



PLANNING COMMISSION REGULAR MEETING

**February 6, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550**

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public comments are expected to be constructive. Written comments are welcome and should be given to the secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR*

1. Approval of minutes of January 16, 2019

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant (CUG) for a Public Utility Installation, Including Transmission Lines and Substations in the Residential Mixed Density Zone District – Thornton Farm 24 Annexation – Derek Holscher of Public Service Company of Colorado (Xcel Energy), Applicant
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
2. Recommendation to Town Board - Conditional Use Grant (CUG) for a Public Utility Installation, Including Transmission Lines and Substations in the Residential Mixed Density Zone District – Thornton Farm 24 Annexation – Derek Holscher of Public Service Company of Colorado (Xcel Energy), Applicant
 - Quasi-judicial
 - Staff presentation: Millissa, Senior Planner

3. Public Hearing – Raindance 5th Filing – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
4. Recommendation to Town Board – Major Subdivision – Raindance 5th Filing – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa, Senior Planner
5. Preliminary Major Subdivision – Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant's Representatives
 - Quasi-judicial
 - Staff Presentation: Millissa Berry, Senior Planner
6. Preliminary Standard Site Plan – Vernazza Townhomes - Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
7. Parking Determination – Vernazza Townhomes Clubhouse - Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
8. Preliminary Major Subdivision – Windshire Park Subdivision 6th Filing – Jeff Feneis, Loveland Housing Authority on behalf of Windsor Housing Authority, owner/applicant; Jim Doyle, TB Group, applicant's representative
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Avery Substation Site Plan – Thornton Farm 24 / Avery Subdivision

E. ADJOURN

* Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Wednesday, February 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, February 20, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 20, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**

** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.



PLANNING COMMISSION REGULAR MEETING

January 16, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

- A. CALL TO ORDER
Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission members were present:

	Gale Schick
	Doug Dennison
	Kelly Hall
	Victor Tallon
	Jerry Bushelman
	Dan Foreman
	Cindy Scheuerman
	Scott Ready
	Travis Yingst
Alternate	
Alternate	
Absent	
Town Board Liaison	Absent
	David Sislowski
Also Present:	
	Planning Director
	Senior Planner
	Planner I
	Deputy Town Clerk
	Scott Ballstadt
	Millissa Berry
	Carrie Tremblatt
	Amanda Mehlenbacher

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
Mr. Tallon moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None Motion carried

3. Public Invited to be heard

Mr. Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of December 19, 2018

Mr. Tallon moved to approve the consent calendar as presented; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None Motion carried

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant (CUG) for a Temporary Recycled Asphalt Parking Lot in the Central Business (CB) Zone District – Lot 23,

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

Burlington Subdivision – Matt Ashby, Director, Windsor Downtown Development Authority, Applicant

- Quasi-judicial
- Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information. The applicant, the Windsor Downtown Development Authority (DDA), represented by Matt Ashby, the Director of the DDA, is requesting a Conditional Use Grant (CUG) to allow the installation of a recycled asphalt surface on the subject property to temporarily accommodate parking in the downtown and for events at Boardwalk Park. The proposed parking lot would replace the current temporary parking lot on the property to the east at 107 5th Street. The parking lot at 107 5th Street was granted a CUG for the use including the recycled asphalt surface.

The lot is currently occupied by two structures, both of which are planned to be demolished in the near-term. Once the structures are removed, the DDA proposes the installation of re-used asphalt material on the gravel surface of the lot. Storm water would be channeled to the east inlet that will drain to the northeast and fill the retention pond. The lot will be used temporarily by citizens and visitors for parking, until a developer initiates a larger-scale project on the lot. The highest use will be during summer events at Boardwalk Park and the Farmer's Market.

A conditional use grant is required in this situation as the proposed use, recycled-asphalt parking lot, is not a use allowed by right in any zoning district. Section 16-10-30(3) of the Municipal Code states, "All parking lots which are designed to be used for employee parking, visitor parking, customer parking and tenant parking ... shall be paved with asphalt or concrete." Section 16-7-10 of the Municipal Code states that the intent of a conditional use grant is to allow "consideration of uses which are unique in nature or character, although not specifically included as uses by right in any specific zoning districts."

While the code does not allow permanent parking lots to be surfaced with recycled asphalt, this temporary condition reflects what has been allowed at the 5th Street lot, temporarily addresses the need for parking in the downtown, and will be an improvement of the subject site after demolition of the structures.

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented with the following conditions:

1. The parking lot shall be properly maintained and accommodate adequate areas for circulation and movement of emergency vehicles.
2. The applicant will work with the Town's Engineering and Public Works Departments to ensure that drainage is adequately addressed.
3. Fencing, to be approved by the Planning Department, will be installed to the north property line to deter people and vehicles from accessing the railroad right-of-way.
4. Fencing, to be approved by the Planning Department, will be installed along Ash Street for the length of the property to designate access points to the parking area.

5. The duration of the temporary parking use shall not exceed five (5) years from the date of Town Board approval as proposed in the conditional use grant application materials.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation

Mr. Ashby with the Downtown Development Authority, provided a brief presentation on the intent of the temporary recycled asphalt parking lot as well as providing information on an ultimate parking solution as development increases.

Mr. Schick asked if there was anyone from the audience that wished to speak on this matter.

There were none.

Mr. Schick asked if there were any questions from the Commission.

Ms. Scheuerman inquired what would happen to the DDA parcel that currently allows parking, once the Conditional Use Grant expires in April of this year.

Mr. Ashby stated that they would work to get the new parking lot available for use before eliminating the parking option on the DDA parcel.

Mr. Ashby respectfully requested the Commission to remove condition number 4 regarding the fencing along Ash Street and defer it until the site plan review process. This is simply because there could be street scape improvements that are planned for the frontage of the lot.

Mr. Bushelman inquired as to what surface treatment will be used on the recycled asphalt.

Mr. Ashby stated that it would be a similar treatment that was used on the lot to the east.

Mr. Tallon moved to close the public hearing; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None; Motion carried.

2. Recommendation to Town Board - Conditional Use Grant (CUG) for a Temporary Recycled Asphalt Parking Lot in the Central Business (CB) Zone District – Lot 23, Burlington Subdivision – Matt Ashby, Director, Windsor Downtown Development Authority, Applicant

- Quasi-judicial
- Staff presentation: Millissa, Senior Planner

Mr. Tallon moved to forward a recommendation of approval to the Town Board for a Conditional Use Grant for a Temporary Recycled Asphalt Parking Lot subject to all conditions stated by staff with the exception of condition number 4 by deferring it until the site plan review; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas –

Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None; Motion Carried.

3. Public Hearing – Rezoning Petition - Portion of Windsor Manor 7th Filing Lot 3 — Windsor Manor Condo Association, President; Scott Goering.

- Quasi-judicial
- Staff presentation: Carrie Tremblatt, Planner I

Ms. Tremblatt introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information. The applicant, the Windsor Manor Condo Association, represented by Scott Goering, is requesting to rezone an approximately 1,614 square foot portion of Windsor Manor 7th Filing. The subject property is located generally east of 13th Street, north of Ash Street, and south of Honeysuckle Court. Please see the enclosed PowerPoint for specific boundaries of the rezoning.

The request is to rezone approximately 1,614 square feet from Multifamily Residential (MF-1) to General Commercial (GC) with a Planned Unit Development (PUD) overlay consistent with the remaining portion of Windsor Manor Subdivision 7th Filing Lot 3. This rezoning request is being considered concurrently with a minor subdivision request known as Windsor Manor Subdivision 7th Filing, to ensure that the property boundaries coincide with the zoning boundaries. The proposed zoning is consistent with the existing zoning of PUD (with underlying General Commercial) and the Town's Land Use Map.

The purpose of this concurrent proposal is to allow a 1,614 square foot portion of what was previously part of the Windsor Manor Condo Association to become part of the adjacent General Commercial PUD shopping center to ensure that this area is better utilized and maintained by the commercial center known as Windsor Manor Centre (1230 Ash Street).

Although staff is concurrently reviewing the Windsor Manor 7th Filing Minor Subdivision application, it is important to note that this rezoning request needs to be considered on its own merit, and any action by Planning Commission should be based on the compliance of the rezoning petition with the Comprehensive Plan.

Staff recommends that the Planning Commission forward a recommendation of approval of the rezoning petition and ordinance to the Town Board subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation

Mr. Schick asked if there was anyone from the audience that wished to speak on this matter.

There were none.

Mr. Schick asked if there were any questions from the Commission.

There were none.

Mr. Tallon moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None; Motion carried.

4. Recommendation to Town Board – Rezoning Petition-Portion of Windsor Manor 7th Filing Lot 3—Windsor Manor Condo Association, President; Scott Goering
 - Quasi-judicial
 - Staff presentation: Carrie Tremblatt , Planner I

Mr. Tallon moved to forward a recommendation of approval to the Town Board for a Rezoning Petition subject to all remaining Planning Commission and staff comments being addressed; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman, Foreman; Nays – None; Motion Carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission
None
2. Communications from the Town Board liaison
None
3. Communications from the staff

- a. Site Plan – Valley Center Subdivision 4th Filing, Lots 1-3

Mr. Ballstadt reported that the plan will be reviewed and approved administratively by staff; however, if there are any comments to please forward them to staff at your earliest convenience.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:33 p.m.

Deputy Town Clerk, Amanda Mehlenbacher



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Public Hearing and Recommendation to Town Board –
Conditional Use Grant (CUG) for a Public Utility Installation
Including Transmission Lines and Substations - Public Service
Company of Colorado, Applicant; Derek Holscher, Applicant's
Representative
Location: NW of intersection of WCR 15 and WCR 76
Item #: C.1 & C.2

Background

The applicant, Public Service Company of Colorado, represented by Derek Holscher, is requesting a Conditional Use Grant (CUG) to allow a public utility installation including transmission lines and substations on the recently annexed Thornton Farm 24 property located northwest of the intersection Weld County Road 15 and Weld County Road 76. The property is zoned Residential Mixed Use (RMU) which allows any principal, accessory or conditional use permitted in any residential district. The Single-family Residential zone district calls for a CUG for public utility installations including transmission lines and substations. This conditional use grant considers the use as well as the height of structures, including the towers and fence, proposed.

The proposed public utility installation is for a new 230-kilovolt (kV) substation and a 2-mile long over-head transmission line (approximately 0.5 miles being within the Town of Windsor). In addition, underground distribution lines are planned from the substation westward to WCR 13 along WCR 76. The purpose of the facility is to enable Public Service Company of Colorado to accommodate existing and future energy demands in the region. The transmission lines and station would tie into the greater Platte River Power Authority system.

The substation would be constructed on a 10-acre portion of the Thornton Farm 24 property. The site is located approximately 500 feet north of WCR 76 near the intersection of WCR 76 and Brian Avenue. Please see the presentation materials for location of the proposed site. If approved, the applicant's intention is to subdivide the Thornton Farm 24 property to allow for the purchase of the 10-acre site from the City of Thornton.

The substation site plan shows approximately 6 acres of the site containing a fully-fenced facility with the proposed equipment and towers. The east-west fence lines are proposed at approximately 500 feet in length and the north-south fence lines are proposed at approximately 600 feet in length. The perimeter fence would be 7-foot chain link with an additional 1 foot of barbed wire at the top for a total of 8 feet in height. Ground equipment ranges in height to

approximately 30 feet; towers range from 55 feet to 75 feet tall. The access to the site would be from WCR 76 immediately north of the intersection of Brian Avenue. A storm water detention area is planned on the southern portion of the site and a landscaping plan shows evergreen trees along the south perimeter of the detention pond. The overhead transmission lines travel north from the substation site to the town limits. Please see the presentation and application materials for additional details on the facility.

The conditional use would not have an expiration date. The facility is planned to operate for the long-term.

Standards and Requirements for Conditional Use Grants

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to the granting of a conditional use.

1. The character and the quality of the area in which the use will be located.

The Thornton Farm 24 property is approximately 288 acres. It currently has an agriculture use which would continue in the areas outside of the substation site. Beyond the substation and transmission lines, no development is currently proposed on the site and it is anticipated that development will not occur in the near term as the property is reserved for its water rights.

