the Town.

(4) The Contractor shall, within **twenty (20) days** after hiring an employee who is newly hired for employment to perform work under this Agreement, affirm that the Contractor has examined the legal work status of such employee, retained file copies of the documents required by 8 U.S.C. sec. 1324a, and not altered or falsified the identification documents for such employees. The Contractor shall provide a written, notarized copy of the affirmation to the Town.

(5) If the Contractor has not accepted into the department program prior to entering into this Agreement, the Contractor shall apply to participate in the Program every **three (3) months** until the Contractor is accepted or the contract has been completed, whichever is earlier. This provision shall not be required or effective if the department program is
9. MISCELLANEOUS.

A. Severability/Governing Law. This Agreement is to be governed and construed according to the laws of the State of Colorado with venue of any litigation to be in Larimer County. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this Agreement, and all such other provisions shall remain in full force and effect. It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision valid, then the provision shall have the meaning which renders it valid.

B. Entire Agreement. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement, and this Agreement supersedes and cancels any and all previous negotiations, arrangements, brochures, agreements and understandings, if any, between the Parties hereto or displayed by Town to Contractor with respect to the subject matter thereof, and none thereof shall be used to interpret or construe this Agreement. This Agreement is and shall be considered to be the only agreement between the Parties hereto and their representatives and agents. All negotiations and oral agreements acceptable to both Parties have been merged into and are included herein. No provision of this Agreement may be amended or added to except by an agreement in writing signed by the Parties hereto or their respective successors in interest.

C. Waiver and Modification. The waiver by Town of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition on any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of services hereunder by Town shall not be deemed to be a waiver of any preceding breach by Contractor of any term, covenant or condition of this Agreement. No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, and no waiver of the breach of any provision of this Agreement shall be construed as a waiver of any subsequent breach of the same or any other provision hereof. If this Agreement is contingent upon approval by the Town Council, it is expressly agreed that, except as may otherwise be provided by applicable statute or ordinance, no official of the Town has the authority to waive or modify any provision of this Agreement without formal approval of the Town Council.

D. Headings. The headings and titles in this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

E. Time. Time is of the essence of this Agreement and each and all of its provisions in which performance is a factor.

F. Corporate Authority. If Contractor is a corporation, an LLC, an LLP, a limited partnership, a general partnership, an LLLP, or other non-natural entity, each individual executing this Agreement on behalf of said entity represents and warrants that they are duly authorized to execute and deliver this Agreement on behalf of said entity, in accordance with a duly adopted resolution of the board of directors, partners, or members of said entity or in accordance with the governing documents of said entity, and that this Agreement is binding upon said entity in accordance with its terms.

G. Notices. Any notice or other communication given by any of the Parties hereto to another
relating to this Agreement shall be in writing and shall be deemed to have been duly given:

a. On the date and at the time of delivery if delivered personally to the party to whom notice is given at the address specified in Section 1, above;
b. On the date of delivery or attempted delivery shown on the return receipt if mailed to the party to whom notice is to be given by first class mail, sent by registered or certified mail, return receipt requested, postage prepaid and properly addressed as specified in Section 1, above; or

c. Within twenty-four (24) hours after deposit with a nationally recognized overnight courier or messenger service, properly addressed as specified in Section 1, above.

Either party may change such address by fifteen (15) days written notice to the other provided, however, the Parties may not designate more than one place and address to receive notices as provided in this Agreement.

H. NON-ASSIGNMENT. This Agreement is an agreement for services by which Contractor was selected for Contractor's special expertise. This Agreement may not be assigned by either Party.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement as of the _____ day of __________________, 2015.

TOWN OF TIMNATH

By:__________________________________________

Jill Grossman-Belisle

Title: Town Mayor____________________________

ATTEST:

__________________________________________

Milissa Peters, Town Clerk

CONTRACTOR:

Coyote Ridge Construction, LLC

By: ________________________________

Title: Secretary/Treasurer
STATE OF COLORADO 
)   ss. 
COUNTY OF LARIMER 
) ss.

The foregoing Standard Services Agreement was acknowledged before me this ____ day of ______________, 2015 by Jill Grossman-Belisle as the Mayor of the Town of Timnath.

Witness my hand and official seal.

My commission expires: _____________________

__________________________
Notary Public

__________________________
Address

STATE OF COLORADO 
)   ss. 
COUNTY OF LARIMER 
) ss.

The foregoing Standard Services Agreement was acknowledged before me this ____ day of May, 2015 by Pauline Irene Gelling as the Secretary/Treasurer of Contractor.

Witness my hand and official seal.

My commission expires: 07/31/2018

__________________________
Notary Public

__________________________
Address

BROOKE HAMILTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144030124
MY COMMISSION EXPIRES JULY 31, 2018
ATTACHMENT A
(Bid Schedule & Measurement & Payment Spec)
### BID SCHEDULE

**Client:** Town of Timnath  
**Date:** March 3, 2015  
**Project:** Old Town Improvement Project - Phase 1 Connections

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Quantity</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4&quot; Sewer Tap</td>
<td>1</td>
<td>EA.</td>
<td>$8,075.00</td>
<td>$8,075.00</td>
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<tr>
<td>1</td>
<td>4&quot; Sewer Service</td>
<td>4,285</td>
<td>LF</td>
<td>$22.15</td>
<td>$94,912.75</td>
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<tr>
<td>2</td>
<td>Connect service (house w/ cleanout &amp; stubout at street)</td>
<td>48</td>
<td>EA.</td>
<td>$335.00</td>
<td>$16,080.00</td>
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<tr>
<td>3</td>
<td>Additional In-Line cleanouts</td>
<td>95</td>
<td>EA.</td>
<td>$175.00</td>
<td>$16,625.00</td>
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<td>4</td>
<td>Pump Septic Tank &amp; Fill With Sand</td>
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<td>EA.</td>
<td>$620.00</td>
<td>$29,760.00</td>
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<td>5</td>
<td>Potholes</td>
<td>120</td>
<td>EA.</td>
<td>$100.00</td>
<td>$12,000.00</td>
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<td>6</td>
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<td>SY</td>
<td>$30.00</td>
<td>$1,080.00</td>
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<tr>
<td>7</td>
<td>Concrete flat work (R&amp;R)</td>
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<td>SY</td>
<td>$80.00</td>
<td>$4,720.00</td>
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<tr>
<td>8</td>
<td>Asphalt (R&amp;R)</td>
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<td>SY</td>
<td>$250.00</td>
<td>$13,750.00</td>
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<td>9</td>
<td>Grass/Sod (RBR)</td>
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<td>SY</td>
<td>$17.50</td>
<td>$26,057.50</td>
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<tr>
<td>10</td>
<td>Sprinkler Repair</td>
<td>5</td>
<td>Allow</td>
<td>$380.00</td>
<td>$1,900.00</td>
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<tr>
<td>11</td>
<td>Landscape cleanup / grading</td>
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<td>EA.</td>
<td>$350.00</td>
<td>$16,800.00</td>
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<td>12</td>
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<td>Chain Link Fence R&amp;R</td>
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<td>LF</td>
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<td>14</td>
<td>Mobilization</td>
<td>1</td>
<td>LS</td>
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**TOTAL CONSTRUCTION COST**  
$252,080.25

- Dewatering per Day  
  $1,200.00
- 1 1/2" Rock Stabilization per Ton  
  $38.00
MEASUREMENT AND PAYMENT
Supplement to Existing Contract Requirements

PART 1 - GENERAL

1.01 General

A. This section covers methods of measurement and payment for items of work under this contract.

B. The total Bid Price for each section of the contract shall cover all work required by the Contract Documents. All costs in connection with the proper and successful completion of the work, including furnishing all materials, equipment, supplies, and appurtenances; providing all construction plant, equipment, and tools; and performing all necessary labor and supervision to fully complete the work, shall be included in the unit and lump sum prices bid. All work not specifically set forth as a pay item in the Bid Form shall be considered a subsidiary obligation of Contractor and all costs in connection therewith shall be included in the prices bid.

C. Due to the unique aspect of the project involving individual properties, Bid Pricing was based on the ability to group properties to perform some items of work, such as pumping and filling the tanks, landscape cleanup, and concrete replacement. All attempts will be made to use “economy of scale” where feasible.

1.02 Estimated Quantities

A. All estimated quantities stipulated in the Bid Form or other Contract Documents are approximate and are to be used for the purpose of comparing the bids submitted for the work. The actual amounts of work done and materials furnished under unit price items may differ from the estimated quantities. The basis of payment for work and materials will be the actual amount of work done and materials furnished. Contractor agrees that he will make no claim for damages, anticipated profits, or otherwise on account of any difference between the amounts of work actually performed and materials actually furnished and the estimated amounts therefor.

1.03 Excavation and Trenching

A. Except where otherwise specified, the unit or lump sum price bid for each item of work which involved excavation or trenching shall include all costs for such work. No direct payment shall be made for excavation or trenching. All excavation and trenching shall be unclassified as to materials which may be encountered (except for rock removal or cemented sands as described below); in addition, trenches shall be unclassified as to depth. Any costs associated with the disposal of excess material generated by excavation and trenching activities shall be included in the unit or lump sum price for each item of work and will not be compensated for separately.

B. A layer of cemented sands is known to exist in the area. For bid purposes, it was assumed that all work would be above that layer, based on statements by the
previous contractor. Should cemented sands or rock be encountered, the need for rock excavation must be visually verified by a representative of the Owner as soon as rock is encountered. Owner and Contractor shall come to agreement on means, methods, and costs to resolve prior to proceeding. For these purposes, rock shall be defined as: material encountered that consists of igneous, metamorphic, sedimentary rock, or cemented sands which cannot be excavated without the use of special equipment and methods.

1.04 Mobilization

A. The lump sum bid for mobilization shall include, but not be limited to, all costs associated with transportation of equipment, tools, supplies, and facilities used exclusively for the completion of the work by the Contractor and subcontractors and shall include mobilization of major subcontractors and demobilization.

B. Payment shall be based on the percentage of the mobilization/demobilization completed at the time of payment application.

1.05 4” Sewer Tap

A. The unit price bid is for the installation of a new sanitary service tap on the sanitary sewer main. Bid is an allowance to cover all installation and shall include, but not be limited to, all trenching and backfill, fittings, dewatering, traffic control (in alley), jointing materials, pipe laying, and pipe embedment per South Fort Collins Sanitation District requirements.

1.06 4” Sewer Service

A. The unit price bid for services shall cover all installation and shall include, but not be limited to, all trenching and backfill, fittings, jointing materials, pipe laying, pipe embedment.

