



PLANNING COMMISSION MEETING
Town Board Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
REGULAR MEETING 2017-10PC
Wednesday, November 15, 2017 - 6:00 p.m.

Commissioners Present:

Julie Stout
Mike Kinney
Don Brookshire

Commissioners Absent:

Todd Ahl
Brian White
Michelle Duda, Alternate

Staff Present:

Nicholas Wharton, Assistant Town Administrator
Betty Mauch, Town Clerk
Mitch Nelson, Town Planner
Mike Ketterling, Town Engineer
Chris Messersmith, Town Engineer

Audience: Lauren Felte, Fran Cordell, Stan Everitt, Mike Nerone, Justin Beckner, Andy Gerck, Greg Cecil, Pauletta Yauk, Tammy McDonald, Jay Stoner

A. CALL TO ORDER

Commissioner Brookshire called the meeting to order at 6:00 p.m.

1. Roll Call

Commissioners Ahl, White and Duda (alternate) were absent.

2. Pledge of Allegiance

3. Approval of Agenda

MOTION WAS MADE BY COMMISSIONER KINNEY second by Commissioner Stout to approve the agenda. All members present voting **YES**,

MOTION CARRIED

4. Public Comment: There were none.

5. Approval of Minutes

- 2017-09PC October 18, 2017

MOTION WAS MADE BY COMMISSIONER STOUT second by Commissioner Kinney to approve the Minutes 2017-09PC October 18, 2017. All members present voting **YES**,

MOTION CARRIED

B. REGULAR MEETING

a) Tailholt Amended Concept Plan and 2nd Filing Concept Plan & Preliminary Plat

APPLICANT'S COMMENTS:

Stan Everitt, 695 S. Wood Lane, presented the Tailholt Master Plan which now includes the changes and Tailholt East Annexation, on the overhead screen. This plan is similar to their previous plan as far as land use goes. He showed a map of the area and the project and reviewed the land use changes and different zonings in the project. He noted they gave the Town of Severance 35 acres for a Community Park and negotiated with the School District for an elementary school site in the center of the project. He noted they are building houses right now. He showed the design layout for the streets and different types of homes. He is asking for approval to add 9 lots on Central Ave and 4 lots on 4th Street so they can add the changes to their final plat.

STAFF COMMENTS:

Town Planner Mitch Nelson stated the preliminary plat is the second filing of the Tailholt Master Plan approved in August of 2015. It is a 41 acre portion of the overall development consisting of 87 single-family lots. The lots being added on 4th Street and Central Ave meet the planning requirements. This filing also includes a large Tract A that is reserved for future mixed-use development. The completion of Filing 2 will connect Tailholt Avenue to the north and WCR 74. The replat and rezoning on the patio homes in the northwest corner of the project along WCR 74 has been addressed and will need a resolution. He stated that as part of this submittal they also submitted an amended Concept Plan to reflect the proposed changes.

Town Planner Mitch Nelson stated that planning staff recommends forwarding a recommendation of approval to the Town Board with the following conditions on the Preliminary Plat:

1. Consider spacing street trees at 40 on center, or if grouping in clusters please consider additional groups to increase density.
2. Entry areas need to have planting beds especially new entrance off of WCR 74, and consider improving planting at certain points along fence line throughout the project.

3. Consider using native grass seed mix in some open space areas. If not used please remove seed mix from notes sheet.
4. Other minor adjustments to landscape plans.
5. Please remove the allowable encroachment note on sheet 1 of the Draft Management Plan.
6. Applicant confirm oil setback requirements and provide documentation of meeting these standards.
7. With any further development as a part of this master plan, planning staff will recommend usable park space. With the current preliminary plat, the applicant is meeting the open space requirement.

Amended Concept Plan Comments:

1. Any development near future oil and gas facilities will be required to meet setbacks.
2. Trail connections across WCR 23 to the community park will need to be coordinated with future development.
3. Trail connections from Franklin Lake will need to be coordinated with future development.
4. As stated in the comments above, usable open/park space will be needed with additional homes in the area.

Town Engineer Chris Messersmith stated that the all the drainage from the 2nd filing will drain into the Franklin Lake. The study provided by the Tailholt Metro District showed that Franklin Lake has the capacity to handle that drainage. The sanitary sewer service to be extended to 4th Avenue to provide possible future sanitary sewer service to the north side of 4th Avenue. The street network on the preliminary plat show most of the street connections are internal either to first filing of Tailholt or the Hunter Hill subdivision there is one access to 4th Avenue and a left turn lane, westbound to southbound at the intersection of 4th Avenue and Tailholt Avenue will be required. If you look at the platted streets with the patio homes in the Hunter Hill subdivision you see platted 6th street that has not been constructed, so if this plat is approved it will require some replatting for 6th Avenue. It would be beneficial if the continuation of Ruth Avenue tied into one of the intersections on Tailholt Avenue. Regarding the Concept Plan the connection on WCR 23 ties in with the community park.