Low to medium residential subdivisions exist to the south and east of the property. Lower density residential subdivisions and agricultural land is located to the north. The Town of Timnath is located to the west of the property. Additional development is expected in the town.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The substation contains a number of electrical components and related physical support structures including:

- Dead-end structures and static masts (55 to 62 feet tall with extension poles up to 75 feet in height)
- Transformers, regulators, capacitors and other voltage modification devices (between 15 and 35 feet in height)
- Circuit protection and control devices
- High voltage cables
- Transmission line towers (between 100 and 135 feet in height) spaced at a range of 700 feet to 1,200 feet apart

The ground equipment and transmission line towers would be grey with a dull surface to reduce reflectivity.

Landscaping around the facility include the agricultural land of the greater Thornton Farm 24 property and a row of evergreen trees along the south portion of the site.

Due to the size and height of the facility, it will be visible from the surrounding areas. The distance between the site and adjacent properties, terrain to the east of the site (see item 3 below), the crops associated with the agricultural use and the evergreen trees attempt to provide some screening of the site from the surrounding vantage points.

3. Appropriate location of the building or buildings on the lot.

The site location was selected in part to help reduce the visual impact of the substation from surrounding areas. The site of the substation ground equipment is located approximately 500 feet north of WCR 76. To the south is a wetland area that continues on the south side of WCR 76 in the northern portion of the Roth Subdivision. The wetland area adds an additional 300 to 350 feet between the road and the neighbors to the immediate south of the substation. Terrain to the east of the site will reduce the views of the substation from properties to the east. The substation site is in access of 1,000 feet from WCR 13 and over 2,000 feet from Lake Lee to the north.

4. Adequate provision of parking, loading and circulation facilities.

There are no parking, loading and circulation facilities proposed. A 25' wide access drive of approximately 800 feet in length will access the site from WCR 76.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

Operation of the substation is continual but the substation will not be manned on a continual basis. After construction, employee visitation (typically 1 or 2 employees at a time) of the site is anticipated to be once a month to conduct maintenance, inspections and other operational requirements. During construction, a traffic control plan is required by the Town to ensure safe access to and egress from the site from WCR 76.

6. Potential effect of the use on storm drainage in the area.

Construction of the transmission line portion of the facility is not expected to create run off in excess of previous site levels and would not change existing topography or drainage patterns. Construction of the substation portion of the facility may create runoff in excess of previous site levels; however, it is anticipated to be minimal. A detention area is shown on the southern portion of the site. The applicant will coordinate with Town Staff to incorporate properly sized drainage facilities at the substation site. The applicant would also comply with permit application requirements and follow the Town construction protocol, including obtaining a Storm Water Permit for Construction Activities from the Colorado department of Public Health and Environment, to ensure that the project does not impact water quality.

7. Adequacy of planting screens where necessary.

Landscaping around the facility include the agricultural land of the greater Thornton Farm 24 property and a row of evergreen trees along the south portion of the site. Staff will work with the applicant during the site plan review to ensure landscaping is planned and installed on the southern portion of the site.

Due to the size and height of the facility, it will be visible from the surrounding areas. The distance between the site and adjacent properties, terrain to the east of the site (see item 3 below), the crops associated with the agricultural use and the evergreen trees attempt to provide some screening of the site from the surrounding vantage points. Future distribution lines planned along WCR 76 are to be underground and therefore reducing the visual impact of those lines.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

Enclosed containment would be provided for all trash. All construction waste,

including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials. There would be no significant amount of hazardous materials stored in the project area.

Construction, operation, and maintenance activities would comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on-site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials would not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, the applicant would specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and the applicant's procedures would be followed.

Although the transmission line and substation would be inspected regularly, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

9. The general compatibility of the proposed use with the area in which it is to be located.

Due to the nature of the facility, complete compatibility is challenging. However, the project was planned to be as compatible with the existing surrounding land uses as possible - particularly through site location. Public utility facilities, such substations and transmission lines, are a conditional use within the RMU zone district and are seen as necessary to meet the growing energy demand of the area.

Public / Referral Comments

The plan set was sent to referral agencies, including area utility providers, Colorado Department of Transportation, Colorado Department of Parks and Wildlife, and Weld RE 4, for review. Staff received comment back from the School District citing no impact. No other comments from referral agencies were received.

Staff has received comments from community members and residents from adjacent neighborhoods. Concerns included visual impacts of the facility to residents in the area, potential impacts of the site development on the wetlands to the south of the site, impacts to regional bird populations, and negative impacts to property values. These comments were expressed at the 2018 public hearings for the Thornton Farm 24 Annexation.

The applicant has also submitted a number of support letters for the facility primarily to address the increasing demand for the service in the region.

A neighborhood meeting is not required for this CUG application. The applicant did hold a community meeting with neighbors on November 16, 2018 to discuss the proposal. Staff was not in attendance.

Public comment documents received by staff and minutes from the Thornton Farm 24 Annexation public hearings are included in the meeting packet.

Conformance with Comprehensive Plan

The 2016 Comprehensive Plan does not specifically address utility provider substations. However, it does discuss the importance of maintaining and enhancing quality facilities and infrastructure to support the community. Objectives include working with public agencies to maintain adequate and appropriate sites and facilities for the provision of public services (Objective 7.5).

Conformance with Strategic Plan

The proposal supports the Strategic Plan in the area of adequate infrastructure.

Recommendation

Although the use will have visual impacts on the area, the proposed location of the site off of WCR 76 and site plan details, such as landscaping, have been made in an effort to reduce these impacts. The use of public utility installations including transmission lines and substations is conditionally allowed in the zone district and found to be necessary to meet the demand for energy in the region.

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented with the following conditions:

1. A site plan, including landscaping, is reviewed and approved by Staff prior to construction of the facility.
2. Landscaping is required on the southern portion of the property to assist in screening the facility from vantage points from the south.
3. The applicant will obtain all applicable Town and State permitting for the facility and for development operations including access permits, including an access permit from the Town's Engineering Department.

Notification

The following Planning Commission and Town Board public hearing notifications were completed in accordance with the Municipal Code:

- January 25, 2019 – affidavit of letter mailed to property owners within 100 feet of site
- January 25, 2019 – property posted with a notification sign
- January 25, 2019 – legal ad published in the newspaper

A neighborhood meeting was not required for this proposal.

Attachments

- Application materials
- Site Plan
- Staff PowerPoint
- Public comment

cc: Derek Holscher, Public Service Company of Colorado
City of Thornton, property owner



APPLICATION FOR CONDITIONAL USE

(Please see Town of Windsor Fee Schedule for Application Fees)

TOWN OF WINDSOR
301 Walnut Street
Windsor, CO 80550

Office: (970) 674-2415
Fax: (970) 674-2456

www.windsorgov.com

TO BE COMPLETED BY APPLICANT

(Type or print in black ink)

Street Address*: See Attached Lot: Block:

Subdivision: Not Applicable

*****Conditional Use Grant approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.*****

*Describe the non conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non conforming use and result of any communication with neighbors. (use back or additional sheets if necessary)

See Project Description below.

Windsor Municipal Code Section 16-7 and Section 16-31.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1"=30') and specifications necessary for the proper consideration of this grant shall be submitted with this application.
- Conditional use grant evaluation criteria are detailed in Windsor Municipal Code Section 16-7-50.
- Notification requirements are detailed in Windsor Municipal Code Section 16-31.

*Present use of land:	<u>Land is primarily used for agriculture.</u>	Size: <u> </u>
*Present use of structure:	<u>Not applicable. Land is primarily used for agriculture.</u>	Size: <u> </u>
*Proposed use of land:	<u>Transmission line and associated substation.</u>	Size: <u> </u>
*Proposed use of structure:	<u>Structures would consist of T-lines structures & substation.</u>	Size: <u>10 acres, 6 acres fenced.</u>

If granted this conditional use grant, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that all statements and proposal submitted within this application are true and correct to the best of my knowledge.

Submitted this 3rd day of December, 20 18

Public Service Company of Colorado

see attached

Applicant (please print)

Property Owner* (please print)

Derek Holscher
Applicant's Signature

Property Owner's Signature*

303.571.7284

303.294.2088

Phone (daytime)

Fax

Phone* (daytime)

Fax*

derek.d.holscher@xcelenergy.com

Email

Email*

Applicant's Representative (if any) Name Derek Holscher

Phone 303.571.7284

Fax 303.294.2088

Email derek.d.holscher@xcelenergy.com

* indicates required fields

Project Description:

Public Service Company of Colorado (PSCo) is proposing to build a new 230-kilovolt (kV) substation and a transmission line. The transmission line will be approximately 2 miles in length, approximately 0.5 miles in the Town of Windsor, and originate from a tie-in to the Platte River Power Authority (PRPA) 230-kV Ault to Timberline transmission line. The attached figures illustrate the location of the substation and preferred transmission routing. The new transmission line will provide power to the Avery Substation and will enable PSCo to build new distribution lines in the area to accommodate existing load and future growth.

PSCo reviewed multiple substation locations and alternative transmission line routes, and as pre-Project planning has progressed, PSCo has established a preferred substation location and transmission route with minor variations. The preferred substation location and transmission route have been selected after presenting various siting options to stakeholders and the surrounding landowners during a public open house held near Timnath, Colorado in south-eastern Fort Collins, Colorado on August 24, 2016, and in consideration of public input gathered from 2016 to 2017.

PSCo has established a path for securing the substation site and has coordinated with landowners and jurisdictions in order to identify the preferred transmission line route. Final engineering for the substation and transmission line will be based on information gathered from the public, discussions and authorizations with surrounding municipalities and Weld County, and internal engineering requirements.

The substation will be located just northeast of the Town of Timnath in the Southeast 1/4 of Section 30, Township 7, Range 67 West. The acreage of the Avery substation will be approximately 10 acres in size with approximately 6 acres fenced for the substation. Weld County Road 76 will be used to access this site. The proposed transmission line will connect to the existing PRPA line in Section 19 and continue south to connect with the proposed substation in Section 30.

Operation of the facility is 24 hours per day, 365 days a year. The substation will not be manned on a continual basis. Employees will only visit the site once a month to conduct maintenance, inspections and other operational requirements. There will never be over two employees visiting the site at a time.

TOWN OF WINDSOR APPLICATION

(Signature Page)

This Signature Page represents signatures to the following documents associated with the Application Packet submitted by the Public Service Company of Colorado to the Town of Windsor.

1. Application Packet, Administrative Site Plan, Land Use Application. Section 4.
2. Application for Conditional Use. Page 1 of 2.
3. Application Packet, Minor Subdivision, Land Use Application. Section 4.

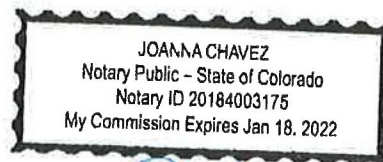
CITY OF THORNTON:

By: Kevin S. Woods
Kevin S. Woods, City Manager

STATE OF COLORADO }
County of Adams } ss.

The foregoing instrument was acknowledged before me this 19 day of November, 2018, by Kevin S. Woods, as City Manager of the City of Thornton, a Colorado home rule municipality.

Witness my hand and official seal.



My commission expires: January 18, 2022

Joanna Chavez
Notary Public

ATTEST:

Kristen N. Rosenbaum
Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:
Luis A. Corchado, City Attorney

Joanne Herlihy
By: Senior Assistant City Attorney

Avery Substation and 230-kV Transmission Line

Detailed Narrative Description

Public Service Company of Colorado (PSCo) is proposing to build a new 230-kilovolt (kV) substation and a transmission line. The transmission line will be approximately 2 miles in length, approximately 0.5 miles in The Town of Windsor, and originate from a tie-in to the Platte River Power Authority (PRPA) 230-kV Ault to Timberline transmission line. **Figure 1** illustrates the location of the substation and preferred transmission routing. The new transmission line will provide power to the Avery Substation and will enable PSCo to build new distribution lines in the area to accommodate existing load and future growth. A previous pre-application presentation was given to the Town's Development Review Committee on January 25, 2018.