B. Payment shall be based on the lineal footage of pipe installed at the time of payment application.

1.07 Connect Service

A. The unit price bid for connecting services shall cover all installation and shall include, but not be limited to, all fittings, jointing materials, pipe cutting and other connection requirements. It includes the connection at the sewer service stub from the main and connecting (with cleanout) to the sewer line coming from the house. Actual connection location will be determined on an individual lot basis, but shall intercept the sewer line between the house and septic tank.

B. Payment shall be based on the number of connections completed. Both connections (stub & house side) shall be considered as one connection for payment basis.
1.08 Additional Inline Cleanouts

A. The unit price bid for additional inline cleanouts shall be for the installation of inline cleanout in the sewer service based on plumbing requirements due to distance or turns. It shall include, but not be limited to, all fittings, jointing materials, and pipe.

B. Payment shall be based on the number of additional inline cleanouts completed at the time of payment application.

1.09 Pump Septic Tank & Fill With Sand

A. The unit price bid for pumping and filling the septic tanks shall cover all costs for this work item, including, but not limited to, pump truck, disposal of waste, sand, and means to fill the tank. Multiple properties can be scheduled to be done at the same time to reduce the number of trips necessary to perform the specific work.

B. Payment shall be based on the number of tanks filled at the time of payment application.

1.10 Potholes

A. The unit price bid for potholes shall include all costs to complete a pot hole of existing utilities. Potholing can be used to verify location and elevation of sewer stub, sewer connection by house, and utility crossings if needed.

B. Payment shall be based on the potholes completed at the time of payment application.

1.11 Road Base / Recycled Asphalt

A. The unit price bid for road base or recycled asphalt shall cover all costs for this work item, including, but not limited to, material, deliver, and installation. Existing areas with road base or recycled asphalt shall be restored to existing condition (minimum depth = 2"), or better, upon construction completion with similar materials.

B. Payment shall be based on the square yards of material placed at the time of payment application.

1.12 Concrete or Asphalt

A. The unit price bid for concrete or asphalt work shall include all labor and materials for saw cutting, removal, disposal, excavation, backfill, and compaction for final grade, fine grading the subgrade, as well as the placement of said improvements.

B. Payment shall be based on the square yards of finished concrete or asphalt installed at the time of the application for payment.
1.13 Grass / Sod

A. The unit price bid for grass or sod shall include all labor and materials associated with removing and replacing sod required for the construction of the sewer connection.

B. Payment shall be based on the total square yards of sod completed at the time of the application for payment.

1.14 Sprinkler Repair

A. The unit price bid for sprinkler repair is an allowance, per lot, and shall include all labor and materials associated with repairing sprinkler lines encountered during construction. Protection of existing lines shall occur where feasible.

B. Payment shall be based on the actual costs incurred for the repair of sprinkler systems, on a per lot basis, completed at the time of the application for payment.

1.15 Landscape cleanup / grading

A. The unit price bid for landscape cleanup / grading shall include all labor and materials needed to restore the work area to preconstruction conditions. This shall include final trench backfill, grading, replacing landscaping (excluding trees/bushes). It shall not include items covered by other line items such as sod, concrete, asphalt, or fence repairs.

B. Payment shall be made based on the number of lots completed at the time the application for payment is submitted.

1.16 Fence Removal & Replacement

C. The unit price bid for removal and replacement of existing fence shall include all labor and materials associated with the removal, disposal of material not reusable, and replacement of fence upon completion. Fence shall be replaced in a condition equal to, or better, than that which existed prior to construction.

D. Payment for fence shall be made based on the lineal feet of fence replaced at the time the application for payment is submitted.

1.17 Stabilization Material

A. Stabilization material, other than typical pipe bedding, will be paid at the unit price bid. The unit price bid shall include all costs associated with placing required material to stabilize the bottom of trenches when necessary.

B. Payment shall be made based on the tons of trench stabilizing material used at the time of payment.

END OF SECTION
CONTRACTOR LICENSE

For Period Ending
June 27, 2015

Company: Coyote Ridge Construction, LLC
Address: 3760 E. 15th St. STE 101B
Loveland, CO 80538

For work to be completed in the Town of Timnath, Colorado

Signature: [Signature]
Date: 06/27/2015
EXECUTIVE SUMMARY: Conditional Use Permit submittal for a one-story, four-bay, and approximate 16,000 square foot fire station with 24/7 emergency services operation and a community room. The use being proposed is a Fire Station which is classified as a Public Facility with Business Offices. This requires a Conditional Use Permit in the C-2 zoning district. The applicant has submitted a Conditional Use Permit for review and approval by Staff, Planning Commission, and Town Council. The Permit must be approved prior to issuance of a building permit.

PLANNING COMMISSION ACTION ON 5/5/2015: Planning Commission made a motion to recommend approval of the Rezoning to the Timnath Town Council on 05/05/2015. That motion passed by a vote of 5 in favor and 0 opposed.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Poudre Fire Authority
Applicant: Belford Watkins Group
Application Type: Conditional Use Permit
Case Number: CU-2015-001

Legal Description/Address: Lot 8 Riverbend 1st Filing Subdivision

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Submitted</td>
<td></td>
<td>02/19/2015</td>
</tr>
<tr>
<td>Acceptance of Application</td>
<td></td>
<td>02/19/2015</td>
</tr>
<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant on 03/27/2015</td>
<td>03/27/2015</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Unanimously recommended approval to Town Council</td>
<td>05/05/2015</td>
</tr>
<tr>
<td>Town Council</td>
<td></td>
<td>05/12/2015</td>
</tr>
</tbody>
</table>

Parcel Size (Acres): 1.92 acres

Building total (SF): 15,475

Existing Zoning: C-2
Existing Land Use: Vacant

Proposed Zoning: Unchanged
Proposed Land Use: Public Facility with Business Offices
SERVICES:

Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Electric: Poudre Valley REA
Gas: Xcel Energy

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>C-2</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>C-2</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>Unincorporated Larimer County</td>
<td>Farming</td>
</tr>
<tr>
<td>West</td>
<td>C-2</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

This Property will also be subject to the following processes:

1. Site Plan – Approved by Planning Commission at a Public Hearing on 05/05/2015 with the following conditions:
   1) That the conditional Use is approved at the 5/12/2015 Town Council meeting.
   2) That the applicant and staff are able to work through any non substantive changes to the plans to finalize the details.

Reference Timnath Land Use Code Section 16.3.10.D Amendments/Rezoning for details on the Rezoning Process

**Conditional Use Review Criteria.** The Town shall use the following criteria to evaluate the applicant’s request:

1. The conditional use will satisfy all applicable provisions of this Code unless a variance is being requested.  
   Upon review of the Site Plan and the Conditional Use Application, Staff has found that the standards applied by the Code are sufficient to offset the negative impacts of the development proposal and there is no need for a variance or the imposition of additional conditions for development.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Town of Timnath Comprehensive Plan.  
   Staff finds that the Conditional Use Permit application as presented furthers the Comprehensive Plan Land Use Goals, Objectives, and Actions by creating a new Town Center on Harmony Road with commercial, governmental, and community uses.

   It also furthers the Economy Goals, Objectives, and Actions by enhancing the community amenities as a means of ensuring Timnath’s attractiveness to future employers. The proposed Fire Station will be a community asset.

   The conditional use will also further the Transportation and Infrastructure Community
Goals, Objectives, and Actions by providing an adequate level of public facilities, infrastructure and services for the residents of Timnath.

The conditional use will also further the Community Facilities and Services Goals, Objectives, and Action Steps by ensuring an appropriate level of service is maintained as the Town grows, and build a new fire station central to the Town on Harmony Road.

3. The conditional use will be adequately served with public utilities, services, and facilities (i.e. water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district. 
Staff finds that the conditional use has all the necessary utilities and facilities to support the Fire Station. A key point to consider is that this conditional use if approved will help to provide these services to the community. The infrastructure that has been designed and installed was done so specifically for this use.

4. The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.
Staff finds that the area that is proposed for the Fire Station was specifically designed around this use, the future Town Hall, and the future Police Station.

5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
Staff finds that the conditional use as designed allows for shared access and parking between compatible uses (Fire Station and future Town Hall). The site is designed to have easy access to Harmony Road and the adjacent developments within and adjacent to Timnath. The only conflicts that exist could occur when emergency vehicles are responding to a call. Facilities are in place to account for these activities in the form of dedicated traffic signals, a traffic circle to allow free flowing of emergency vehicles, and adequate sight distances from the facility.

6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:
There are no negative impacts to adjacent neighbors due to this facility being the first to develop in this area. The project as proposed meets the Town's Land Use Code requirements which address each of the following potential concerns adequately:

   a. Traffic;
   b. Activity levels;
   c. Light;
   d. Noise;
   e. Odor;
   f. Building type, style and scale;
g. Hours of operation;
h. Dust; and
i. Erosion control.

7. The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained. (Ord. 10-2002; Ord. 7-2004; Ord. 10-2004)

As a process of the Site Plan review the applicant has demonstrated that they will or have obtained all applicable permits.

RECOMMENDED MOTION:
Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.3.7.C. of the Timnath Land Use Code have been met, I move to approve the Poudre Fire Authority Station #8 Conditional Use Permit, Lot 8 Riverbend 1st Filing Subdivision, with the following conditions:
Allow staff to work with the owner applicant to address minor, non-substantive modifications prior to final signatures

ATTACHMENTS:
1. Resolution 31, Series 2015
2. Site Plan Documents – Site Plan, Landscape Plan, Elevations, Building Perspectives, and Photometric Plan
3. Community Design Principles Description
4. Rendered Elevations
TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 31, SERIES 2015

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE CONDITIONAL USE FOR POU DRE FIRE AUTHORITY STATION
#8, AT LOT 8 RIVERBEND 1ST FILING

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, POUDRE FIRE AUTHORITY has made application to the Town for a Conditional Use Permit (CU-2015-001) for Lot 8 Riverbend 1st Filing; and

WHEREAS, all notice, hearing, and referral processes as identified in the Timnath Land Use Code have been completed regarding the approval of a conditional use on this property; and

WHEREAS, the conditional use application meets all review criteria found in the Town Code for approval of such use; and

WHEREAS, the above described conditional use was recommended for approval with conditions by the Town of Timnath Planning Commission on May 5th, 2015; and

WHEREAS, the Town Council, upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, determines as provided below.

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

Section 1. The Town of Timnath Town Council approves a conditional use for Lot 8 Riverbend 1st Filing, Timnath, Colorado

PASSED, APPROVED AND ADOPTED THIS 12TH DAY OF MAY, 2015.