PUBLIC COMMENTS:

Tammy Mc Donald, 11640 WCR 72, across from Tailholt, expressed her concerns about traffic, landscaping, maintenance, hydrants for the well site, road maintenance, landscaping around the oil & gas site and weed control.

Town Planner Mitch Nelson stated that we are not far along enough in the process to have many details.

- **Action**

MOTION WAS MADE BY COMMISSIONER KINNEY second by Commissioner Stout to forward to the Town Board a recommendation of approval for the Tailholt 2nd Filing Concept Plan with the condition that all staff comments be addressed. All members present voting **YES**,

MOTION CARRIED

MOTION WAS MADE BY COMMISSIONER KINNEY second by Commissioner Stout to forward to the Town Board a recommendation of approval for the Tailholt 2nd Filing Preliminary Plat with the condition that all staff comments be addressed. All members present voting **YES**,

MOTION CARRIED

b) Golden Eagle Acres Preliminary Plat

APPLICANT'S COMMENTS:

Andrew Gerk, Genesis Development Management, representing the Applicant stated that Golden Eagle Acres is a subdivision on the east side of the Town of Severance. It is located southwest of the intersection of WCR 74 and WCR 27. The Golden Eagle Acres Concept Plan was approved in 2016 and the Preliminary Plat submittal is nearly identical. He went over their community vision, preliminary plat layout, a typical lot layout, a typical street cross section, streetscapes, kiosks for mail, park maintenance by the Metro District, entry signage, architectural examples of residences and setbacks. He showed an aerial picture of the Town of Severance and pointed out the Golden Eagle Acres subdivision. He cited SMC 16.6.101 Intent, Vision and Goals. He showed a map of the Preliminary Plat, which has 63 single-family residential Lots, with Lots 62 and 63 being agriculture. They had some concerns from the neighbors to the north and the property owners to the west that have been addressed. The fencing guidelines will be split rail fence on the western border and Outlot L. There is a ditch that runs through there and they addressed the concerns from the Ditch Company and put it in its own Outlot. The Town will take on the maintenance of WCR 74 in front of the subdivision. After approval of the Preliminary Plat a Traffic Engineer will be doing a Traffic Study Justin Beckworth, Jay Stoner and Mark Foster, were present to answer any questions.

STAFF COMMENTS:

Town Planner Mitch Nelson stated that Golden Eagle Acres is a subdivision of 63 lots and was annexed to Severance last year. The Preliminary Plat looks the same as the Concept Plan. He stated that planning staff recommends forwarding a recommendation of approval to the Town Board with the following conditions:

1. Landscape submittal needs more detail including species and enhanced planting at each of the pocket park areas and they will work with the applicant to address this.
2. Please provide fencing details and any entry signage details as well.

3. All auxiliary lanes listed in the Metro District IGA will need to be designed and shown on these plans.
4. Please confirm any easements for power lines.
5. Please confirm all agreements with neighboring property owners regarding detention, as well as any ditch company approvals.
6. Applicant address all engineering comments.
7. Applicant is aware that North Weld Water is currently reviewing the project and will have additional comments.

Town Engineer Mike Ketterling stated his review was the same as the Town Planner's. He stated he would be happy to answer any questions.

COMMISSIONER'S COMMENTS:

Commissioner Kinney asked what Outlot H would be for. Andy Gerke said it will be for drainage.

PUBLIC COMMENTS:

Mike Nerone, 12498 WCR 74, expressed his concerns about the fencing along the property line, the possibility of trespassing on his property, drainage, foot traffic on WCR 74, and people using his ditch to walk in. He asked if there are any plans to make WCR 74 a four-lane road.

Luke Lind, 12276 WCR 74 directly west of Mike Nerone. He stated that he and Mike have a right to drain through that property and a ditch was pulled through it to go to the lake. He stated the entrance on WCR 74 is a bad spot as the road dips there and the entrance is at the bottom of that dip. He noted that numerous accidents have happened there and it needs to be made safer.

MOTION WAS MADE BY COMMISSIONER STOUT second by Commissioner Kinney to forward a recommendation of approval to the Town Board for the Golden Eagle Acres Preliminary Plat with the condition that all staff comments be addressed. All members present voting **YES**,

MOTION CARRIED

C. STAFF REPORTS

Nick announced there would be no Planning Commission meeting in December and the next one will be January 17, 2018.

Mitch stated he has been busy working on the Community Park GOCO Grant.

Mike reported that they paved the High School access road today and will finish the main access tomorrow. The High School plans are being bid this Friday. He noted that Chris has been reviewing the plans. There is a meeting tomorrow morning concerning connecting water to the High School.

Chris stated he has been busy with the High School site improvements.

D. ADJOURN

The meeting adjourned at 7:03 p.m.

**TOWN OF SEVERANCE
PLANNING COMMISSION**

Donald R. Brookshire, Vice-Chairman

ATTEST:

Betty Mauch, Town Clerk