PSCo reviewed multiple substation locations and alternative transmission line routes, and as the pre-Project planning has progressed, PSCo has established a preferred substation location and transmission route with minor variations. The preferred substation location and transmission route have been selected after presenting various siting options to stakeholders and the surrounding landowners during a public open house held near Timnath, Colorado in south-eastern Fort Collins, Colorado on August 24, 2016, and in consideration of public input gathered from 2016 to 2017.

PSCo has established a path for securing the substation site and has coordinated with landowners and jurisdictions in order to identify the preferred transmission line route. Final engineering for the substation and transmission line will be based on information gathered from the public, discussions and authorizations with surrounding municipalities and Weld County, and internal engineering requirements.

The preferred substation will be located just northeast of the Town of Timnath in Southeast $\frac{1}{4}$ of Section 30, Township 7, Range 67 West. The acreage of the Avery substation will be approximately 10 acres in size with approximately 6 acres fenced for the substation. Weld County Road 76 will be used to access this site. There may be short periods of time when traffic would be halted on County Roads as needed to allow construction vehicles to enter and exit the construction area. A Traffic Control Plan can be provided to the Town once a contractor is awarded and a plan is put into place. No improvements to roads in the Town of Windsor would be required. After construction, maintenance vehicles would access the ROW for periodic inspections, maintenance, or emergency. The proposed transmission line will connect to the existing PRPA line in Section 19 and continue south to connect with the proposed substation in Section 30.

A formal landscape plan is not provided, as no landscaping is proposed at the substation site or along the transmission line; the substation site is setback over 500' from County Road 76. Areas disturbed during construction of the Project may be reseeded in coordination with the landowners and their current land use. The access points should not require architectural or landscape treatments beyond restoring any disturbed land to its preconstruction condition.

There will be no method of water rights dedication as the facilities are unmanned and no utility services are required for their operation, other than a communications line.

Sec. 16-7-50. - Standards and requirements for conditional use grants.

(a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:

(1) The character and quality of the area in which the use will be located.

Response: The proposed transmission line route passes directly through agricultural land; however, no pivot irrigation systems will be impacted. Agricultural land uses are on either side of the proposed transmission line route. The transmission line route ends at the proposed Avery substation, which is located in agricultural land as well. Residential subdivisions, Roth Subdivision, and Northwest Estates are approximately 1,000 feet south and east of the proposed Avery substation.

(2) The physical appearance of the use, including suitability of architectural and landscaping treatment.

Response: The Avery Substation layout is still undergoing final design review; however, similar substations typically contain a number of electrical components and related physical supporting structures including: 1) dead-end structures and static masts; 2) voltage modification devices called transformers, regulators, and capacitors; 3) circuit protection and control devices called switches, relays, and circuit breakers; and 4) high voltage cables or rigid tubing typically referred to as a bus, which carry electricity between components of the substation. The heart of all substations is the transformer. The transformer and all other associated equipment are referred to as a transformer bay. To accommodate the substation components, approximately 10 acres would be graded and fenced. Typically, dead-end structure and static masts are approximately 55 to 62 feet tall. Typical busses are approximately 35 feet tall and electrical equipment enclosures are generally no taller than 15 feet.

The proposed transmission line structures will consist of a single weathering steel or galvanized steel pole configuration supporting six conductors and two static lines, which provide lightning protection. The pole heights range from 100 feet to 135 feet and will be determined when the design is finalized. These heights will provide the necessary ground clearance for the conductor at mid-span. The color of the weathering steel pole is brownish rust. The galvanized steel poles are grey. The conductor will be non-specular to reduce its reflectivity. Spans between the poles generally range from 700 feet to 1,200 feet depending on topography. Preliminarily, 12 structures will make up the entire transmission portion of the project, but the final number of poles will be determined during the final design of the Project.

The existing landscape is agricultural land. No change of landscape is proposed for the Project. The proposed Project will be in an active agricultural area that will be maintained by the property owners. The area around and between the poles can continue to be used for agricultural purposes. Screening, landscaping and other buffering techniques would preclude the opportunity for agricultural uses within the easement area. Areas disturbed during construction of the Project will be reseeded in coordination with the landowners and their current land use. Land occupied by the substation would be removed from agricultural use. No landscaping is proposed for the substation site as it sits over 500 feet north of County Road 76, approximately 800 feet from the closest resident to the south and approximately 1,160 feet from the closest resident to the east. The substation yard perimeter fence will be 6 foot chain link fence with 3 strands of barb wire at the top making the fence a total height of 8 feet.

(3) Appropriate location of the building or buildings on the lot.

Response: PSCo has worked very closely with the landowner, City of Thornton, on the placement of the substation on the overall parcel. Several factors were considered including current uses and future plans/developments. PSCo continues to work with the City of Thornton on a Purchase and Sale Agreement, which is contingent on receiving land use permit approvals.

(4) Adequate provision of parking, loading and circulation facilities.

Response: There are no parking, loading or circulation facilities required for the Project.

(5) Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

Response: There are no anticipated effects. Operation of the Project is 24 hours per day, 365 days a year. The substation will not be manned on a continual basis. After construction, employees will only visit the site once a month to conduct maintenance, inspections and other operational requirements. There will never be over two employees visiting the site at a time unless there is an emergency or upgrades and or improvements are required.

(6) Potential effect of the use on storm drainage in the area.

Response: Construction of the transmission line portion would not create runoff in excess of previous site levels and would not change existing topography or adversely affect drainage. There would be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the transmission line. Construction of the substation portion would create minimal runoff in excess of previous site levels, would have minor changes to the existing topography and will not adversely affect drainage. There would be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the substation; PSCo will coordinate with the Town engineer and will incorporate drainage facilities at the substation site as they see fit. PSCo would comply with permit application requirements and would follow Town construction protocol to ensure that the Project does not impact water quality. Also, prior to construction, a Storm Water Permit for Construction Activities would be acquired from the Colorado Department of Public Health and Environment.

(7) Adequacy of planting screens where necessary.

Response: The existing landscape is agricultural land. No change of landscape is proposed for the Project. The proposed Project will be in an active agricultural area that will be maintained by the property owners. The area around and between the poles can continue to be used for agricultural purposes. Screening, landscaping and other buffering techniques would preclude the opportunity for agricultural uses within the easement area. Areas disturbed during construction of the Project will be reseeded in coordination with the landowners and their current land use. Land occupied by the substation would be removed from agricultural use. No landscaping is proposed for the substation site as it sits over 500 feet north of County Road 76, approximately 800 feet from the closest resident to the south and approximately 1,160 feet from the closest resident to the east. The substation yard perimeter fence will be 6 foot chain link fence with 3 strands of barb wire at the top making the fence a total height of 8 feet.

(8) Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

Response: Enclosed containment would be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials. There would be no significant amount of hazardous materials stored in the Project area.

Construction, operation, and maintenance activities would comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on-site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials would not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, PSCo would specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and PSCo's procedures would be followed.

Although the transmission line and substation would be inspected regularly, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

(9) The general compatibility of the proposed use with the area in which it is to be located.

Response: This Project would be compatible with the existing surrounding land uses. Public utility facilities, such substations and transmission lines, are a conditional use within the applicable Zone District (Residential Mixed Use). This use is consistent with and supportive of the future development of the surrounding area as permitted by the existing zoning.

(b) Conformity with regulations. Except as may be specifically otherwise provided, any conditional use shall conform to the lot size, building location, building size, open space and height limitation regulations of the district in which it is located.

Response: The Project conforms to the lot size, building location, building size, open space and height limitations for the Residential Mixed Use zoning district as outlined in Section 16-24-40 of the Town of Windsor Municipal Code.

(c) Accessory uses. Uses and structures accessory to a principal conditional use shall be subject to appropriate regulations in the same manner as herein set forth for the principal conditional use.

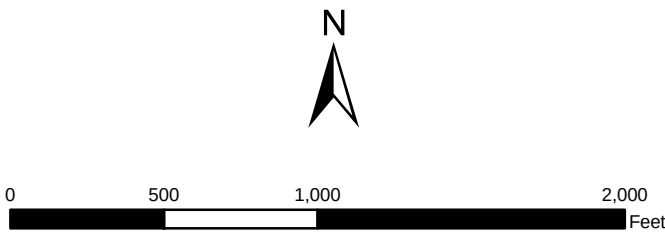
Response: Noted. The only accessory use associated with the Project would be the chain link fence that is installed around the perimeter of the substation for security purposes.

Figure 3
Vicinity Map

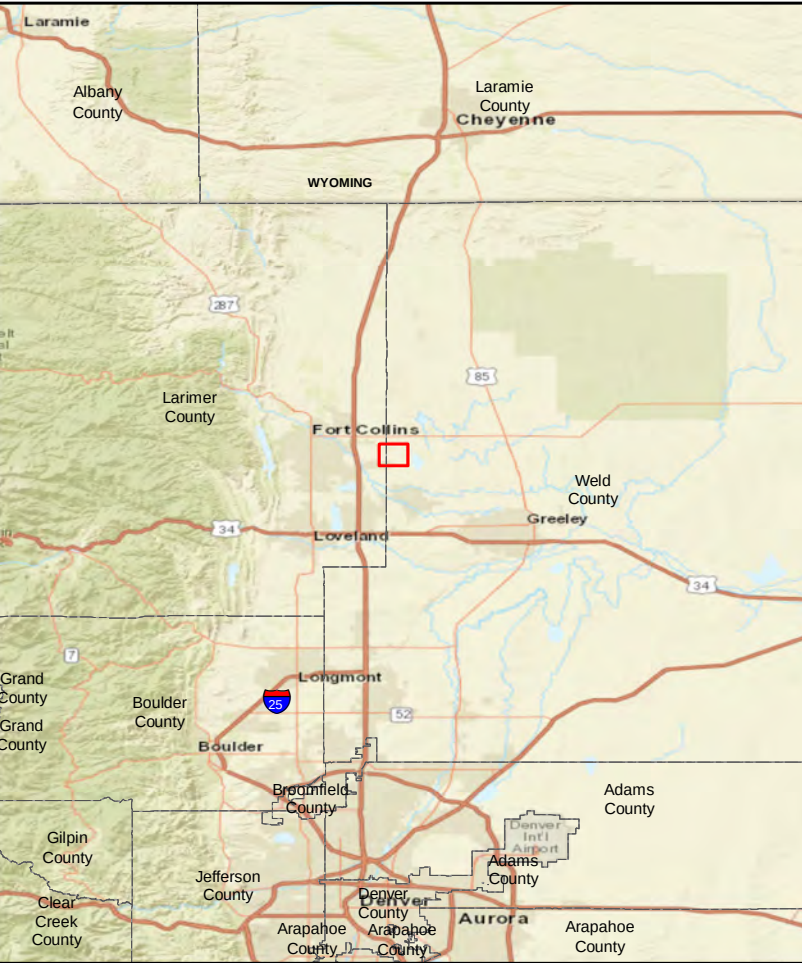
Avery Substation and
Transmission Line Project