TOWN OF TIMNATH, COLORADO

________________________________________
Jill A. Grossman-Belisle, Mayor

ATTEST:

________________________________________
Milissa Peters, Town Clerk
Community Design Principal Description:

Poudre Fire Authority Station #8, a volunteer fire operation, is being relocated to Lot 8 Riverbend Annexation, Timnath Colorado. The current station is set up for 1 engine and is a fully operational volunteer fire station. The new fire station has been designed with the future in mind, and when the call volume increases, the station will change from a volunteer fire station to a 24 hour operation seven days a week with a minimum of 2 employees on shift daily. The facility will consist of a one story building with the living quarters, training/community room, office area, ambulance quarters and sleeping quarters being constructed of wood stick frame construction and the truck bays and ancillary spaces being constructed of concrete masonry construction.

The property is under the development standards that pertain to the Town of Timnath’s Site Planning Standards and Larimer County Land Use Guide.

Site Information:

Fire Station 8 is situated on 1.92 acres located approximately .2 mile south of East Harmony Road. To the east and west of the lot 8, is undeveloped land. To the South and North, Lot 7 and Lot 9 have been master-planned for the Town of Timnath future development. The topography of the site is virtually flat and is several feet lower than the proposed Signal Tree Drive roadway, thus requiring a significant amount of fill material to develop the property. There is a proposed drainage ditch located on the east end of lot 8 within a 45 foot Drainage & Irrigation Access Easement that will convey the site runoff to a temporary retention pond to serve the entire River Bend development. This retention pond will ultimately be converted to a detention pond that will provide both water quantity and water quality controls for the fire station.

Street improvements along Signal Tree Drive will be provided by the developer prior to construction beginning at the fire station. All utilities, curb, gutter, bike lane, streetscapes, area lighting, and a portion of the sidewalk on the west side of the site will be installed with utility extensions in place at locations coordinated with the design team for both, Poudre Fire Authority and Developer. A new driveway apron and segment of sidewalk at the response apron will be constructed as part of the fire station project. Poudre Fire Authority will construct the shared drive and parking along the north side of the lot which will serve as visitor parking to the community room associated with the fire station. On the south side of the station, only curb and gutter will be installed along the north edge of the access drive into the future Lot 9. Based upon anticipated low levels of traffic generation, acceleration and deceleration lanes will not be required. A traffic signal light will not be required to control traffic in the east and west bound lanes.

Water service is provided by Fort Collins-Loveland Water District. A 12” Water main will be located in Signal Tree Drive as part of the developer’s improvements along with a 1” water line stub into the site for the domestic water line service, and a 6” stub for a fire line. A ¾” irrigation line will be tapped off of the domestic line once inside the site. A 15” sanitary Sewer line will be located in Signal Tree Drive and a 4” sanitary sewer service will be provided by the developer.

Poudre Valley REA will provide electrical service and Xcel Energy will provide gas service. Telephone and data will be provided by Century Link. The OPTICOM system will be installed at the existing traffic lights along Harmony Road near the junction of Costco and Walmart.
New parking will be installed on the north side of the station near the community room and office. Staff and visitor parking has been designated by signage. Handicap parking consists of 1 van accessible and 1 handicap accessible space. 12 Visitor parking spaces will be provided with 2 additional signs installed for carpool and fuel efficient vehicles in the future. A handicap accessible ramp will be installed at the east curb of the visitor parking, with a low slopping ramp to follow the natural flow of the grades at the grass lawn. On the east side of the station, signage to allow “staff only” to the back of the station will be installed. Employee parking consists of 17 parking spaces.

Drainage Analysis

The proposed building and parking lot add to the imperviousness of the site 54%. As per requirements, a drainage analysis of the site will be required. The majority of the site grading has been designed to flow to the east drainage ditch. Water from the roofs are being piped underground and directed to the east drainage ditch to minimize flows to Signal Tree Drive. Berms are being installed in the lawn area at the northwest portion of the site to help direct the water to an area drain. A small amount of water from the response apron on the west side of the building will be directed to Signal Tree Drive to find its way through the gutter system to the regional pond.

A temporary retention pond has been provided for the development and is anticipated to meet the volume required for the entire development but is not part of this project. This pond is proposed to be converted to a detention facility at a later date.

Landscape Overview

The approach to the landscape plan was to interface with the more urban face of Signal Tree Drive, using bluegrass and street trees, while keeping a more rural feel along the property boundary to the east. Future development to the north and south will be by others, and PFA has elected to keep those planting areas in a transitional landscape that include islands of plants, and parking that can feel both urban and rural, since future development has not been planned to date. New planting areas will use low water or xeric plantings, direct timed watering such as drip irrigation, organic mulch and water retaining polymers in the foundation planting beds. The landscape design will maximize seasonal interest through the selection of plants with more than one season of interest as well as screens for any ground mounted HVAC units. Landscape berming is being utilize n to create visual interest and to direct storm water to underground piping to the storm regional retention pond.

Maintenance will be reduced through the use of more trees, shrubs and ornamental grasses than perennials and annuals.

Strategic planting of shade trees and street trees will reduce the potential heat gain on the south and east sides of the building while planting large conifers on the west side of the building will help reduce the need for cooling the building in the summer months.

Erosion will be limited through the use of plantings and minimal site grading.

The siting of the building and the choice of plantings will accentuate site lines to and from the building, making the best use of the open space along the east property line. Care will be taken to provide
screening for the patio off of the kitchen so as not to compromise the privacy of the station’s occupants or their ability to work effectively and without public interference.

The plantings and overall site plan is intended to fit well into the urban nature envisioned by the Town of Timnath. The goal of the landscape plan is to compliment this aesthetic in every way possible.

**Architectural Overview**

The new fire station can accommodate up to two fire fighting companies, an Engine, and a squad or Aerial and one ambulance crew. The building will consist of an approximate 16,000 s.f. one-story building that will include living quarters (dayroom, dining, kitchen, offices, sleeping rooms) and an apparatus area (4 apparatus bays, hose storage, bunker storage, decontamination, shop, grounds storage and an exercise room). Additionally the building will contain a training/community room, storage, ambulance quarters and utility spaces.

A baseline building construction has been established against which alternate systems and materials will continue to be evaluated as design moves forward. Strategies discussed to reduce energy through a more efficient building envelope include, continuous insulation, air barrier, increased insulation values, high solar heat gain coefficient at windows and external shading of walls and windows. At this phase, building elements are anticipated to be as follows:

<table>
<thead>
<tr>
<th>Exterior Walls:</th>
<th>Wood studs with masonry veneer and stucco at living quarters. Concrete masonry walls at the apparatus area with masonry veneer and stucco.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Systems:</td>
<td>Concrete slab-on-grade.</td>
</tr>
<tr>
<td>Roof Systems:</td>
<td>Prefabricated wood trusses with batt insulation, plywood deck. Roofing is anticipated to consist of a combination of asphalt shingles at steep slope roofs and single-ply roofing at low slope roofs. An alternate for metal roofing will be considered for steep slope roofs</td>
</tr>
<tr>
<td>Interior Partitions:</td>
<td>Steel stud with gypsum board at living quarters. Epoxy paint at concrete block walls at apparatus area.</td>
</tr>
<tr>
<td>Glazing:</td>
<td>Provide adequate daylighting to reduce required lighting usage. Strategies include the use of window, and tubular skylites to provide daylighting to interior spaces and illuminate wall and ceiling planes. Window units will be insulated, thermally broken metal or fiberglass units to reduce thermal conductivity.</td>
</tr>
</tbody>
</table>
TIMNATH COUNCIL COMMUNICATION

<table>
<thead>
<tr>
<th>Meeting Date: May 12, 2015</th>
<th>Item: A Resolution Approving The Town of Timnath Dreambook (The Town Vision)</th>
<th>Ordinance □ Resolution ☑ Discussion □ For Information □</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presented by: April D. Getchius, AICP Town Manager</td>
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</table>

EXECUTIVE SUMMARY: The Town embarked on a visioning process in 2014 to determine how the residents see the Town’s future. With continued growth and opportunities for a variety of development, it was necessary balance our growth with our history and to create a vision that was unique and characteristically Timnath. The attached Dreambook and its narrative provides guidance on how Timnath expects to embrace and shape the future. The Dreambook describes the community as an “artisan” village, full of activity, creativity and public spaces. The Dreambook also provides recommendations on Town branding and way-finding.

If approved by Town Council, this Dreambook will be used by Staff and others to describe the types of businesses, development and housing Timnath is seeking. It may ultimately lead to the creation of a type of creative district in Old Town that fosters the artisan environment.

A public open house will be held on May 11, 2015 at 5:30 p.m. to gather further public comment. The Dreambook has been posted to the Town website along with notice of the open house. Staff will update the Council on any additional comments received at the May 12 Council meeting.

STAFF RECOMMENDATION: Staff recommends approval of this resolution.

KEY POINTS/SUPPORTING INFORMATION:
- The Dreambook is a creative way to describe the Town’s vision to citizens, potential investors and others.
- The Dreambook reflects the comments and preferences expressed at the public meeting in 2014.
- The Dreambook provides direction to staff and others on the Town’s path to growth.

ADVANTAGES: Residents, potential residents and investors will have a better sense of the Town’s vision and future.

DISADVANTAGES: None.

FINANCIAL IMPACT: None at this time.

RECOMMENDED MOTION: I move approval of Resolution No. 32, Series 2015 entitled “A Resolution Approving the Town of Timnath Dreambook (The Town Vision)"

ATTACHMENTS: Town of Timnath Dreambook
A RESOLUTION APPROVING THE TOWN OF TIMNATH DREAMBOOK  
(THE TOWN VISION)

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, attached hereto as Exhibit A is the Town of Timnath Dreambook or Town Vision; and

WHEREAS, the Town Council has had two public sessions on the Dreambook and finds the vision for future of Timnath as outlined herein is in the best interest of the citizens of the Town.

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

Section 1. Approval
The Town of Timnath Dreambook is hereby approved as an adopted vision for the future of Timnath and its growth.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MAY 12, 2015.

TOWN OF TIMNATH, COLORADO

____________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

____________________________________
Milissa Peters, CMC
Town Clerk
EXHIBIT A

Town of Timnath Dreambook
A Vision for the Future of the Town of Timnath

Dreambook
December 2014
Every town has a story... every home is filled with dreams.

Timmath has been home to ranchers and farmers, manufacturers and artists, neighbors and friends since 1882. Yet, it is not about the written history of the town itself. The legacy of the Town of Timnath is more about the individuals and families who have carved their way into their personal history on the Front Range. Their contributions are as wide ranging as the land itself and they are proud of this small town gem called Timnath.

Today, the town is bracing for change... change that will greatly alter the living footprint known as Timnath. But the attitude and friendliness known to grace this proud town will always be one-of-a-kind and “uniquely Timnath”. So rather than brace for change and hope things go their way, leaders in the community are forming a vision for transformation... a transformation which will encompass the wishes and dreams for their future while living a happy and prosperous life in the present.
Future Story...

