



**TOWN BOARD MEETING**  
Town Board Chamber  
3 S. Timber Ridge Parkway, Severance, CO 80550

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**MINUTES**  
**REGULAR MEETING 2018-17**  
**Monday, October 15, 2018 at 6:00 p.m.**

**Present:**

**Mayor:**

**Mayor Pro-Tem**

**Trustees:**

Don McLeod  
Matt Gordon  
Alison Koster  
Bruce Florquist  
Dennis "Zeke" Kane  
Frank Baszler  
Michelle Duda

**Absent:**

Matt Gordon

**Staff:**

Nicholas Wharton, Town Administrator  
Michael Jenner, Town Clerk  
Mitchell Nelson, Town Planner  
Greg Bell, Town Attorney  
Chris Messersmith, Town Engineer

**Audience:**

Amy Lentz, Kevin Hartley, Philip Hartman, Julie, Gunnar and Lily Stout.

**1 CALL TO ORDER**

**1. Roll Call**

-Matt Gordon was the only trustee absent

**2. Pledge of Allegiance**

**3. Approval of Agenda**

**MOTION WAS MADE BY TRUSTEE Baszler** second by Trustee Florquist to approve the agenda. All Board members present voting **YES**,

**MOTION PASSED**

4. **Public Comment:**

*The purpose of the Public Comment is for members of the public to speak to the Town Board on any subject not scheduled on the Agenda. To accomplish scheduled agenda items, comments should be limited to a three-minute time-period. The Town Board shall make no decision or action on comments, except to schedule the matter for decision later. Those addressing the Town Board are requested to state their name and address.*

-None at this time

5. **Consent Agenda**

*All matter listed under the Consent Agenda are considered routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items unless deemed necessary. If deemed necessary, that item should be removed from the Consent Agenda and considered separately.*

- a. Minutes – 2018-16 October 1, 2018 (pg. 3)
- b. September Payables and Financials

**MOTION WAS MADE BY TRUSTEE Duda** second by Trustee Baszler to approve the consent agenda. All Board members present voting **YES**,

**MOTION PASSED**

2 **REGULAR MEETING**

1. **Appointment of Tree Board and Planning Members**

- Appointment of Alternate Tree Board Member Amy Lentz
- Appointment of Alternate Planning Commission Member Kevin Hartley

**MOTION WAS MADE BY TRUSTEE DUDA** second by Trustee Kane to approve the appointments of the alternate members of the Tree Board and Planning Commission. All Board members present voting **YES**,

**MOTION PASSED**

2. **Hunters Crossing Preliminary Plat**

- Larry Buckendorf representing Journey Homes addressed the Town Board in regards to the preliminary plat for Hunters Crossing. Mr. Buckendorf discussed the process of annexation and neighborhood meetings as well as the development process. Trustee Duda had questions in regarding impacts to existing homes. Mr. Buckendorf reiterated that sight lines are not property rights. He will look into working on mitigating the issues to the best of his ability to accommodate the surrounding neighbors. He also brought up working with the Town and other developers in order to ensure traffic mitigation and will also work with Poudre REA on lighting conditions. Journey will also look into varying park equipment to appeal to older children. Trustee Duda also had questions in regarding to amenities. Journey brought up trails, park, water feature and fencing. Trustee Duda would like all ages of children to have amenities and would like to know if there will be biology in the water

feature. She also had comments in regards to seeing landscaping taking a forefront on the subdivision as it is the entrance into the town. Trustee Duda would also like to know what will happen to the larger lots. Mr. Buckendorf stated the larger lots would most likely be sold to semi-custom builders. Trustee Florquist would like to know if staff will be addressing the Finley Lateral and make sure that concerns will be addressed. Town Planner Mitch Nelson assured the Board as did Mr. Buckendorf that the issues will be resolved. Trustee Basler had questions in regards to trail connections in which Mr. Buckendorf answered. Mayor McLeod would like to have additional lighting and shrubbery on 74 and the corner of 21.

- Amy Lentz had a question in regards to the plans for the open space in between the half acre lots. Mr. Buckendorf informed her they will be open space.
- Town Planner Mitch Nelson explained that trails would be looked at a later point in development and that the out lots will have pretty good planting which includes trees. Advised approval with staff conditions.
- Town Engineer Chris Messersmith reiterated that Mr. Buckendorf and Journey are working on solving all identified problems that were found at initial submittal.
- Trustee Duda has questions in regarding the fencing plan which Town Planner Mitch Nelson has stated they have not been determined at this time. She also had questions in regards to the trail systems. Town Planner Mitch Nelson and Mr. Buckendorf said they were limited by the detention area. Trustee Duda would like to see the main entrance on CR 21 in which Mr. Buckendorf was fine with looking into.
- Trustee Baszler had some engineering questions about traffic.
- Mayor McLeod also had some concerns with people cutting through the subdivision and would like to keep speeds down. Town Engineer Chris Messersmith would like to work with the applicant.
- **Action**

**MOTION WAS MADE BY TRUSTEE KANE** second by Trustee Koster to approve the Hunter’s Crossing preliminary plat.

- **RECORDED VOTE;**
- **YEAS:** Trustees Florquist, Kane, McLeod, Koster.....4
- **ABSTAIN:** Trustees Duda and Baszler.....2

**MOTION PASSED**

**3. Hidden Valley 5 Preliminary Plat**

- Jeff Mark presented to the Town Board explaining how Hidden Valley Farms will be continued to be built out. The developer is working on improving CR 21 and expansion of the park space. Mr. Mark is looking to the community to determine which amenities they would like in their park space. Mr. Mark also brought up the challenges they have faced in the other phases such as culverts, FEMA floodplains, and oil and gas operations.
- Mayor McLeod has concerns regarding trails. Mr. Mark will be adding trails through tracts and is including sidewalks.
- Trustee Duda would like to see trail connection to the Great Western Trail and expand on the agricultural elements.
- **Action**

**MOTION WAS MADE BY TRUSTEE KANE** second by Trustee Baszler to approve Hidden Valley Five Preliminary Plat. All Board members present voting **YES**,

**MOTION PASSED**

**4. Proposition 112**

- **Action**
  - **RESOLUTION NO. 2018-16R-** A Resolution to oppose Amendment 112

**MOTION WAS MADE BY TRUSTEE KANE** second by Trustee Duda to approve Resolution No. 2018-16R. All Board members present voting **YES**,

**MOTION PASSED**

**5. Board Member Requests**

- The Town Board instructed staff and administration to move forward with researching various tasks.

**3 STAFF REPORTS**

*Board approval may be sought for administrative actions in association with staff reports.*

- **Town Administrator**
- **Town Attorney**
- **Town Planner**
- **Town Engineer**
- **Mayor**

**4 ADJOURN**

**TOWN OF SEVERANCE**

  
Donald M. McLeod, Mayor

**ATTEST:**

  
Michael Jenner, Town Clerk