Xcel Energy

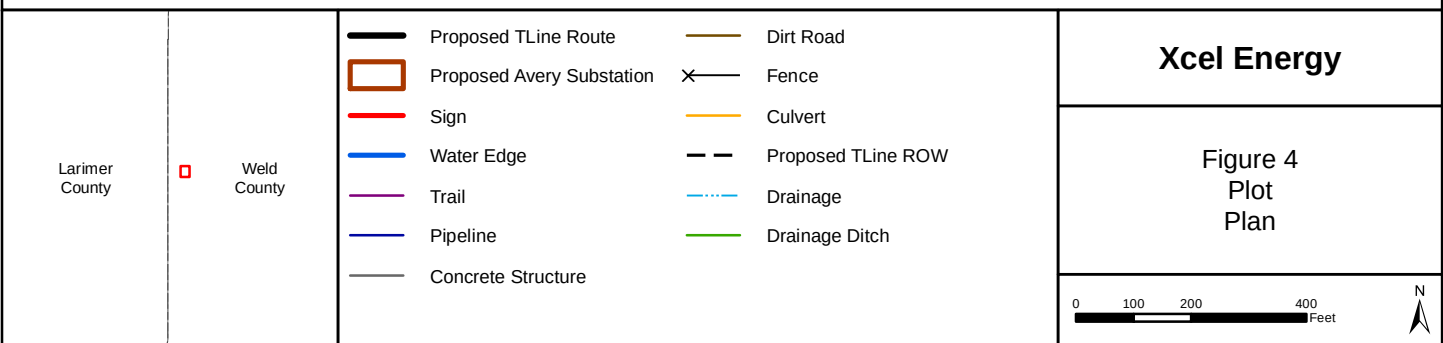
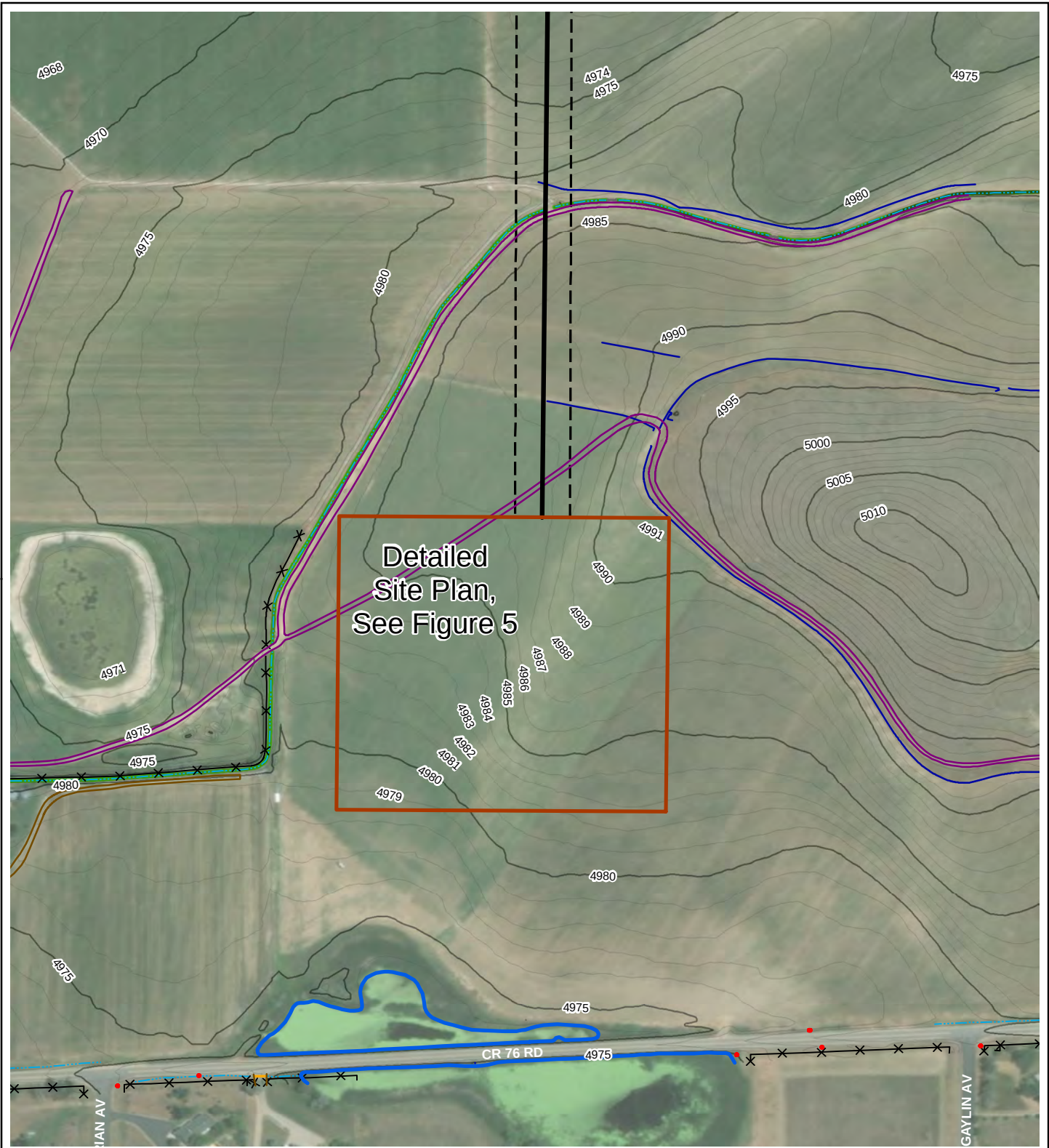
- Proposed TLine Route
- Proposed Avery Substation
- Oil and Gas Well
- 100-foot ROW
- Subdivision
- Parcel Data
- City Limits
- Soils
 - Farmland of local or statewide importance
 - Prime farmland under specific conditions
 - Not prime farmland

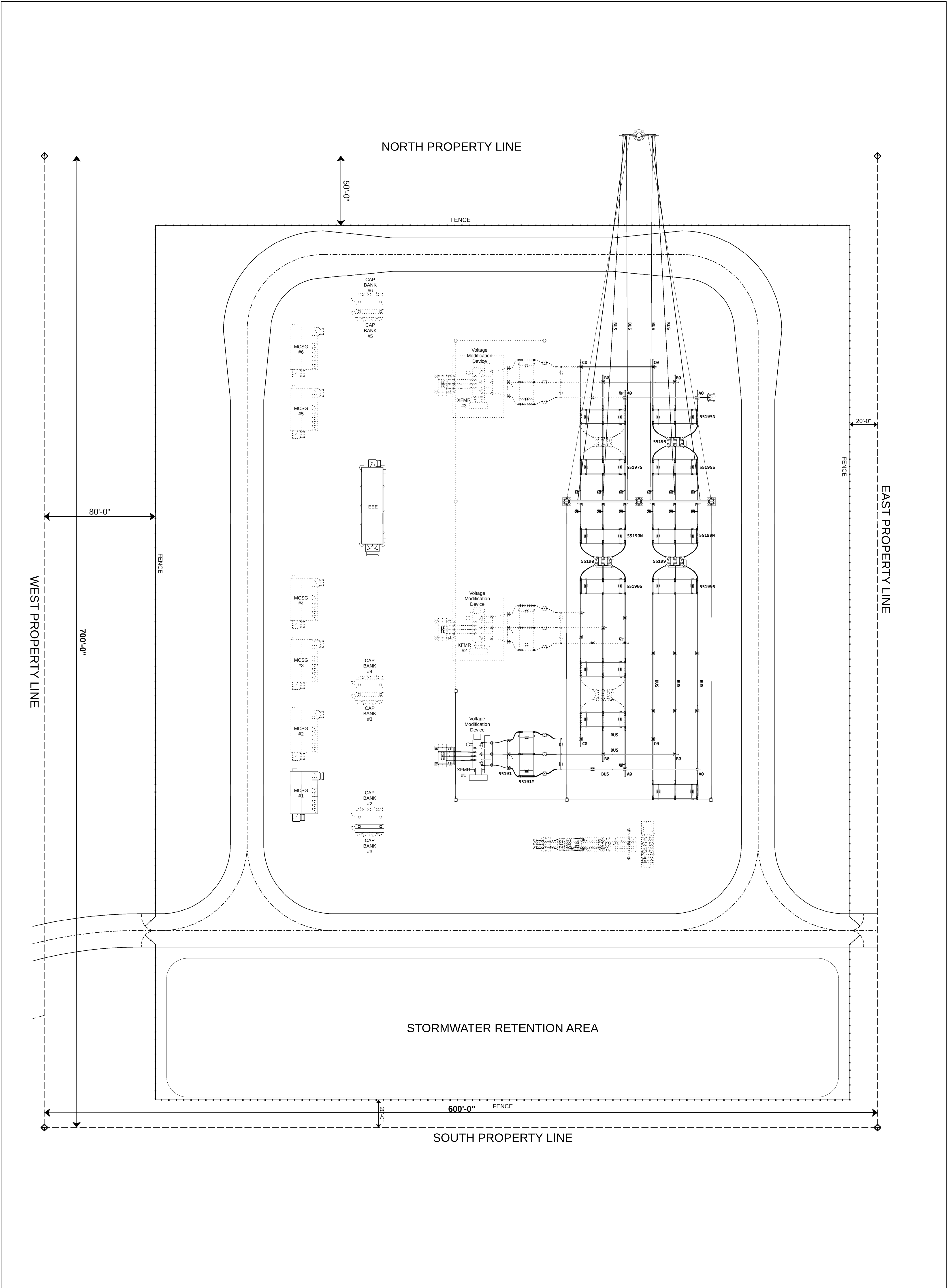


1 inch = 625 feet



Soil Symbol	Soil Name	Soil Symbol	Soil Name
5	Aquepts, loamy	60	Larim gravelly sandy loam, 5 to 40 percent slopes
6	Ascalon sandy loam, 3 to 5 percent slopes	61	Tassel fine sandy loam, 5 to 20 percent slopes
7	Ascalon sandy loam, 0 to 3 percent slopes	63	Longmont clay, 0 to 3 percent slopes
8	Ascalon sandy loam, 3 to 5 percent slopes	64	Thedalund loam, 1 to 3 percent slopes
13	Cascado gravelly sandy loam, 5 to 20 percent slopes	65	Thedalund loam, 3 to 9 percent slopes
24	Fort Collins loam, 0 to 3 percent slopes	71	Nelson fine sandy loam, 3 to 9 percent slopes
26	Cushman fine sandy loam, 0 to 3 percent slopes	74	Nunn clay loam, 1 to 3 percent slopes
27	Cushman fine sandy loam, 3 to 9 percent slopes	77	Otero sandy loam, 0 to 3 percent slopes
32	Kim loam, 1 to 3 percent slopes	78	Otero sandy loam, 3 to 5 percent slopes
33	Kim loam, 3 to 5 percent slopes	79	Otero sandy loam, 5 to 9 percent slopes
38	Nelson fine sandy loam, 3 to 9 percent slopes	89	Reno hill clay loam, 0 to 3 percent slopes
47	Olney fine sandy loam, 1 to 3 percent slopes	95	Satanta loam, 1 to 3 percent slopes
48	Heldt clay loam, 0 to 3 percent slopes	96	Satanta loam, 3 to 5 percent slopes
51	Otero sandy loam, 1 to 3 percent slopes	101	Stoneham loam, 1 to 3 percent slopes
52	Otero sandy loam, 3 to 5 percent slopes	102	Stoneham loam, 3 to 5 percent slopes
53	Kim loam, 1 to 3 percent slopes	103	Stoneham loam, 5 to 9 percent slopes
54	Kim loam, 3 to 5 percent slopes	107	Thedalund loam, 0 to 3 percent slopes





PROPOSED AVERY SUBSTATION AND ACCESS DRIVE

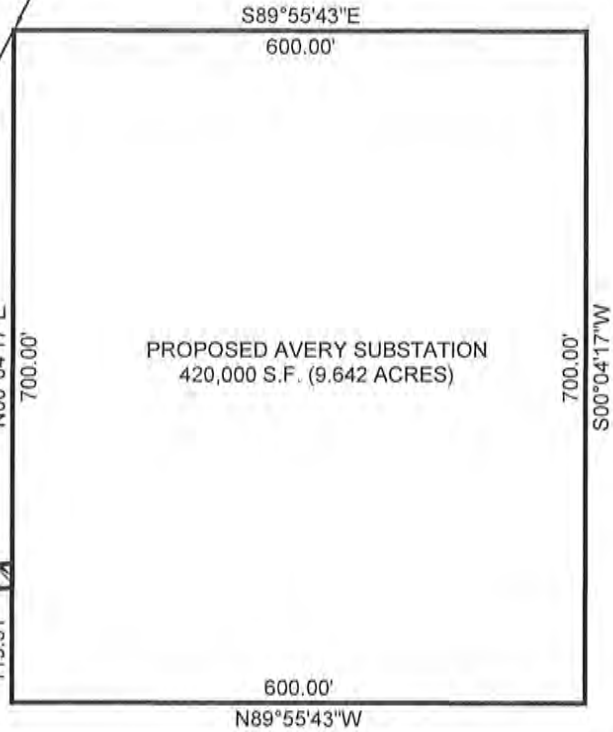
SHEET 3 OF 3



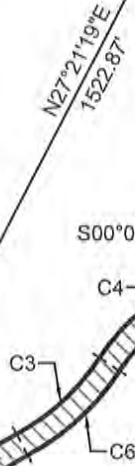
SE1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