It takes a village to raise a town but it takes visionary ideas to build a community. The diversity of ideas and opinions are not new concepts to the inhabitants of Timnath. However, the influx of ideas, the understanding of managed growth and the creativity required to transform a small town into an energetic and vibrant community are crucial to the success of our families in the coming years and decades ahead.

Every healthy community is a reflection of the needs of the people, the economic goals of business and industry, and the integration of each town into the greater region... in this case the Front Range of Northern Colorado.

Timnath is strategically located in a prime location between Fort Collins, Loveland, Greeley and Cheyenne. With breathtaking views of the Rockies and farmlands, and its strategic place on the map of Colorado, Timnath will be the ideal place to work, play, relax or raise a family.
Future Story...

To realize proactive and effective transformation over reactive and unproductive change, we will need a plethora of game changing ideas, innovative solutions and future thinking concepts. These ideas must come from a variety of sources such as local government leadership, business women and men, townspeople from all walks of life, experience designers, engineers, city planners, friends and families. Together, a collection of hundreds of ideas, large and small, will form the basis from which dreams can be fulfilled.

This is a once-in-a-lifetime opportunity...to voice an opinion and share an idea which may transform the shape of the future of Tinnath. To have input into the quality of life and the lives of future generations to come is a daunting but intrinsically satisfying endeavor.

The future belongs to all of us. The dreams of our townspeople will soon become a reality, as thousands of people enter into the new Town of Tinnath...a place for families, friends and co-workers to live the life they always imagined in a community connected to one another, the Front Range and Colorado.

The greatest achievement in life is to have the ability to create the world around you in a way that matches the dreams in your mind.
The Process... Our Philosophy

We believe in creating community. And, we believe that the most exciting towns have an experience that is engaging and imaginative. These aren’t easy tasks to accomplish, but they are important considerations for a vibrant, healthy, people-centric community.

Great communities are built upon self-sustaining guiding principles, social mores and universal truths. A diversity of ideas and opinions from a mixture of peoples and backgrounds creates a rich texture for generating winning solutions to life’s most difficult challenges. Beyond the tactical concepts of choosing a restaurant location or a subdivision for housing, the most interesting communities have a unique style, character and an attitude. Their selection of practical elements to enhance their lifestyles will reflect the essence of their overall “brand”. Each town can therefore have a character that is genuine and authentic to its past, present and desired future.

To accomplish such a lofty goal, we first focused upon the town leadership by producing a Dreamscape Session designed specifically for them. Town leaders carry the heavy burden of generating a vision while owning the feedback from naysayers and supporters alike. However, without a vision, transformation cannot take place. Instead, change will occur unintentionally led by one interested party or project at a time.

Following the leadership session was an open Town Hall session. Members of the community were invited to participate in another Dreamscape Session. Ideas were gathered from each participant and have been compiled as a summary to this document.

The myriad of ideas from both sessions have been considered in our ultimate recommendations. You will also find a series of high concepts, sample photos and illustrations that further develop a vision for Timnath leading through the first third of this century.

We are very excited about the potential for a well-designed and connected community and believe the solutions in this document will address the needs and desires of the existing leadership and community, as well as the future generations to come.
The Process...Our Philosophy
The Spiral Thinking and
Dreamscaping Approach

Step One:
Conduct Dreamscaping Sessions with Town Leaders and the
People of Timnath to define a preferred future for the Town
of Timnath. Imagine the future in 10-20 years and during the
Dreamscaping Sessions describe ideas and concepts that
could be considered as the future unfolds. Think of many
ideas and possibilities.

Step Two:
Sort the ideas from the Dreamscaping Sessions and look
for commonalities, themes, over-arching goals, strategies
and preferred outcomes. Choose the ideas that seem to
resonate and align with the majority and are in keeping with
Comprehensive Plans, land uses and visions. Bring these
selected ideas forward to consider further.

Step Three:
Begin to create concepts and plans to carry the best ideas
forward into the future. Define and illustrate the best ideas to
help influence future development, projects, enhancements
and community visions. Create a plan for the future.

Step Four:
Use the strategies, designs and plans from step three as
an intentional filter as new developments, neighborhoods,
community projects, and other growth continues. Begin to
build community projects and enhancements to bring the
visions to life. Craft planning and incentive mechanisms to
propel this vision forward. Create activation, events and
community connections that bring vibrancy and inclusion to
these dreams.

Step Five:
Live the dream. Carry out the visions and enjoy the benefits
of creating a more intentional community based on shared
dreams, goals and aspirations.
Dreamscaping
Two Dreamscaping Sessions were held as discussed previously... one with the Town Council and Staff and a second Town Hall public event. The following is a synopsis of the feedback received as participants responded to their visions and dreams for Timnath. In the Sessions, participants were asked to look into the future approximately 10-20 years and imagine their wishes and aspirations for Timnath as a vibrant, healthy and engaging community. Topics and responses are listed here.

What We Want To Be Known For:

Dreamscaping respondents would like to see Timnath, Colorado become one of the best places to live along the Front Range. Timnath should be a safe, attractive and well-connected community. Its peaceful environment, vibrant downtown, and strong sense of community would make it a great place to live, work, and play.

They would like to see Timnath develop into a regional destination, with unique shopping, food, and entertainment experiences leading the way in creating a unique attraction. Timnath would become a very dynamic place to live, constantly evolving and always reinvesting in its future.

Character of Timnath:

The community of Timnath wants their Town to be a vibrant and charming destination, and a place worthy of calling home for families, individuals, and business all across the Front Range.

They would like the Town character to uniquely blend urban and contemporary design with a small-town, agricultural feel. Maintaining the community’s agricultural roots, while becoming an economically viable Town, is important to respondents. The Town could celebrate its rural heritage and connection to nature by preserving natural areas for generations to come.

With a live, work and play emphasis, Timnath would become an ideal home for individuals and families alike. People would like Timnath to be a safe and clean town, consisting of a highly engaged, diverse and supportive community.

In addition to being a great place to live, Timnath expects to become a regional destination for shopping, dining, and entertainment.

Streetscapes/Signage:

Timnath would like to create attractively themed streetscapes and signage that reflect a 21st century, uniquely-Colorado character. These streetscapes, monuments and wayfinding signs would be designed to differentiate Timnath from surrounding communities. People would like to see elements of art and design incorporated into the streetscapes and signage to create beauty throughout the community. They would also like for charming and well maintained landscaping throughout Town to include beautiful trees and flowers, and native or agrarian vegetation. Additionally, signature lighting should be installed to enhance the aesthetics and nighttime activity levels throughout the Town.

Pedestrians and cyclists want a network of trails, sidewalks, and bike lanes/paths, making it easy to travel the entire Town. Pedestrian signage would be present throughout the community to create a safe environment.

They would also like for narrow streets to be developed in the Old Town area to create a safe and welcoming experience for residents and visitors. The narrow streets would slow traffic, allowing Old Town to be a walkable experience. In contrast, wide streets should be developed on busy thoroughfares such as Harmony. These wide streets would decrease congestion and increase traffic flow.

Another community idea was to develop unique entry points or gateways at each major entrance into Town. In addition to entry points, the city should have a prominent highway presence established at I-25 and Harmony, Prospect and the Weld County line.
Housing Needs:

The community of Timnath would like to develop a wide variety of housing options, including a mixture of housing types and economic profiles. People would like to incorporate housing types that range from mid-rise or loft-style apartments, duplex and multi-family homes, detached single-family homes, to estate homes. This mixture of housing would create the needed diversity to enhance a vibrant and economically stable community that can live and work here.

People suggested a consistent level of quality and aesthetics to be maintained across all housing types. Quality neighborhood and housing designs would create an attractive appeal for the Town of Timnath. Cohesive neighborhoods and a seamless visual transition would tie the entire community together.

A mixture of housing and care options also need to be developed for Timnath's senior citizens. Senior living opportunities would range from active living and retirement communities, to assisted living centers.

Employment and Economic Ideas:

Timnath would like to attract a variety of employers that enable and generate good-paying jobs. There is specific interest in small to mid-sized businesses, with the possible inclusion of several larger companies that could develop a corporate campus or manufacturing facility in Timnath.

Timnath would like to become a viable site destination for top performing companies across a variety of industries. Industry specific ideas ranged from entrepreneurs in the creative industries; to clean-tech, high-tech, or biotech companies; to fast growing local, regional, or national businesses.

It was also voiced that office buildings, business parks, and unique workspaces will need to be developed. Live-work units were envisioned in the core areas near downtown.

People would like to see the old town core area of Timnath redeveloped in order to attract residents, tourists, visitors, and small businesses. The downtown area would become a mixed use development with businesses, shopping, restaurants, workspaces, entertainment, and unique housing.

People were also interested in seeing the Harmony corridor develop into a commercial and mixed use land area or zone. This corridor would provide for the majority of the community’s service and retail needs. Large retail, chain stores, and other big box companies could be best located along the Harmony corridor. This is consistent with the Comprehensive Plan.

Services and New Retail Businesses:

There is great interest in a variety of service and retail businesses. General retail interests included restaurants, shopping, grocery, gas stations, coffee shops, bars, and breweries/distilleries/winery.

General service interests included medical and dental services, legal services, fitness facilities, childcare, transportation, dry cleaning, 24/7 police, along with other service-centered businesses and professional services.

People also envisioned Timnath as a regional destination for unique food, shopping, and entertainment experiences. Many would like to see this reflected in the redevelopment of Old Town Timnath. Old Town would become a destination for artisan food and specialty shops in a revitalized Town Center. They are interested in businesses like boutique shops, craft food producers/retailers, artisan studios, art studios and galleries, bakeries, cheese shops, delis, and farm-to-table restaurants.

Another community need was for lodging and entertainment venues. Some respondents were interested in having a unique hotel, a bed and breakfast, a conference center, and a music venue in Timnath.
Environmental Considerations:

Promoting sustainability and reducing the carbon footprint was a key interest for the community. People would like to see the Town adopt and enforce proactive environmental practices. Ideas included using green energy, becoming a zero waste community, developing a state-of-the-art recycling program, adopting environmentally friendly transportation options, and even designing a system of green buildings and rooftops.

Land and ecosystem management was another environmental concern. Respondents suggested that the Town should balance growth with environmental consciousness. They want to maintain and protect the existing open space lands. These environmental considerations also included enhancing and protecting the Poudre River environment and Timnath Reservoir.

Additional ideas and concerns included creating an environmental learning center, providing the Town with high quality water, and developing an environment of safety for the community. Many of these ideas are in development.

Parks and Recreation:

The Town of Timnath would like to create an active and well-connected system of parks and trails. The collection of park ideas included developing regional and neighborhood parks, themed neighborhood parks, crafting unique playgrounds and alternative play experiences for children, developing sporting fields, creating community gardens, and building an outdoor amphitheater for concerts and events.