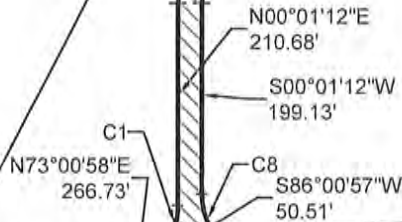
POINT OF BEGINNING
PROPOSED AVERY SUBSTATION



PROPOSED 25' ACCESS DRIVE
23,098 S.F. (0.530 ACRES)



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	70.00'	030°50'45"	37.69'	N15°26'34"E	37.23'
C2	337.50'	061°42'11"	363.46'	N30°52'17"E	346.15'
C3	237.50'	028°38'52"	118.75'	N47°23'57"E	117.52'
C4	212.50'	054°42'57"	202.93'	N60°25'59"E	195.31'
C5	187.50'	054°24'42"	178.06'	S60°16'52"W	171.45'
C6	262.50'	028°38'52"	131.25'	S47°23'57"W	129.89'
C7	312.50'	061°42'11"	336.54'	S30°52'17"W	320.51'
C8	70.00'	038°51'14"	47.47'	S19°24'25"E	46.56'



FUTURE ADDITIONAL 30' ROW
EXISTING 30' ROW
WCR 76

POINT OF COMMENCEMENT
SUBSTATION & ACCESS DRIVE
S1/4 COR, SEC. 30

POINT OF BEGINNING
ACCESS DRIVE

200 0 200
scale 1"=200' feet



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

PROPOSED TRANSMISSION EASEMENT

SHEET 2 OF 3

MATCH LINE SEE SHEET 3

TRANSMISSION LINE EASEMENT

280,003 S.F. (6.428 AC.) M/L

N00°14'40"W
1261.67'

SE1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

50'

100'

230'

POINT OF
BEGINNING

PROPOSED AVERY SUBSTATION

PROPOSED 25' ACCESS DRIVE

PROPOSED 50' DISTRIBUTION ESMT

S1/4 COR, SEC. 30

1724.12'
S38°21'02"W

S LINE, SE1/4 SEC 30
S86°00'57"W (BASIS OF BEARINGS)



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200 0 200
scale 1"=200' feet

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PROPOSED TRANSMISSION EASEMENT

SHEET 3 OF 3

NE1/4,
SEC. 30,
T7N, R67W

N32°50'44"E
680.14'

N'LY LINE, REC. NO. 4204939

LEE LAKE

N53°20'26"W
856.42'

REC. NO. 4204939

TRANSMISSION LINE EASEMENT
280,003 S.F. (6.428 AC.) M/L

C1/4 COR, SEC. 30

SE1/4,
SEC. 30,
T7N, R67W

N00°14'40"W
1261.67'

50'

100'

MATCH LINE SEE SHEET 2



200 0 200
scale 1"=200' feet



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PROPOSED DISTRIBUTION EASEMENT

SHEET 3 OF 4



SW1/4,
SEC. 30,
T7N, R67W

SE1/4,
SEC. 30,
T7N, R67W

PROPOSED AVERY SUBSTATION

REC. NO. 4204939

REC. NO. 4204939

N-S CENTERLINE, SEC. 30

PROPOSED 25' ACCESS DRIVE

S00°04'17"W
50.07'

C3

C2

C5

C1

C6

DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L

N00°01'12"E
194.00'

N86°00'57"E
291.47'

S00°01'12"W
240.63'

N86°01'21"E
2369.11'

S86°01'21"W
2369.31'

FUTURE ADDITIONAL 30' ROW
S LINE, SE1/4 SEC 30
S86°00'57"W (BASIS OF BEARINGS)

EXISTING 30' ROW
WCR 76

POINT OF BEGINNING

POINT OF COMMENCEMENT
DISTRIBUTION EASEMENT
S1/4 COR, SEC. 30

N00°23'17"W
60.12'

S86°00'57"W
341.23'

200 0 200
scale 1"=200' feet



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Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	312.50'	061°42'11"	336.54'	N30°52'17"E	320.51'
C2	262.50'	028°38'52"	131.25'	N47°23'57"E	129.89'
C3	187.50'	054°24'42"	178.06'	N60°16'52"E	171.45'
C4	137.50'	053°28'15"	128.32'	S59°48'38"W	123.71'
C5	312.50'	028°38'52"	156.25'	S47°23'57"W	154.63'
C6	262.50'	061°42'11"	282.69'	S30°52'17"W	269.23'

PROPOSED DISTRIBUTION EASEMENT

SHEET 4 OF 4

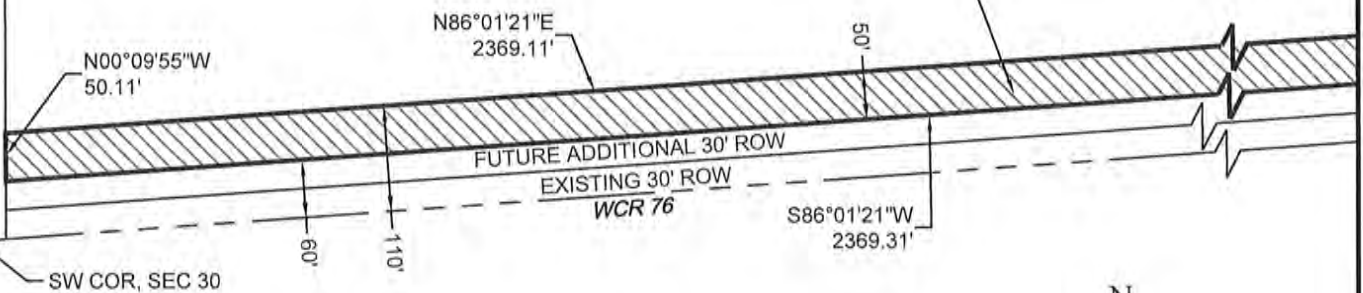
SW1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

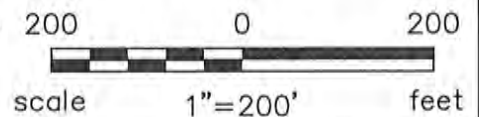
30' ROW DEDICATION
REC. NO. 4329277

MATCH LINE SEE SHEET 3

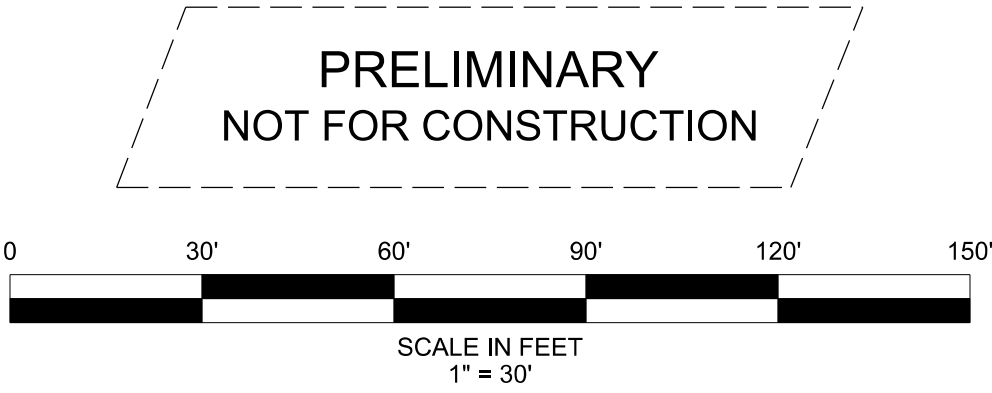
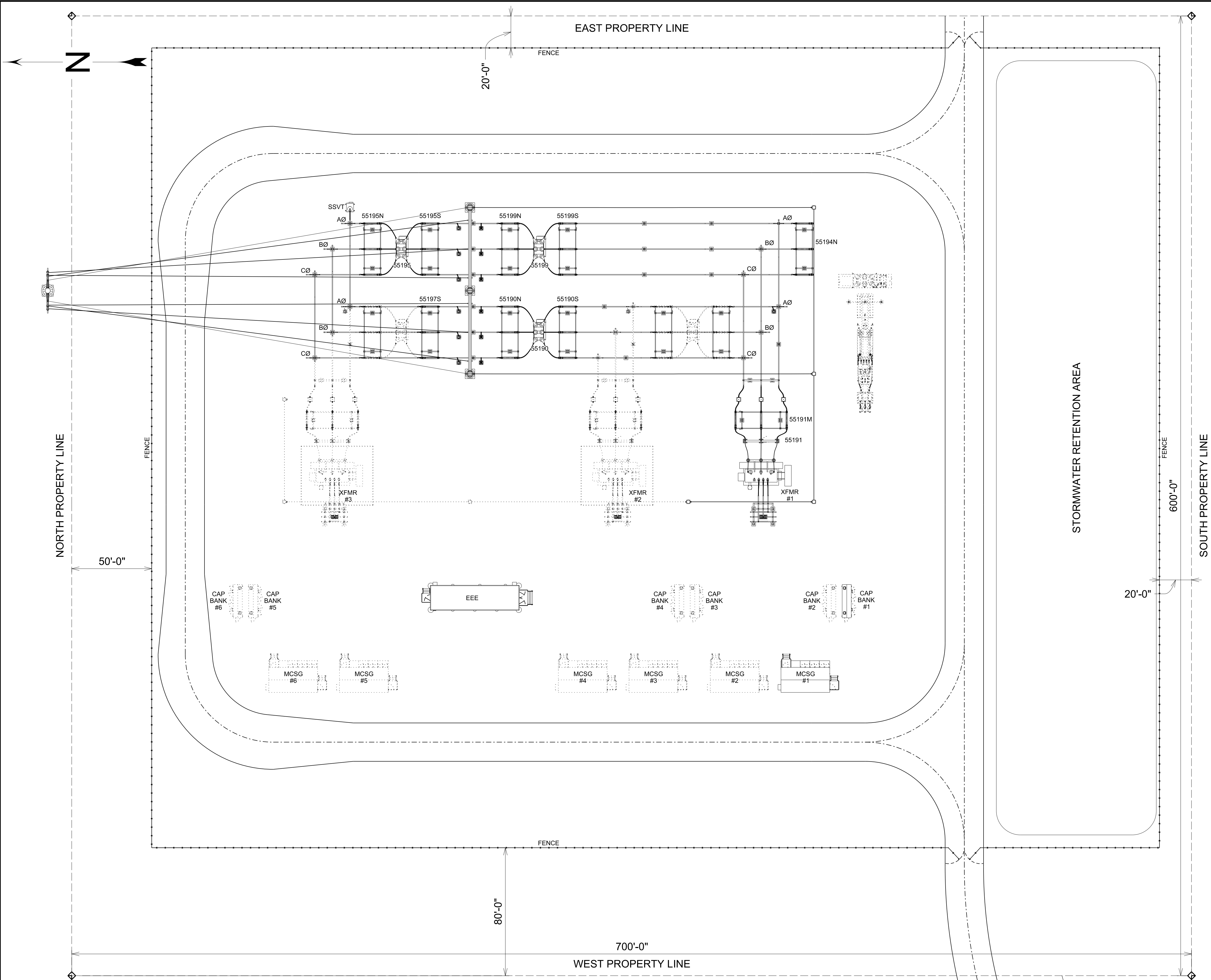
DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L



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Suite F
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FAX: 303-586-5801
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REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0	07-18-2016	A.0000285.004.001.003	NEW 230 - 13.8kV SUB	2	-	-	-	4	-	-	-	6	-	-	-
1	-	-	-	3	-	-	-	5	-	-	-	7	-	-	-

ISSUED BY SUBSTATION ENGINEERING DEPT FOR PRELIMINARY

DESIGNER APPROVAL: 202313
DATE: 2017-11-07
ENGINEER APPROVAL: DATE: REVIEWER APPROVAL: DATE:
THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.

AVERY SUBSTATION
ULTIMATE GENERAL ARRANGEMENT
230KV, 2 MOVA IN/OUT

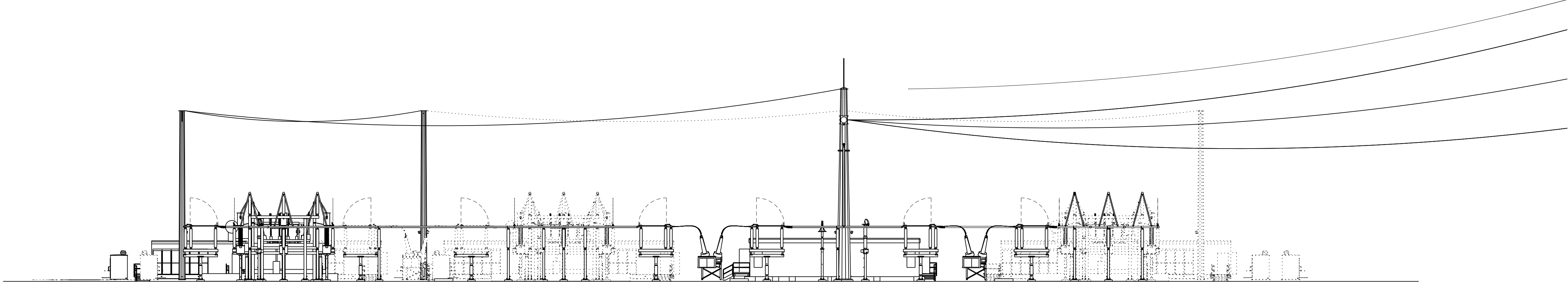
AVER

0961-001.001S01

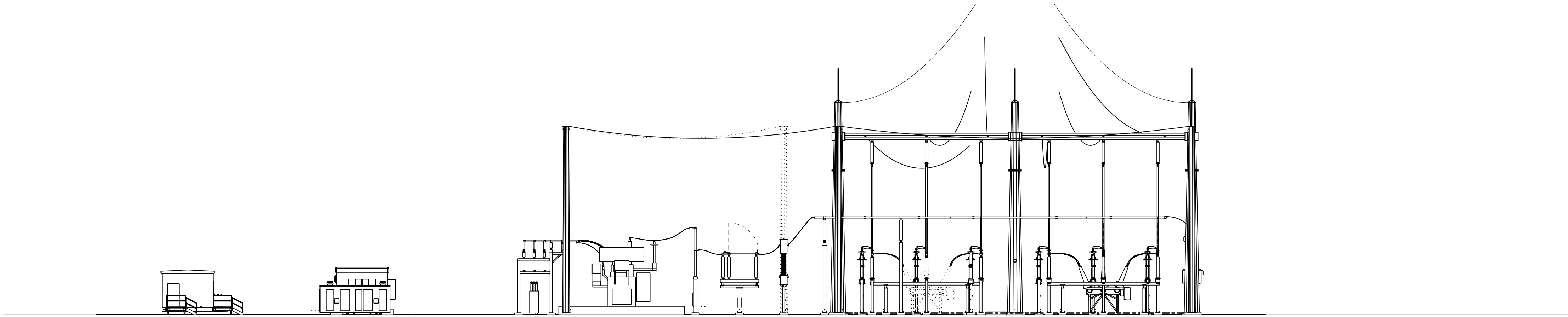
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REV 0

3/20/2018 2:05:12 PM

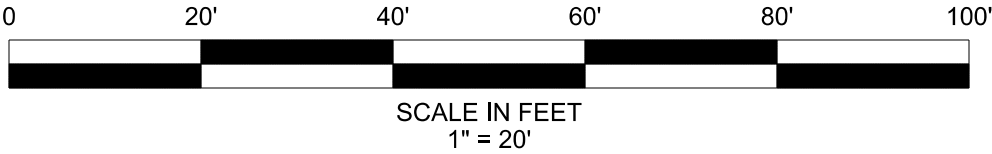


EAST LOOKING WEST SECTION
1"=20'



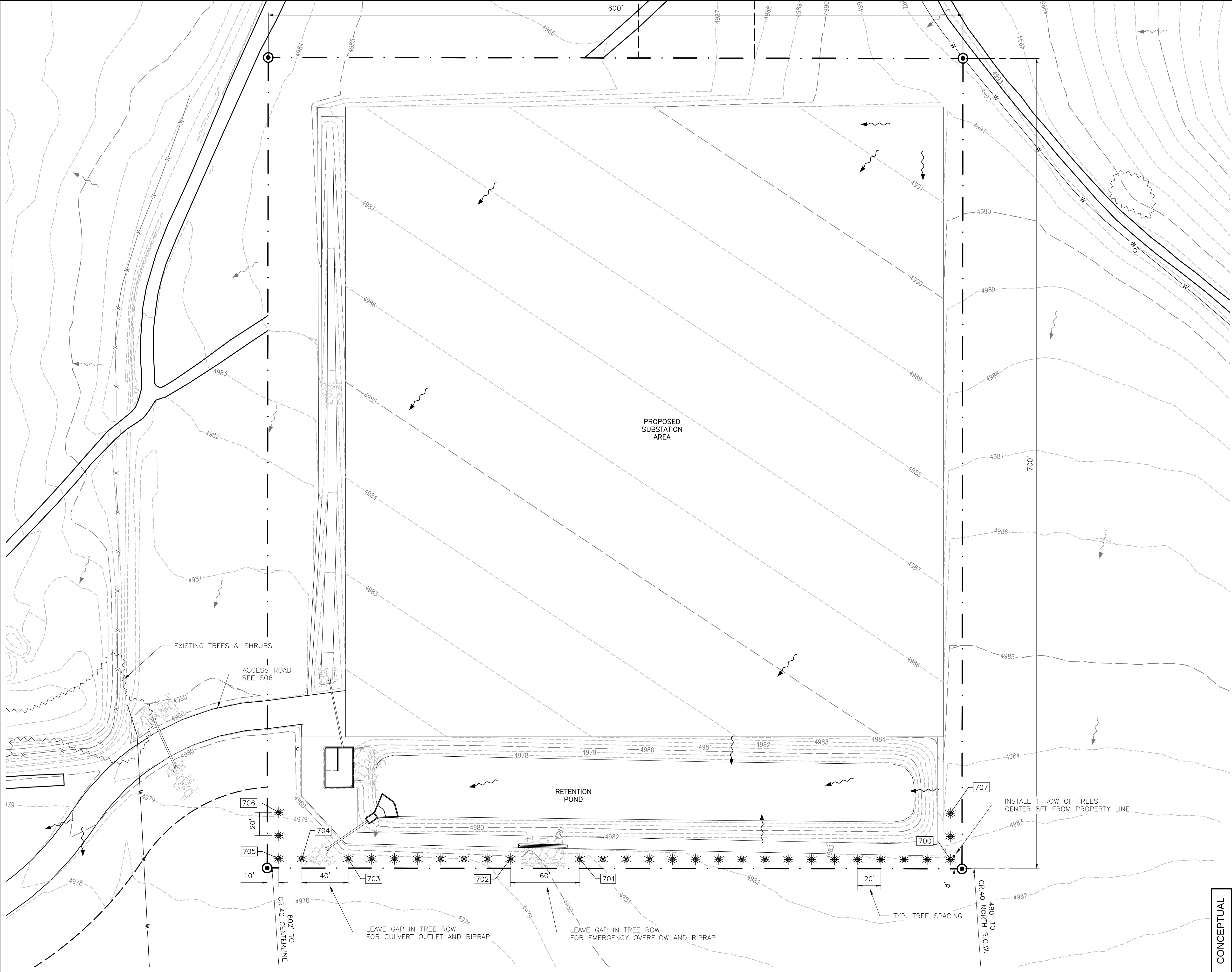
SOUTH LOOKING NORTH SECTION
1"=20'

PRELIMINARY
NOT FOR CONSTRUCTION



ISSUED BY SUBSTATION ENGINEERING DEPT FOR PRELIMINARY	DESIGNER APPROVAL:	DATE:	ENGINEER APPROVAL:	DATE:	REVIEWER APPROVAL:	DATE:
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	INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY					
	AVERY SUBSTATION ELECTRICAL LAYOUT SECTIONS					AVER
	Xcel Energy®		0961-006.001S02		SCALE 1"=20'-0"	REV 0





- TREE NOTES:**
1. INSTALL IN ROWS AS SHOWN
 - 1.1. 20' TREE SPACING
 - 1.2. 20' ROW SPACING
 - 1.3. 5' MINIMUM SPACING FROM PROPERTY LINES
 - 1.4. LEAVE OPEN AREAS (NO TREES) FOR UTILITY LINES, ACCESS, BUFFERS, RIPRAP, EMERGENCY OVERFLOW, AND CULVERTS
 2. QUANTITIES & TYPES:

LOCATION	TYPE 1	TYPE 2	TYPE 3
SOUTH PROPERTY	11	10	10
 3. TREE TYPES & SPECIES
SEE S23 FOR DETAILS
 4. TREES WILL BE INSTALLED AFTER POND IS GRADED, CULVERT, OUTLET, AND RIPRAP ARE INSTALLED.
 5. MIX TREE TYPES ALONG ROWS, TO AVOID HAVING GROUPINGS OF THE SAME TREE TYPES.

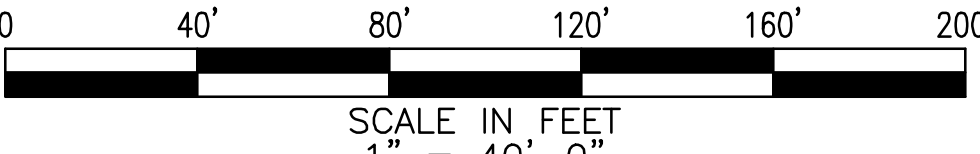
POINT TABLE				
POINT NO.	NORTHING	EASTING	DEGREE NORTH	DEGREE EAST
700	1,439,878.86	3,158,157.09	N40° 32' 22.08"	W104° 55' 51.53"
701	1,439,879.25	3,157,837.09	N40° 32' 22.10"	W104° 55' 55.67"
702	1,439,879.33	3,157,777.09	N40° 32' 22.11"	W104° 55' 56.45"
703	1,439,879.50	3,157,637.09	N40° 32' 22.12"	W104° 55' 58.26"
704	1,439,879.55	3,157,597.09	N40° 32' 22.12"	W104° 55' 58.78"
705	1,439,879.58	3,157,577.09	N40° 32' 22.12"	W104° 55' 59.04"
706	1,439,919.58	3,157,577.09	N40° 32' 22.52"	W104° 55' 59.04"
707	1,439,918.86	3,158,157.09	N40° 32' 22.48"	W104° 55' 51.53"

City Engineer _____

Date _____

These construction plans have been reviewed by the city of Windsor for drainage, grading and erosion control improvements only.