People would like the parks to be well connected by an extensive, community-wide trail system. The trail system could connect pedestrians and cyclists to all of the parks and natural areas, the Poudre River, Timnath Reservoir and a variety of other community destinations.

The community is also interested in expanding the use and accessibility of both the Poudre River and Timnath Reservoir. They would also like to activate some of the other natural areas by adding bird watching sites, catch and release fishing, and other interactive educational experiences.

A community center with quality programming was another expressed need. The community center would include youth and adult programming for sports, a variety of classes (music, dance, art, technology, etc.), and community events. The desire for an indoor community pool and potentially an outdoor splash park were also voiced in the Dreamscape.

Community Events and Activation Ideas:

The Town of Timnath hopes to create a vibrant and active community by establishing a variety of regionally-focused and locally-based events. This could include organizing unique destination events that would attract tourists and visitors from all across the state. Some event ideas included an artisan food and craft festival, regular artisan farmers markets, a regional dog show, winter festival, and even a Cornhole tournament.

Community activation was also an important topic. People were interested in crafting a series of community events for local residents. Some of the community ideas included outdoor concerts, outdoor theatre, movie nights in a neighborhood park, a Founders Day event, Holiday events, 5K and 10K race events, and art walks.

To further activate the Town, residents and Town Council members would like to revitalize downtown Timnath as a vibrant destination for community members and visitors throughout the seasons.
Education:

The Town of Timnath would like to see an expansion of their educational system. They want to develop another elementary school and add a middle school and high school as the population increases. Some individuals are interested in developing charter schools within Timnath. Many respondents expressed an interest in maintaining high quality schools that create community pride.

An interest in facilitating adult education and higher education in the community was suggested. Some possible ideas included a community college campus and a community-learning center that offers adult education. People imagined a community center that offers a variety of classes for people of all ages and interests. This center would provide classes including art, music, dance, cooking, health and wellness, continuing education and much more.

Other community centers could include a library of the future, museum, children's discovery center, and life aspiration centers.

Arts, Crafts, and Artisan Businesses:

People would like Timnath to become known as a destination focused on artisan-based business and craft food industries. They want a supportive artisan community to develop in the Timnath Old Town area. Old Town would become an artisan district that would attract and support local artists, chefs, designers, craftsmen, and creative entrepreneurs. Old Town businesses would also specialize in craft food and drink, as well as craft industries such as furniture making, glass blowing, new product design and more. Its restaurants and specialty shops would become a destination draw for the entire region.

The type of shops and activities people would like to see in the Old Town area include unique restaurants, boutique shopping, art galleries, a community arts center, shared-use art studios, music, entertainment, live arts, and on-going farmers/artisan markets.

Transportation:

The community of Timnath expressed a variety of transportation ideas and concerns. People want an intentionally developed Town that accommodates pedestrians and cyclists, as well as motorized vehicles. They would like to have pedestrian and cyclist access across I-25 to the Harmony Transit Center. Cyclists want easy connections to businesses throughout Town and bike lanes on all of the streets. They would also like to see a pedestrian bridge to Wal-Mart that crosses the Poudre River.

Harmony Road was also a topic of interest. People would like to see the Harmony corridor widened to improve the existing traffic patterns and accommodate future growth. (Note: This project is scheduled for completion in 2026). They would like to see a larger interstate presence and a more grand gateway recognition at key entries to the Town.

There is a need over time for a public transit system that connects Timnath to surrounding communities, such as Fort Collins, Loveland, Windsor, and Greeley. People would also appreciate a link to the Harmony Transit Center that would allow them to easily connect to the Fort Collins bus system and vice versa.

Improved street networks and infrastructure that accommodates future growth was another community concern. A few immediate suggestions included connecting Keechter Road to decrease congestion, completing Summer Fields Parkway to Bethke Elementary School, and developing the new downtown Parkway and County Rd. 5. Several of these ideas are in the planning and development phase.

Other notable transportation ideas included neighborhood snow removal, installing better railroad crossing systems, and developing Old Town streetscaping and infrastructure.
Trails, Bike Paths, and Walkways:

The community of Timnath expressed a need for an interconnected trail system for pedestrians and cyclists throughout the Town. They would like to see connectivity throughout Timnath and to its surrounding cities. The trails system should connect to all neighborhoods, parks, the Poudre River Trail, the Timnath Reservoir, natural areas, Old Town, and other Town destinations. People would also like to see completed trail connections to Fort Collins, Loveland, Greeley, and Windsor.

There are also desired improvements that would help create an increased sense of safety when crossing major roads, such as I-25, Harmony, Prospect, and County Road 5 to Mulberry.

People would like Timnath to be a bike friendly community. Residents want the ability to safely bike anywhere around Town. An interconnected trail system, bike lanes, and wayfinding system could create a safe and effective bike environment.

In addition to creating a well-connected trail system, residents also had a variety of trail enhancement and activation ideas. The trails should incorporate benches, shelters, rest areas, picnic areas, and bike repair stations. They would also like to see a variety of interactive elements throughout the trail system, such as water features, play areas, and educational opportunities.

Additional trail ideas included adding mountain bike and equestrian trails, and developing an active river walk experience on the Poudre River.

Infrastructure, and Utilities:

Residents had a variety of suggestions for the Town's infrastructure and utilities. There were a few immediate challenges and concerns people wanted the Town to address, such as completing the sewer system, sidewalks and streetscapes in the downtown area. Overhead utility lines are also present in the Old Town area and could be replaced with underground systems.

Citizens were concerned with proactively planning for infrastructure and utilities to accommodate the anticipated growth. They presented ideas such as widening Harmony Road, redeveloping Old Town, creating a non-potable water system, and capturing water rights within the Timnath Reservoir. Having a reliable, minimum water level in Timnath Reservoir would facilitate better uses and enjoyment of this important Town resource.
Featured Ideas & Catalysts

A Vision for the Future of the Town of Timnath
Featured Ideas and Catalysts

A large variety of ideas were discovered during the two Dreamscaping Sessions. These ideas were summarized in the previous section of this Dreambook. The Spiral Experiences team used the input and looked for commonalities in the ideas that were shared. We also considered alignment with a variety of Timnath planning strategies including the Comprehensive Plan, Zoning Map, and the PROST document.

Next, a look into the regional growth, development and overall branding environment revealed opportunities to create differentiation for the Town of Timnath that was in alignment with the input from the Dreamscaping Sessions.

Further, the physical environment within Timnath was considered to seek additional opportunities to implement the ideas and community development concepts in the most appropriate locations.

This section of the Dreambook will present the Featured Ideas and Catalysts that resulted from the Dreamscaping and Ideation.

These Ideas and Catalysts are presented as opportunities and concepts in the following. Each of these featured ideas can be evaluated for its potential to become part of the future of Timnath. The level of detail provided here will serve to describe the overarching concepts, however more detailed design of the ideas isn't part of this Dreambook.

Should the ideas be determined and selected to be important to the future of Timnath, each idea or catalyst can then be designed and planned in more detail in a subsequent phase of work.

Featured Ideas and Catalysts:

Timnath Gateways... signage, welcome monuments, I-25 frontage, Poudre River bridge at Harmony Road

Streetscapes... street experiences, auto, pedestrian, bikes, landscaping, traffic calming, lighting, benches, signage, experiences

Old Town Core... new/existing core development, landscaping, activation, infrastructure, authenticity, attraction/destination experiences

Riverwalk Experiences... river and trail access, overlook restaurants, recreation

Parks and Connections... park experiences, community activation, events, interest points, park to park connections, usage and uniqueses

Trails and Connections... Poudre River Regional Trail, Timnath community trails and experiences, trail design ideas, interest points

Timnath Reservoir... activation, experience design, destination attraction concepts

Community Centers... community resource experiences, collaboratory, incubator, community meetings, continuing education, recreation, technology

Community Events and Activation Strategies... special events, seasonal activities, destination attractions, new traditions

Economic Opportunities... urban renewal authority, special districts, funding

Other Ideas... a listing of other opportunities that can be considered for the future of Timnath
Catalysts for the “New Frontier”

Back Story:

Remember the days when people took pride in their work...when every job was met with a profound sense of duty? No matter how large or how small the task, workers were motivated by quality. They treated their part of the job like a craft that only they could provide. They worked with their hands and minds...back-breaking toil and days filled with long hours were rewarded with a sense of accomplishment, not bonuses or next level pay grades.

Coloradoans know this way of life and the citizens of Timnath share this belief of hard work, dedication and community.

It’s the 21st century and best of all, some things never change. Craftsmanship, dedication, persistence, determination...all of these character traits are alive and well in the “New Frontier” Town of Timnath.

The type of work may be very different. The varieties of businesses may be updated from the 1950s. But the work ethic, family values and quality of goods and services have never been better. There are more options to choose from, one-of-a-kind offerings, custom and personalized products and artisan level quality...pure, simple and exquisite.
Back Story: continued

The downtown is filled with crafts people, artisans and a community of innovators from all walks of life. Imagine the highest quality “hand-made and crafted with pride” consumer goods such as:

- Bakeries for homemade bread and sumptuous desserts
- An expert butcher for dry aged beef, buffalo, poultry and wild game
- An ice-filled fish house bursting with local trout and other line caught fresh and salt water delicacies from around the world, flown in daily right off the hook
- Farm to table organic vegetables and home grown fare of all types
- Ice cream, cheese, yogurt and dairy items concocted right here in Northern Colorado
- Local craft beers, whiskey, vodka and other libations
- Fashions and jewelry from Colorado designers
- A Colorado themed coffee and bespoke tea shop
- World class donuts and a fun filled confectionery store
- Services like doctors and dentists, dry cleaners and a “healthy food” grocery store
- A hair and nail salon for ladies...a barber and a shave for gentlemen
- A tailor and a hat maker, custom boots and shoes
- A tackle and fly fishing store
- Club fitting for golfers and tack for horse riders
- A music store for learning and another for one for sharing
- The list of possibilities is as endless as a summer eve along the Front Range.

We envision test kitchens and “first ever” restaurant themes by the best chefs in Colorado. Timnath is a gathering place for locals and tourists alike to experience truly unique cuisine...natural, organic and different from any other offering in the tri-state region, (Colorado, Wyoming and Nebraska).

But it’s more than restaurants, bars and shopping. We see entrepreneurial opportunities in high tech, high touch businesses, the creative industries sector and a collaborative sense of place for a variety of businesses to flourish. Tax and other incentives could lure artists and entrepreneurs to Timnath where we could build a campus of innovation and creativity.