Engineering Division Acceptance Block



CONCEPTUAL

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS. INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

AVERY SUBSTATION

LANDSCAPING PLAN

Xcel Energy

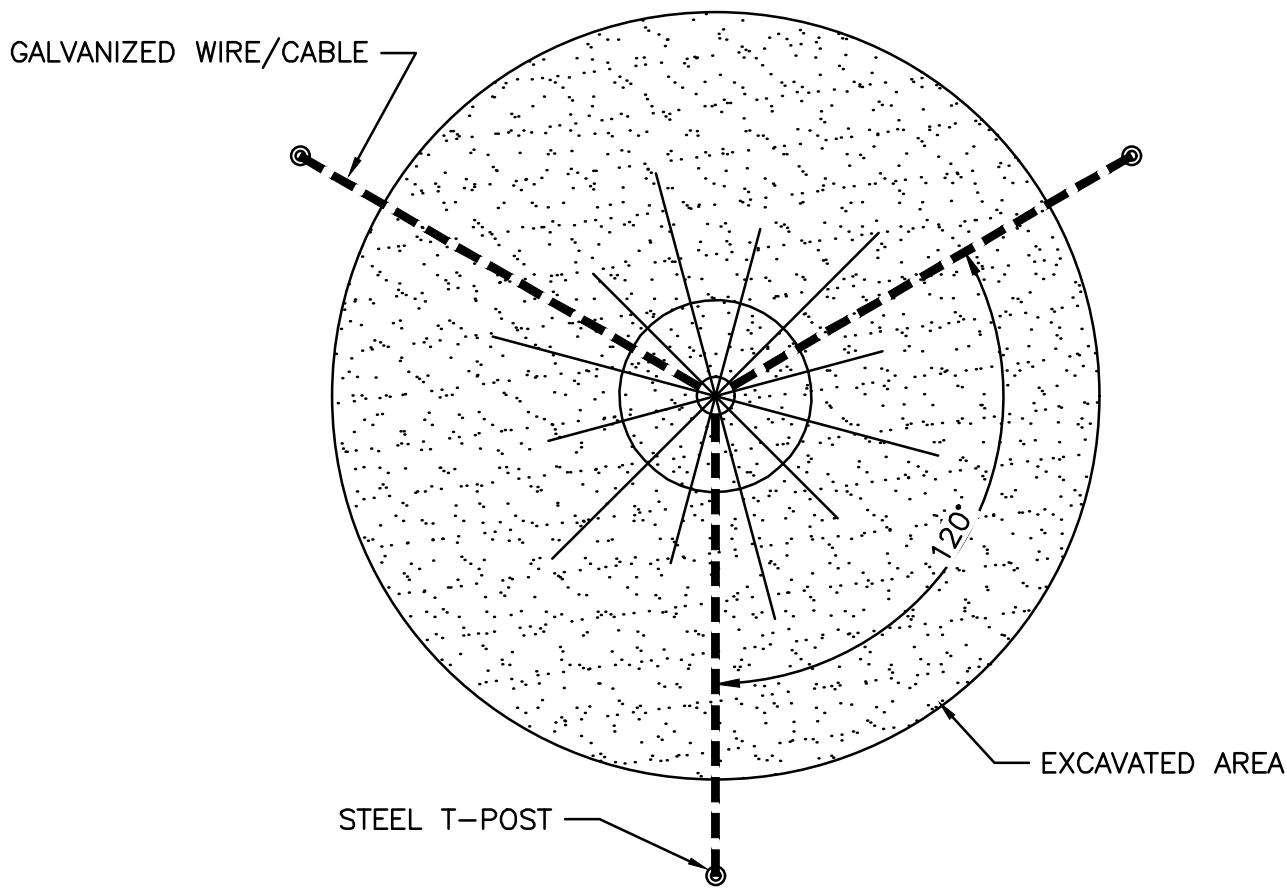
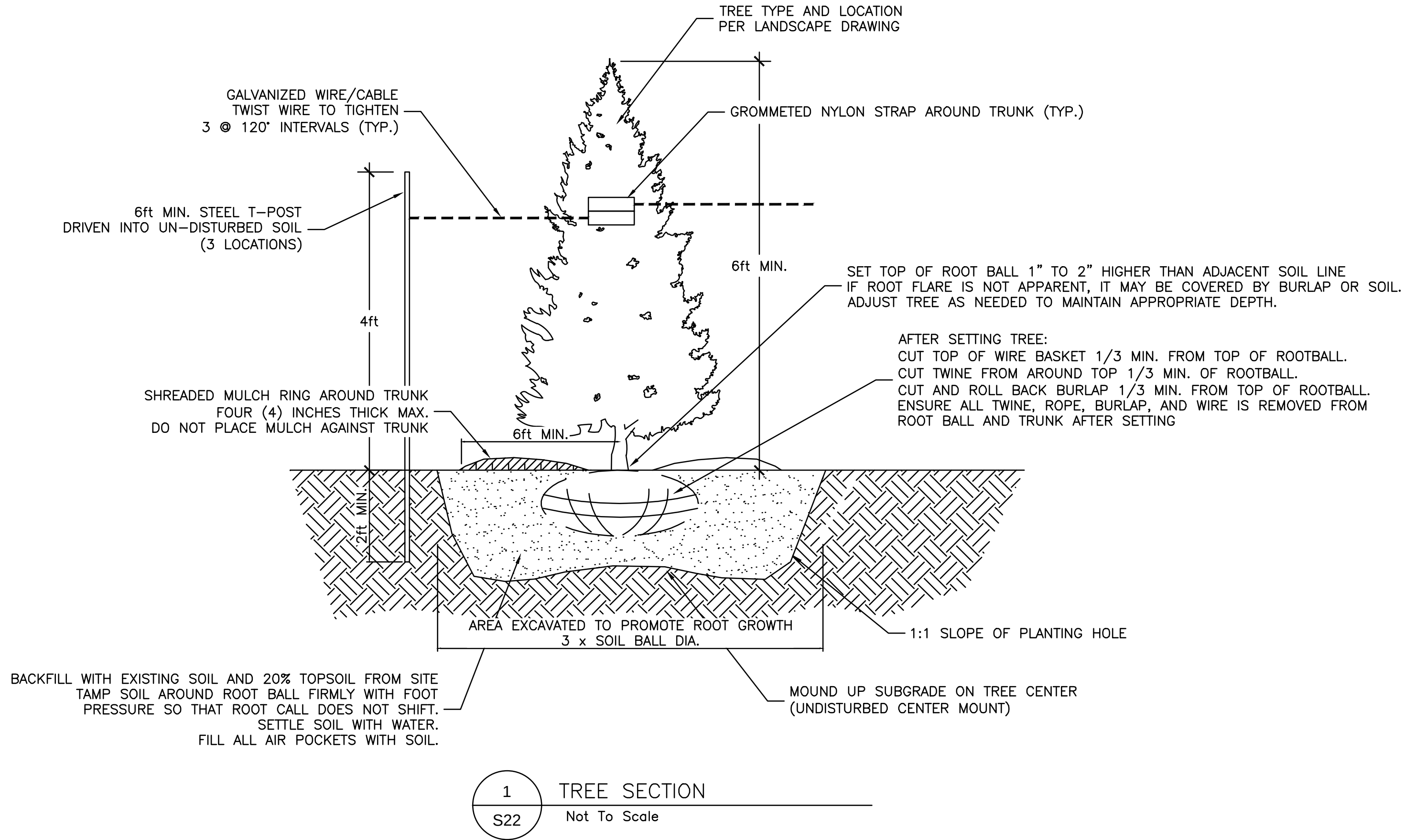
0961-002.003S22

AVER

SCALE
1"=40'

REV
1

0961-002.003S22.DWG10/4/2018 4:30:45 PM



2 STAKING LAYOUT
Not To Scale

- PLANTING NOTES:**
1. INSPECT FOR ENCIRCLING ROOTS TO MITIGATE FUTURE STEM GIRDLING. REJECT ANY TREES THAT ARE SEVERELY AFFECTED.
 2. MAINTAIN TREES IN PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



EMERALD GREEN ARBORVITAE:
(EXAMPLE PHOTO, BY DAVID SPAHN FOR THETREEFARM.COM)

SPECIES	THUJA OCCIDENTALIS
GROWING ZONES:	3-7
PROJECT ZONE:	5-6
MATURE HEIGHT:	8-15ft
MATURE WIDTH:	3-4ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR	



PINYON PINE:
(EXAMPLE PHOTO, BY DCRJSR FOR WIKIMEDIA.ORG)

SPECIES	PINUS EDULIS
GROWING ZONES:	6-8
PROJECT ZONE:	5-6
MATURE HEIGHT:	25-30ft
MATURE WIDTH:	20-25ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR	



UPRIGHT JUNIPER:
(EXAMPLE PHOTO, FROM MYGRADENLIFE.COM)

SPECIES	JUNIPERUS
GROWING ZONES:	4-9
PROJECT ZONE:	5-6
MATURE HEIGHT:	10-20ft
MATURE WIDTH:	5-15ft
GROWTH RATE:	MODERATE
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM MYGARDENLIFE.COM & CITY OF WINDSOR	

3 TREE TYPE 1
S22 Not To Scale

4 TREE TYPE 2
S22 Not To Scale

5 TREE TYPE 3
S22 Not To Scale

City Engineer
Date
These construction plans have been reviewed by the city of Windsor for drainage, grading and erosion control improvements only.
Engineering Division Acceptance Block

Mr. Andrew Martin, Martin Homes, introduced himself to the Commission. He confirmed that there would be no storage.

2. Public Hearing - Concerning the Thornton Farm 24 Annexation to the Town of Windsor – City of Thornton, applicant/owner; Kevin Woods, City Manager and Mark Koleber, Water Project Director, applicant's representatives
 - Legislative Action
 - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the application and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant, The City of Thornton, represented by Mr. Mark Koleber, has submitted a petition to annex approximately 288.4 acres to the Town of Windsor as Residential Mixed Use (RMU) zoned property. The subject property is located at 37162 Weld County Road 13 directly northeast of the intersection of Weld County Road 13 and Weld County Road 76.

The City of Thornton is annexing the property in accordance with the Intergovernmental Agreement (IGA) that was approved by the Windsor Town Board via Resolution 2018-07 on January 8, 2018. Because the property is within the Town's Growth Management Area, the Town requested that the property be annexed so that any future development of the property would go through the Town's land use process and comply with Town standards.

No development is currently proposed with this annexation petition. The City of Thornton has no plans to develop the property and intends to retain the property in its current use and state, as well as retain the associated water rights, into the foreseeable future. There is the potential that Xcel Energy may propose a substation on the property. However, as of the date of this report, a development proposal has not been received. If and when a development proposal is submitted for a substation, the proposal will be reviewed and processed in accordance with the Municipal Code. In addition, if any development plans on the City's property are submitted in the future, the plans will also be reviewed in accordance with the Municipal Code.

The Comprehensive Plan Growth Strategy includes the property within in the Town's Secondary Growth Area. Although in the Secondary Growth Area, the property is adjacent to Developed and Primary Growth Areas to the south and east and the Tertiary Growth Area to the north. Chapter 5b – Growth Framework of the Comprehensive Plan states that development within the secondary Growth Area will primarily consist of residential land use and, where possible, a mix of housing types and densities should be promoted. The Land Use Plan of the 2016 Comprehensive Plan designates this property as Agriculture which reflects the current use of the property. The RMU zoning that is proposed for the property reflects the intent of the Secondary Growth Area as well as the future land use for the property. The zoning for abutting properties to the south, east and south/east within Town Limits is RMU. Abutting properties that surround the subject property and are outside town limits are also generally low density residential and agriculture land uses and the associated zoning:

- Properties in Weld County to the south and east of the subject property are zoned Agriculture (A) or Duplex Residential (R-2).

- Abutting properties to the north are within Severance and zoned Suburban Perimeter.
- Abutting properties to the west are in unincorporated Larimer County and zoned Farming (FA-1).

The Comprehensive Plan classifies Weld County Road (WCR) 76 as a Rural Collector; WCR 13 is classified as a Rural Minor Arterial. The Town is requiring the dedication of an additional 30 feet of right-of-way along WCR 76 to be dedicated to Windsor and that 35 feet of right-of-way along WCR 13 is dedicated to Town of Timnath; both dedications are to be at time of annexation. Both requirements are indicated on the annexation plat and will be included in an amendment to the IGA.

A neighborhood meeting was held on March 13, 2018; please refer to the attached neighborhood meeting summary. Concerns conveyed at the meeting included increased traffic to the area and the potential location of a substation on the property. Additional comments received by staff outside the neighborhood meeting echo these concerns.

An Annexation Report was prepared and sent to potentially impacted taxing districts as required by Colorado Revised Statutes (CRS). The report outlines details on the provision of utilities and services to the property, maintenance of infrastructure, and a finding of no impact to the school district due to the lack of a development proposal at this time. Responses from the tax agencies included “no comment/conflict” or a request to review any development proposals when submitted. Referral agencies, including the Colorado Department of Transportation, were also notified of the annexation request. The referral agencies relayed no conflicts to staff.