When technology merges with innovation and creativity, we can begin to reap the rewards of purposeful progress. The “New Frontier” is paved with infinite ideas and the people who can create them. They’ll roll up their sleeves and get to work each and every day, ready to do more than face the challenges of this century. They are ready to solve them. They too work with their hands, hearts and minds to find solutions to today’s challenges...just as the people of Timnath grew to solve the problems of a bygone era. Catalysts today come in the form of micro-chip, app or game developer... bio-fuel, bio-med or bio-engineering... green tech, golf greens or other green industries. Timnath will soon be home to thousands of families, singles, couples and seniors all of which aspire to find their best way to make a living and a much better way to live their lives.
Featured Ideas and Catalysts

Timnath Gateways:

Timnath can design special Gateway Monuments and Signage options that create a unique look, as well as provide functionality. These Gateway Monuments can be located at I-25 and Harmony Road, near I-25 on Prospect, Harmony and County Road 1 (Larimer and Weld County line) to name a few. The Gateway Monuments will feature the Timnath logo that will be backlit for great nighttime viewing and a digital billboard that can feature anything from community events and messages to seasonal artwork or photography. The Gateways will signal that you have entered Timnath... a special place.

A reimagined bridge adornment (aesthetic features) over the Poudre River will create a wonderful entry for all who arrive from the west along Harmony Road.

Smaller digital signs can dot the Town and unique bollards can line important roadways providing a special, lighted wayfinding enhancement that welcomes residents and visitors alike. These smaller signage designs can be modified to create the signage and wayfinding to important locations, the Town Center, special districts, recreation centers, attractions and neighborhoods.

The future park at Harmony Road and Main Street could contain a series of digital art screens that change every few seconds and create a welcoming, artistic and classy “art walk” for all passersby.

A variety of signage and wayfinding options featuring the Timnath logo... some constructed with stone, steel and wood materials, some with internally lighted panels and logos, and some with larger digital signage/wayfinding/and event screens... placed accordingly throughout Timnath.
Featured Ideas and Catalysts

**Streetscapes:**

Tinnath has a wonderful opportunity to influence the design and the character of all new streets within the Town. In addition, it has the potential of revitalizing many existing streets, especially in the current downtown core. The Comprehensive Plan has identified the overall patterns and strategies for roadways and streets in Tinnath.

Based on the Dreamscaping, there is a desire for large boulevards (such as Harmony) that should efficiently carry significant traffic while being visually unique in look and feel to Tinnath. This can be accomplished with well designed landscaping, signals and the specialized signs and bollards as described previously.

Parkways and collector streets should also have a special character. Lighted bollards, banners, stylized landscaping and trails for pedestrians and bikes should be incorporated. These streets should begin to slow down the traffic speeds, so bikes and people are welcomed as much as motorized vehicles.

Streets with neighborhoods and downtown streets should be much narrower and calm traffic to much slower speeds. This will also create a walkable, bikeable character that is attractive to people and enables the small town, high style character that was expressed in the Dreamscaping.

Roundabouts and defined bike lanes can all add to the safety and attractiveness of the Town. Street lighting can be customized to further develop a uniquely Tinnath character and design approach.

Downtown streets should feature wide sidewalks, points of interest (firepits, water features, benches, etc.), beautiful landscaping, banners, flags, and special lighting. It should feel magical.
Featured Ideas and Catalysts

Streetscapes:

Here are a few inspirations or images that somewhat represent the design style and character of the streetscapes.
Downtown Core - Artisan and Creative District and Riverwalk Experience:

Artisan and Creative District

Riverwalk Experience

Lake and Natural Area Enhancement Experience

Legend

- Future Parkway
- Trail
- Tenino Town Limit
- Cache La Poudre River
- County Density Residential/Agri-Business (CDR-AB)
- Very Low Density Residential (VLD)
- Low Density Residential (LDR)
- Low Density Mixed Use (LDMU)
- Residential Mixed Use (RMU)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Commercial (C)
- Commercial Mixed Use (CMU)
- Downtown Core (DC)
- Mixed Use (MU)
- Regional Commercial (RC)
- Employment (E)
- Open Space (OS)
- Public (P)
Featured Ideas and Catalysts

**Downtown Core - Artisan and Creative District:**

A revitalized and reimagined downtown core is critical to the uniqueness and character of the Town of Timnath. An activated, engaging, attractive and enlivened downtown core is a vital component to the successful vision for the future of Timnath. A new downtown core has been envisioned that can become a catalyst for economic success and pride for all who live here and all who come to visit alike.

A Parkway has been planned to gracefully flow around Main Street and take the large potential of future traffic out of Main Street and instead transport vehicles safely around to the east of the current downtown core, yet only a minute or two walk from Main Street. This creates a unique opportunity to revitalize the entire downtown core and enables the design and development of a new downtown connection from the Parkway to Main Street between 4th and 3rd Street. A catalytic new development will become a regional destination as the Center of the New Frontier.

The reimagined downtown core will become a Artisan and Creative District... the heart and soul of the New Frontier. Here, we find a Town Center or Artisan Square complete with cafes, artist studios, craft studios, specialty shops, live entertainment, digital art walks, magical nighttime events and shows and more. Creative agencies and businesses of many types will want to relocate here.

This revitalized new destination experience will bring renewed life and many visitors to the existing Main Street too as beautiful streetscapes entice visitors to walk a block or two into Main Street and explore the options and unique character of Timnath... a small town that is big on style and character.

Just as the creation of Old Town Square in Fort Collins enabled a revitalization of all of the downtown, this new downtown Artisan and Creative District will become a catalyst for all of Old Town Timnath. Over time, we should expect to see new life, enhanced downtown streetscapes with wide sidewalks and beautiful lighting, and the rebirth of new businesses along Main Street without all of the traffic that will come as more and more people move to Timnath or travel through along County Road 5 (Parkway).

The Artisan and Creative District may begin in the new connection areas between the Parkway and Main Street, but it should encompass all of the core downtown and benefit all who live, work, shop, dine and play there. With a pedestrian and bike friendly design, the community will become a people-centered experience and families will love the safer streets and easy access to dining, shopping, entertainment, schools and more that will come from a vital, engaging Artisan and Creative District.

Those who live in the old town core area will see fewer cars, as the majority of cars will be local traffic and not through traffic. Yet, businesses on Main Street will benefit from nearby parking, easy access and an activation strategy and plan (see later sections of this Dreambook) that brings many visitors to Timnath and supports the local economy.

A new culture, a new style, and a new heritage of authenticity to the values and history of Timnath will be born. People will know Timnath as a model town of the new frontier... all the best of Colorado... big on character, engaging, entertaining, healthy, energetic and peaceful too. All the best... a place you would want to visit often... a place where the Colorado Dream is alive and well... a place to grow a business or raise a family.
Featured Ideas and Catalysts

Downtown Core - Artisan and Creative District:

Here are a few inspirations or images that somewhat represent the design style and character within the downtown core area.
Downtown Core - Artisan and Creative District:

View of the Artisan Green area inside the Creative District... farmers markets, art shows, special entertainment and activation district (day/night/weekdays/weekends), Artisans Market with craft foods, farm-table restaurants, specialty retail, and more.
Featured Ideas and Catalysts

Riverwalk Experiences:

Timnath is fortunate to have the Poudre River flow adjacent to its downtown core area. The Poudre River is a beautiful asset that has often been overlooked in history, with most communities turning their back on the river rather than embracing it as a central feature and lifestyle. Today, Timnath has an opportunity to add or facilitate a wonderful series of Riverwalk Experiences as the river travels under I-25 and diagonally to the southeast. The regional Poudre River Trail will soon connect Poudre Canyon, Fort Collins, Timnath, Windsor and Greeley, bringing thousands of bike riders and nature lovers to enjoy the scenic wonder of this resource. Timnath is geographically in the center of this trail system and can take advantage of this in many ways.

Beginning downtown, a vehicle and pedestrian connection can be created that leads us to a Riverwalk Experience along the eastern banks of the Poudre. Here, we find restaurants, a boutique hotel or inn, shops and more that overlook the Poudre River, the trail, a natural area, the lake and the rocky mountains to the west. This commercial area can become a signature element for the Town of Timnath and a point of interest and attraction for passersby along I-25. Trail riders can stop at a bike station, enjoy a picnic, cross over the river on an attractive pedestrian bridge and partake of a variety of shopping and dining experiences at the Riverwalk Experience. Visitors will step down and watch the river and kayakers gently glide by.

The river can be responsibly engineered to bring new vitality to the water quality, fish and other aquatic life, and many resting places can be created for a quiet get-away with nature, a family picnic, or even a quick fly fishing stop or river run on a kayak. The lake at this location can become a more attractive resource as well. Imagine a fishing pier or extended boardwalk along the lake. Come here with a family to enjoy the paddle boats, or learn to stand-up paddle board.

Closer to I-25, a natural area can become a place to explore for all who visit. Unobtrusive paths through the woods and ponds bring a connection to nature experience that is becoming a thing of the past to the ongoing future of the Town of Timnath.

The Riverwalk Experience has something for everyone. It certainly can become the centerpiece of the entire Poudre River Regional Trail. A boutique hotel or village inn helps satisfy a need for lodging, while becoming the perfect location for avid bike riders. Bike rentals and tours can be staged from this location and the river can be celebrated in many ways and seasons throughout the year.

Imagine having the Riverwalk Experience just west of the current downtown core, and the Artisan and Creative District just east of Main Street. Together, these catalysts can revitalize and energize the Main Street of Timnath and many streets within the downtown core.

Beautiful streetscapes and pedestrian walks will connect all these areas in an easily walkable, exciting environment that is uniquely Timnath. No other communities have taken advantage of the river to this extent... Timnath will lead an effort to not only create a healthy river, but bring an engaging series of experiences to life!
Featured Ideas and Catalysts

Riverwalk Experiences:

Here are a few inspirations or images that somewhat represent the design style and character within the Riverwalk area.
Riverwalk Experiences:

View from above the Poudre River Trail looking northeast toward the Riverwalk Experience featuring river and trail enhancements, river interaction areas, respites, a themed pedestrian bridge, a commercial center with overlook restaurants, shopping and a boutique hotel.
Downtown Core - Artisan and Creative District and Riverwalk Experience:

Note: These drawings are preliminary representations of the ideas and concepts generated during the public outreach portions of this project.
Downtown Core - Artisan and Creative District:

Artisan and Creative District
Bell Tower

Creative Industries Village
(artists, craftsmen, design firms, web designers, galleries, restaurants, cheese shop, bakery, specialty retail, coffee and tea house, etc.)

Artisans Market
(craft foods, indoor farmers market, farm-table restaurant, indoor music stage, specialty beverages, ice cream/yogurt, etc.)

Artisan Green
(amphitheater, special entertainment and activation district)

Town of Timnath Information

Pedestrian / Bike Connection
to/from Riverwalk Experience

Potential New Parking Area

Vehicle, Pedestrian Street Connection to Main Street Downtown

Future Development Artisan and Creative District

Roundabout and Connection to Timnath Landing

Restaurants / Specialty Retail

Brewery / Distillery

Mixed Use (Retail/Office First Floors, 2-3 Floors of Apartment Homes Above or Cottage Home Neighborhood)

New Parkway (Landscapec)
Downtown Core - Artisan and Creative District:

View from the intersection of the new Parkway and 4th Street looking southwest... vehicle, pedestrian / bike walkway connection to Downtown, Artisan Markets, Cafes, Restaurants, Brewery, Specialty Retail, Craft Foods, Special Entertainment and Activation District, Bell Tower, Art Walk/Lighted Trees, etc.
Downtown Core - Artisan and Creative District:

- Specialty Retail, Restaurants
- Artisan Green, Special Entertainment and Activation District
- Digital Art Walk Experience
- Event Courtyard
- Vehicle, Pedestrian and Bike Connection to Downtown (could be pedestrians/bikes only during major events)
Downtown Core - Artisan and Creative District:

- Creative Industries Village
- Artisans Market
- Artisan Green, Special Entertainment and Activation District
- Digital Art Walk Experience
- Event Courtyard
Downtown Core - Artisan and Creative District:

- Bell Tower
- Creative Industries Village
- Artisan Green, Special Entertainment and Activation District
- Digital Art Walk Experience
- Vehicle/Pedestrian / Bike Connection to Downtown (could be pedestrians/bikes only during major events)
Featured Ideas and Catalysts

Parks and Connections:

Timnath has a variety of community and neighborhood parks. As new development comes to Timnath, larger projects are required to provide pocket and neighborhood parks. The Town is also creating community parks. Each of these parks was primarily designed to serve the surrounding homes and provide opportunities for recreation, solitude and other forms of fun and relaxation. Many times this involves playgrounds, athletic fields, tennis and basketball courts, picnic areas and local trails. All of these uses are important.

What is often missing from parks within communities is a sense of connection, theming and activation. Many times parks are under utilized because they don’t have a mechanism to connect people in community-focused events or activities.

Pocket parks can be imagined to have a themed environment that is unique to each area..., an oversized chess or checkers game in one pocket park, bocce ball in another, sculpture and rose gardens in one, and community gardens in another and so on.

Larger parks can each feature a small amphitheater area for music nights, family movie nights on a blow up screen, family game nights, concerts, pet meet-ups and so on.

Parks can be easily connected through the main streets and between neighborhoods. Here, banners can be added to light poles that remind residents about upcoming park experiences and the neighborhood residents can gather and walk together on these collector streets to visit a park for a movie or picnics with food trucks and vendor-based family dinner boxes.

Activation can be centrally managed and funded through an Events and Activation Fee as part of the annual budget of the Town of Timnath.
Featured Ideas and Catalysts

Parks and Connections:

Here is a sample of the concept of using the current street system as a connector of themed parks. When a street such as the one illustrated here is adorned with banners and points of interest along the streetscape corridor (benches, kiosks, digital billboards, etc.), people will be more likely to utilize a series of parks at different times for different experiences.

Each park can then be equipped for a special series of uses and there can be more variety and less duplication. This encourages the residents and visitors to gather along these corridors and interact. In many communities streets like the one illustrated here rarely become gathering points where people often walk, bike and meet.

Imagine different experiences in each park on different days.... picnics and games on Wednesday in Park A, family movies on Thursday in Park B, concerts on Fridays in Park C.

Sample Concept for Parks and Connections

Example of a park to park street connection

Parks that can be themed (white ovals)
Featured Ideas and Catalysts

Trails and Connections:

The Timnath PROST Plan has identified a network of trail connections as shown on the plan. This network will enable all of Timnath to be navigated by pedestrians and cyclists. There are both connections to regional trails such as the Poudre River Trail and to local trails that connect neighborhoods to the downtown core and beyond to recreation opportunities such as Timnath Reservoir.

This network is well conceived and should be a priority in all new development. Trails such as the Poudre River Trail (described previously) are strategically important to the connectivity of the region and the economic vitality of Timnath. Areas in Timnath are some of the last remaining links to complete the regional trail from Poudre Canyon to Greeley.

The Poudre River Trail should become a priority and it should follow the river itself as closely as possible... it is the river trail after all and every attempt to follow the river should be made. The southern portion of this trail through Timnath seems to be venturing east through neighborhoods. We would hope this can be rectified and property owners adjacent to the river should be partnered with, or roadways nearby could be better utilized to accommodate the trail and benefit the people of Timnath.

The Dreamscaping Sessions echoed the importance of trail connections and alternative modes of transportation. To ensure the trails are well-used, the trail experience should also be considered. Trails should not only be direct, functional and well-maintained, they should be fun to use. The process of getting there should be as much fun as the arrival itself. Trails should have points of interest along the way, artfully themed signage and wayfinding, places to stop and rest, and opportunities for bathrooms, bike stations and viewing areas. Trails can also feature local art (artists and students) and interpretive information about the flora, fauna and history.
Featured Ideas and Catalysts

Timnath Reservoir:

Timnath Reservoir is a wonderful resource for the Town. It is nearly centrally located in the Timnath geographic area, less than two miles from the downtown core. People have always been connected to water... as humans, our bodies are mostly made up of water and we have a natural affinity to this life-giving resource. To date, the reservoir has been primarily a boating opportunity, however its potential can be extended well beyond its current recreational uses.

There are a plethora of opportunities for this reservoir. A focus area includes a small area of land leased by the Town that could be improved to enable a number of interesting experiences:

- A community recreation and outdoor learning center,
- A community pool, lake and beach club,
- A boating, sailing and beach club,
- An environmental and wildlife sanctuary,
- Or any combination of these ideas.

A trail around the reservoir has been envisioned. This trail would create a nature connection encompassing more than six miles of the perimeter of the reservoir. A natural trail with points of interest, nature viewing areas, wildlife education, occasional boardwalks, and lake/reservoir ecosystem and operations education can all be added. The views are outstanding here. This trail and an environmental learning center could create a low impact experience with the natural world of wetlands, grasslands and lake interfaces.

Each alternative will need to have a more certain water level from season to season to be effective. The ability to maintain a minimum water level that is aesthetically pleasing is vital to the potential of this valuable resource. Water rights or negotiated water level agreements should be a priority to develop this opportunity.

In the area of community recreation, the reservoir could be a water paradise featuring an array of experiences from an inflatable water park to floating islands and sandy beaches, a community pool and beach club to a boating, sailing, kayaking, paddle board and beach club. There are a variety of combinations that could enhance the community connection with Timnath Reservoir.

All of these combinations can include both boating permits and membership options,... seasonal and day passes allow the maximum use. The amenities of the reservoir can dictate the size and scope of the operations and income from this resource. Further, ideas such as a floating water park can draw people from a wide region during the long summer days. Once these ideas are considered a more informed design concept can be produced.
Featured Ideas and Catalysts

Timnath Reservoir Experiences:

Here are a few inspirations or images that somewhat represent the design style and character of experience options.
Featured Ideas and Catalysts

Community Resource Centers:

A variety of ideas were expressed in the Dreamscaping Sessions regarding community centers and facilities. These ranged from a library, a continuing education center or community college, a recreation center with indoor pool, a performing arts facility and a senior center.

Considering our desire to look in the future two decades in this Dreambook, we imagine a multipurpose facility or Community Resource Center that could become a model for communities of the future. The Community Resource Center (CRC) could be a multi-use facility, operating one way during weekdays, a second way on weekday evenings and a third way on weekends.

Imagine a CRC that serves and enables the following:

- Library of the Future - showcasing technologies and global connectiveness
- A business and creative industries collaboratory, innovation center and incubator
- A community meetings and performance facility
- A campus for young students by day and adult learners by night and weekends
- A discovery center for people of all ages
- A cafe, and series of shared work spaces that can be rented or used on a day by day, week by week basis
- A life and health center where people explore their greatest life and healthiest lifestyles

A facility like this would be a welcome addition to any community. It would involve an effective use of resources and become a connecting place for everyone in Timnath.
Featured Ideas and Catalysts

**Community Events and Activation Strategies:**

No matter how beautiful the surroundings or how attractive a building might be, man-made facilities must be activated. Why? Consumers begin as seekers. They begin by searching to find something interesting, unique or comforting. They hunger for experiences which drive their emotions in a positive way. They look for convenient experiences which are easy to access, easy to understand and easy to purchase. They also want high quality at every price point and it must be delivered in a way that serves their individual needs. We call this a “market of one”.

The current residents and future community members must not be labelled as a demographic or group type. Each person is unique. Each person is special. Each person will find amazing experiences in Timnath which will grab hold of their emotions enough to demand that they return time and time again. When produced in a clever manner, Timnath will receive more than accolades and good reviews. The Town will receive unprecedented amounts of interest, revenue and consumer loyalty.

It is the creation, ideation and execution of these emotive activation elements that will become the driving force behind repeat visitation to Timnath through every season of every year.

This Dreambook has considered the comments offered by Town Council, Staff and the Community and has created a collection of community event and activation strategies and ideas that can be created to enhance the character of Timnath and enliven the atmosphere for all who live or visit the Town.
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Celebrations:

Seasonal Festivals

“The Great Ice Caper” - A winter festival filled with ice skating, ice dancing, ice sculptures, ice luge bars, frozen turkey bowling, ice fishing contests, ice wine tasting, the great cake icing competition, a winter themed movie “IceTravaganza” and more.

“Sprung”...spring has sprung, the grass has risen, it’s time for some biking and some running and some eating...springtime brings out the character in all of us. This crazy family fun festival features florals and fauna, fine food and fashions and kids of all ages on bikes, trikes and homemade human powered vehicles. Or if racing is more your style, treat yourself to a half marathon along the many trails of Timnath. Stop along the way to play in a park, grab a quick bite on the go or just stop to say hello to your neighbors. Dance to the marathon music makers in “Get Down’ Town” as the resident businesses theme their offerings to the fun springtime event. Family frenzied fun!
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Celebrations:

Seasonal Festivals

“Ahhghusto” — The definition of august is imposing and venerable. This inaugural event to be held during the entire month August is impressive, no doubt. But it is certainly not your typical event. For the first time in Colorado history, Timnath hosts a new event that will most likely become a national festival to be seen and experienced. “Ahhghusto” features the most creative 3D video mapping projection artists in the world. During the daytime, the streets and sidewalks become stunning 3D chalk paintings. At night, 3D video projections will feature a series of artists and their amazing works of videography. Artists will be given an annual theme from which they can interpret their own style and storytelling content, all through video mapping of the buildings in downtown. Downtown businesses can participate by street vending, food trucks and “taste of” food sampling through the month of August, as residents and tourists alike will want to go with “Ahhghusto”.

“Blues, Brews and Corkscrews” — There’s nothing like the blues. It comes in so many different forms...country, rock, jazz, folk even poetry. And the art that goes with it can be fun and engaging...even while the bands play live. Performance art mixes with blues tunes of all kinds. Even though so many blues lyrics are about “somebody done somebody wrong”, there’s no reason to be cryin in your beer...not when you have the best craft beers and liquors offered from the state that made them great, Colorado! If wine is your thing, flight high with small pour samples of Reds, Whites and rose from the wild, wild, west...
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Holidays in Timnath

“Residents Day” – Let’s celebrate us! Who better than to honor than the fine people who make up the great Town of Timnath? One day after Presidents Day we’ll have a re-birthday party...a day for giveaways and freebies, trading services and giving back to one another, for meeting new friends in town, networking and commemorating our newfound heritage. Every business, school and service can donate time, products or services to those who need it most. After all, a town is only as strong as its character, convictions and its ability to deliver on that promise. This could be a redefined Founders Day event.

Memorial Day – Timnath honors those who have passed by recognizing the relatives of our residents. A memorial trail in the shape of a grand oak tree will be paved with the names of everyone who died while in service to our country in remembrance and with gratitude. The Mayor will read the names each year in a special charter ceremony and families will be given an opportunity to add their loved one’s story to an historic chronicle. This document will represent one of several documents to tell the story of Timnath in the 21st century.

July Fourth...Independence Day! – A custom fireworks show specifically composed for the town of Timnath...marching bands, banners and flags adorn downtown and patriotic background music fills the sidewalks and public areas within town limits. Downtown, a neighborhood themed parade follows the town pancake breakfast (and Magnificent Master Mimosa competition!).

“Halloween Dreams” – For kids, Halloween is a joyous time for filling-a-goodie bag with loads of candy. It’s also a time to pretend to be whatever you want to be when you grow up...or you can always dress just like your favorite hero. While so many destinations have chosen to produce scary Halloween events, we believe this is a great time for Moms and Dads, Grandmas and Grandpas and neighbors and friends to celebrate the fun and fantasy of the holiday. We suggest a fun downtown cavalcade of kids and parents in costume, dogs and cats, horses and pigs...yes any human or animal that wants to dress up in an appropriately themed costume should have the opportunity to join in the festivities. Downtown has been transformed into a giant candy palace with projected imagery filling both sides of the street and even the street itself. Maps are given out to all of the best trick or treat neighborhoods and a friendly competition takes place between them to see who can attract the most kiddos. Downtown businesses are also open for treats, (no tricks), in this kid safe “Halloween Dreams” environment.
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Holidays in Timnath

“New Frontier Holidays” – A season of thanks and giving! - From Thanksgiving through Christmas, Timnath is awash with beautiful twinkle lights, full color projected gobo images and unique artisan displays of “Christmas through the Years”. Each year, a new theme will embrace the entire town...some reminiscent of days gone by while others will be contemporary in nature. Imagine a forest of floating Christmas trees in Timnath Reservoir or the lake at the Riverwalk Experience with a gorgeous lighting display synchronized to holiday music. The background music downtown will also play various versions of holiday tunes as shoppers and restaurant goers enjoy this special time of the year. Atmosphere carolers, brass bands, string and woodwind ensembles will stroll through downtown creating joyous moments and musical memories. The artisan community is in full holiday mode with themed displays and photo locations. Horse drawn carriages and hay rides dot the streetscape and everybody joins in the choir of carols and the lighting of the enormous Christmas tree each evening...complete with Santa and Mrs. Claus and a few special surprises for the kids. Local architects compete with one another, (along with specially selected bakers), to create to best gingerbread structures ever....again, each structure designed to our overall theme.

“New Frontier's Eve” – What could be more fitting than a town celebration smack dab in the middle of our town? Two live bands, dancing and a giant finale burst of fireworks to signify the end of our countdown and the beginning of another great year to come. Every year is a great year in Timnath!
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Atmosphere and Elements for an Active Community

"Alive in the New Frontier"

What makes a town great? What draws people to the center of town? What is it that keeps residents and friends coming back time and time again?

Experiences!

Experiences encompass more than bricks and mortar buildings and facilities. Even the most beautiful natural locations can be enhanced or enlivened with experience elements and activation.

Experiences are made up of sensory pleasures...sight, smell, taste, touch and sound. Experiences are inherently personal and connect with each of us in memorable ways. Positive emotions are at the center of a great experience. When a town achieves the connotation of a “Sense of Place”, it is primarily due to the unique combination of sensory driven elements and highly motivated inhabitants. Their seamless integration creates positive emotions, enjoyable interactions and magical memories.

For Timnath, the story begins with the design and development of a unique, captivating “Sense of Place”. Consistent themes, shapes, color palette and brand standards provide an ideal foundation from which each sensory element can be created.

Sample Elements:

Mini-LED lights adorn every tree all year long – each tree in a public area can feature clear, multi-colored or a full spectrum of color driven by centrally located illuminators.

Environmental audio system – install a high quality outdoor audio system with speakers which can be zoned into specific areas/regions of the town. Virtually any kind of music can be played on the system. Or if you choose, soundscapes artfully crafted with nature sounds from Colorado and the Front Range.

Live performers – adding atmosphere talent to commercial areas where you need high foot traffic, is a great way to build audiences and drive consumer spending. Talent can range from musicians to artists, actors to illusionists, kids groups and educational organizations to associations and clubs.

Digital frontier – both video and static projections can bring new life to existing facades, common areas and large recreational footprints. From the smallest logo image on a building wall to covering the clouds at 5000 feet, digital imagery can transform almost any physical location into a place of wonder and amazement. Projections can also tell a visual story, paint a new façade and change buildings from the usual to the unbelievable. Imagine a town that can literally transform its appearance on any given evening. Whether it is a specific event or holiday season, Timnath could become the place where imaginations are born, simply by changing its projected nighttime look on a regular basis.

The Bell of the “New Frontier” – signifying the beginning of the New Frontier, Timnath has designed and constructed a beautiful monument in tribute to those who call it home, and to those who will soon become residents and friends of the town. The bell will ring at regularly scheduled times each day and will play a key role in celebrations and town events.

Small stage(s) and mini-amphitheaters – places where people can congregate, enjoy a short entertainment presentation or just kick back and enjoy the glorious sunshine.
Featured Ideas and Catalysts

Community Events and Activation Strategies:

Incorporating Experiences into a Day in the Life of Timnath

“The Artsibition” The world’s first fully interactive and participatory outdoor digital art walk. Guests select their favorite music and style of art at a special kiosk near the entrance of the exhibit. Immediately they are surrounded with beautiful images and gorgeous surround sound as they walk through a plaza or art alley filled with digital replicas from their favorite era or master. There will be programs for kids and adults of all ages with limitless genres of music and hundreds of options for visual art, sculpture and photography. Incorporate local artists and musicians to create a local exhibit and promote the Artisan and Creative District.

“Enlightening” – Every night, (based upon the ongoing seasonal calendar of times for sunset each evening), Timnath celebrates its heritage downtown through the lighting of the trees and video projections on the buildings in a ceremony created just for its residents and guests. Each season, new stories will be told. Stories of local heroes and heroines, legends and fables, and holidays of all kinds will capture the hearts and spirit of the New Frontier. As each underscored narrative builds to a climax, the Bell of the New Frontier will act as the final catalyst, signifying the lighting of the entire town of trees and the gorgeous projections that line the downtown.
Featured Ideas and Catalysts

Economic Opportunities:

Timnath is in a unique position to have a great influence over the character, style, land uses, town construct, branding, and overall growth strategies as it looks ahead over the next several decades.

Currently, the downtown core is very small and harkens back to an earlier time and small town character. New neighborhoods are growing rapidly around the north, east and south perimeter of the Town. Considering the desirability of northern Colorado, it is only a matter of time before the Town of Timnath is much larger and more diverse than it is today. To avoid becoming simply a bedroom suburb or Fort Collins, a visionary approach to the future planning of Timnath is necessary. This type of thinking has been presented in this Dreambook.

New, innovative approaches to the core downtown, connectivity, the riverwalk and more will require support from many sources until the Town is much larger. This is a unique opportunity that few towns have... a chance to intentionally influence the community character, style, and experiences of all who live here and all who visit here.

There are many ways to provide this support. Urban Renewal Authorities (such as the current URA containing downtown Timnath), Special Development Districts (such as an Artisan and Creative Industries District), Catalyst Project Funding, Activation and Event Funding, and public-private partnerships are a few of the support structures that could be employed to assist community-based projects that can have a catalytic effect toward the future and the economic success of the ideas found in this Dreambook. Other municipalities have created funds for community development, facade improvements, special events and ongoing activation and more.

As the ideas are developed further, the Town Council, Town Staff and the Citizens of Timnath can explore ways to ensure that their dreams for the future of Timnath can begin to be realized now. Catalytic projects, activation and great experience design can allow the dreams to be supported by visitors and residents alike, leading to a successful New Frontier that all can be proud to call home.

Other Ideas and Opportunities to Consider:

This Dreambook has explored some of the most popular ideas, as well as ideas with the highest impact toward creating the brightest future. There were other ideas that could also be considered that resulted from our Dreamscaping Sessions. Here are a few of these ideas in no particular order:

Transportation Connections to I-25, the Park-n-Ride, Auto Services, Shuttles from Timnath Neighborhoods to Downtown

Community Recreation Center with Indoor/Outdoor Pool and more

Ag-based Landscaping, Orchard Trees along Streetscapes, Community Harvesting Programs and Food Sharing, Large-scale Community Gardens

Human Powered Monorail System from Neighborhoods to Downtown and Riverwalk

Farm to Table Cooking School

Technology Centers, Community Digital Kiosks, Digital Arts Center

Performance Hall

Free Wi-Fi in the Artisan District and Riverwalk Experience

Children’s / Adult Life Exploration and Discovery Center/Museum

Enhancements and New Amenities at Community Parks
Summary

Dreamscaping Opportunities and Next Steps:

A variety of ideas have been Dreamscaped as a result of the aspirations and future perspectives of the citizens of Timnath and the Town Council and Staff. These ideas have been interpreted in this Dreambook.

Now, is the time to review these concepts and begin to think about and dream about how they could come to life. The best ideas should be selected and a more complete conceptual design can be created.

In this next phase, many additional considerations can be given to the scope, size, location and other important elements that are part of a more thorough conceptual design.

It has been a pleasure helping to create a vision for the future of Timnath that can be genuine to its heritage and authentic to its dream of literally becoming the 21st Century New Frontier, model community of Colorado.

Spiral Experiences, LLC

Spiral Experiences, LLC
www.spiralexperiences.com
970.481.4046
| Meeting Date: | 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.” |
| Presented by: | Town Attorney |
| | |
| | Ordinance ☐ Resolution ☐ Discussion X |

**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