At the February 26, 2018 regular meeting, the Town Board, by resolution, initiated annexation proceedings for the property. After review of the annexation petition and the annexation plat, staff has determined that the requirements of applicable parts of CRS Section 31-12-104, 31-12-105, 31-12-107 have been met:

- The plat is consistent with the petition submitted;
- The property is eligible for annexation based on contiguity and community of interest between the proposed property and annexing municipality;
- No limitations for annexation exist in this case;
- An election is not required.

At the March 12, 2018 regular meeting, the Town Board adopted Resolution No. 2018-024 that declared certain findings of fact concerning the Thornton Annexation; determined substantial compliance with Colorado Municipal Annexation Act (1965); and established public hearing dates before the Planning Commission and the Town Board. The established hearing dates were April 18, 2018 for the Planning Commission and April 23, 2018 by the Town Board.

Marcia Maeda, 6711 Steven St., Windsor, CO, expressed her concerns regarding the Thornton Farm 24 Annexation and requested that should it be approved, the Town Board entertain the idea of a different location and or very

strict berm, landscaping and fencing standards for the substation that would be under consideration.

Rosalyn Leautaud, 36933 WCR 15, Windsor, CO, presented the Commission with aerial photos of the subdivision while expressing her concern with the consideration of a substation. Ms. Leautaud is concerned that the property has been staked without any public input and requested the substation be relocated as it may impact the value of Windsor and the surrounding residential properties.

Joan Glabach, 37076 Soaring Eagle Circle, Severance, CO, expressed her concern regarding the Thornton Farm 24 Annexation. Ms. Glabach is an avid birder and is concerned with the consideration of a substation as it will disrupt their patterns and may cause harm to the many geese, pelicans and cranes.

**Mr. Tallon moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Schinner, Bushelman, Tallon, Foreman
Nays – None
Motion carried.**

3. Recommendation to Town Board - Concerning the Thornton Farm 24 Annexation to the Town of Windsor – City of Thornton, applicant/owner; Kevin Woods, City Manager and Mark Koleber, Water Project Director, applicant's representatives

- Legislative Action
- Staff presentation: Millissa Berry, Senior Planner

Ms. Berry indicated that staff recommends the Planning Commission forward a recommendation of approval of the Thornton Farm 24 Annexation and Residential Mixed Use (RMU) zoning designation to the Town Board, as presented.

Ms. Berry indicated that staff requests the following be entered into the record:

- Application, petition and supplemental materials
- Staff memorandum and supporting documents
- All testimony presented during the public hearing
- Recommendation

Mr. Schinner inquired if farming will still be allowed once zoning is changed to Residential Mixed Use (RMU).

Mr. Ballstadt responded that the Residential Mixed Use zoning will not prevent people from continuing to farm and would also allow it in the future should the property be conveyed to someone else.

**Mr. Tallon moved to forward a recommendation of approval to the Town Board for the Thornton Farm 24 Annexation to the Town of Windsor; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Schinner, Tallon, Bushelman, Foreman
Nays – None
Motion carried.**

4-23-18 Town Board meeting minutes

- o asphalt shingles
 - o metal roofing
 - o wood accent beams
- building height:
 - o one-story at 23'4" feet
- pitched roof

Ms. Berry indicated that there is no recommendation, as this item is for presentation purposes.

Mayor Melendez asked if there were any questions or comments from Town Board Members.

Mr. Baked inquired about the limited amount of parking spaces.

Mr. Andrew Martin, 27128 Coyote Ridge Ln., Johnstown, CO, responded that the parking would be for staff and customers who may be there to review plans.

3. Public Hearing – An Ordinance Annexing and Zoning Certain territory known as the Thornton Farm 24 Annexation to the Town of Windsor - Colorado – City of Thornton, owner, Kevin Woods, City of Thornton City Manager and Mark Koleber, City of Thornton Water Project Director, applicant's representatives
 - Legislative action
 - Staff presentation: Millissa Berry, AICP, Senior Planner

Town Board Member Rennemeyer moved to open the public hearing; Town Board Member Scheuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Scheuerman, Bennett, Rennemeyer, Adams; Melendez; Nays- None; Motion passed.

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant, The City of Thornton, represented by Mr. Mark Koleber, has submitted a petition to annex approximately 288.4 acres to the Town of Windsor as Residential Mixed Use (RMU) zoned property. The subject property is located at 37162 Weld County Road 13 directly northeast of the intersection of Weld County Road 13 and Weld County Road 76.

The City of Thornton is annexing the property in accordance with the Intergovernmental Agreement (IGA) that was approved by the Windsor Town Board via Resolution 2018-07 on January 8, 2018. Because the property is within the Town's Growth Management Area, the Town requested that the property be annexed so that any future development of the property would go through the Town's land use process and comply with Town standards.

No development is currently proposed with this annexation petition. The City of Thornton has no plans to develop the property and intends to retain the property in its current use and state, as well as retain the associated water rights, into the foreseeable future. There is the potential that Xcel Energy may propose a substation on the property. However, as of the date of this report, a development proposal has not been received. If and when a development proposal is

submitted for a substation, the proposal will be reviewed and processed in accordance with the Municipal Code. In addition, if any development plans on the City's property are submitted in the future, the plans will also be reviewed in accordance with the Municipal Code.

The Comprehensive Plan Growth Strategy includes the property within in the Town's Secondary Growth Area. Although in the Secondary Growth Area, the property is adjacent to Developed and Primary Growth Areas to the south and east and the Tertiary Growth Area to the north. Chapter 5b – Growth Framework of the Comprehensive Plan states that development within the secondary Growth Area will primarily consist of residential land use and, where possible, a mix of housing types and densities should be promoted. The Land Use Plan of the 2016 Comprehensive Plan designates this property as Agriculture which reflects the current use of the property. The RMU zoning that is proposed for the property reflects the intent of the Secondary Growth Area as well as the future land use for the property. The zoning for abutting properties to the south, east and south/east within Town Limits is RMU. Abutting properties that surround the subject property and are outside town limits are also generally low density residential and agriculture land uses and the associated zoning:

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The Comprehensive Plan classifies Weld County Road (WCR) 76 as a Rural Collector; WCR 13 is classified as a Rural Minor Arterial. The Town is requiring the dedication of an additional 30 feet of right-of-way along WCR 76 to be dedicated to Windsor and that 35 feet of right-of-way along WCR 13 is dedicated to Town of Timnath; both dedications are to be at time of annexation. A neighborhood meeting was held on March 13, 2018; please refer to the attached neighborhood meeting summary. Concerns conveyed at the meeting included increased traffic to the area and the potential location of a substation on the property. Additional comments received by staff outside the neighborhood meeting echo these concerns.

An Annexation Report (see packet materials) was prepared and sent to potentially impacted taxing districts as required by Colorado Revised Statutes (CRS). The report outlines details on the provision of utilities and services to the property, maintenance of infrastructure, and a finding of no impact to the school district due to the lack of a development proposal at this time. Responses from the tax agencies included "no comment/conflict" or a request to review any development proposals when submitted. Referral agencies, including the Colorado Department of Transportation, were also notified of the annexation request. The referral agencies relayed no conflicts to staff. Referral and tax agency responses are included in the packet materials.

At its February 26, 2018 regular meeting, the Town Board, by resolution, initiated annexation proceedings for the property. After review of the annexation petition

and the annexation plat, staff has determined that the requirements of applicable parts of CRS Section 31-12-104, 31-12-105, 31-12-107 have been met:

- The plat is consistent with the petition submitted;
- The property is eligible for annexation based on contiguity and community of interest between the proposed property and annexing municipality;
- No limitations for annexation exist in this case;
- An election is not required.

At their March 12, 2018 regular meeting, the Town Board adopted Resolution No. 2018-024 that declared certain findings of fact concerning the Thornton Annexation; determined substantial compliance with Colorado Municipal Annexation Act (1965); and established public hearing dates before the Planning Commission and the Town Board. The established hearing dates were April 18, 2018 for the Planning Commission and April 23, 2018 by the Town Board.

At their April 18, 2018 meeting, the Planning Commission forwarded a recommendation of approval of the Thornton Farm 24 Annexation and zoning designation.

Staff requests that the following be entered into the record:

- Application, petition and supplemental materials
- Staff memorandum and supporting documents
- All testimony presented during the public hearing
- Recommendation

Mayor Melendez asked if there were any questions or comments from Town Board Members.

Town Board Member Baker inquired if the RMU (Residential Mixed Use) zoning would be acceptable for a substation if purposed.

Ms. Berry responded that it would allow for a utility to be on the property. Mr. Baker inquired if the Town of Timnath would be responsible for County Road 13.

Ms. Berry responded that the portion of County Road 13 does belong to Timnath, however, through the plat it would be dedicating additional right-of-way to allow for future expansion of the road.

Town Board Member Adams inquired as to how Thornton Farm 24 got its name and if other farms within Windsor will be annexed.

Mr. Mark Koleber, 12450 Washington Street, Thornton, CO., stated that we was not aware of any other farms within the Windsor area that are purposed to be annexed at this time. Mr. Koleber further stated that he believes this was the 24th contract that was signed as farms were acquired in Weld and Larimer Counties.

Town Board Member Rennemeyer inquired if upon approval of the annexation, will there need to be any land improvements made to this parcel.

Ms. Berry responded that there would be no changes at this time besides the right-of-way dedication.

Mayor Melendez asked if anyone from the audience wished to speak on this matter.

Mike Mitchell, 6771 Steven St. Windsor, CO, inquired as to where the Xcel Substation will be located.

Ms. Berry responded that staff currently does not have a submission for a substation and if or when it comes in, at that time they can show where the purposed site will be located.

Rosalyn Leautaud, 36933 WCR 15, Windsor, CO, presented the Commission with aerial photos of the subdivision while expressing her concern with the consideration of a substation. Ms. Leautaud is concerned that the property has been staked without any public input and requested the substation be relocated as it may impact the value of Windsor and the surrounding residential properties. Ms. Leautaud also requested information on how the property can be called an urban area.

Mayor Melendez stated that there has not been a public hearing as the Town Board has not seen a petition to date related to a substation nor any site plans.

Mr. McCargar added that as he understood it from Ms. Berry's presentation, there has been no application for land use approval on the property. The IGA recites that it anticipated Xcel Energy would have an interest in the site. The overall idea was that whatever development that would take place on the site would be regulated under the Town of Windsor's land use code instead of the counties land use practices. Mr. McCargar further stated that the Statute states that the area is urbanized or expected to be urbanized. This is an allegation that is made in every annexation petition.

Mayor Melendez stated that the Town of Windsor petitioned and made the request for the annexation in order to utilize Windsor's planning policies and best management procedures.

Town Board Member Bennett moved to close the public hearing; Town Board Member Rennemeyer seconded the motion. Roll call on the vote resulted as follows: Yeas – Baker, Scheuerman, Bennett, Rennemeyer, Adams; Melendez; Nays- None; Motion passed.

4. Resolution No. 2018-42 – A Resolution Making Certain Findings and Conclusions of Law Pursuant to Section 31-12-110 C.R.S., Concerning the Thornton Farm 24 Annexation to the Town of Windsor – City of Thornton, owner, Kevin Woods, City of Thornton City Manager and Mark Koleber, City of Thornton Water Project Director, applicant's representatives
 - Legislative action
 - Staff presentation: Millissa Berry, AICP, Senior Planner

Mayor Melendez asked if Ms. Berry had anything further she wished to add.
Per Ms. Berry; No Madam Mayor

January 31, 2019

I am writing in regard to the proposed Xcel Avery Substation planned for a 10 acre site on the Thornton Farm 24.

I live directly south of the wetland, which is just beyond my back yard. My husband and I and our family had a house built on the one acre lot in 1973, and moved in that summer. Most people we knew bought houses in Ft. Collins and Loveland at the same time we moved here. We got teased about living out in the rural area, but that is what we wanted and have enjoyed living here for over 45 years.

Now that may change, which is very sad and upsetting. Our view from our back yard has always been of the pond area, trees, which did not exist when we came here, and the fields across the road. It was very peaceful. We have observed the migratory birds, wildlife and farm fields and the quiet environment.

It appears that this may change. Please do not let the substation be built in the proposed area. It will diminish our property values and our way of life as we now know it. We, and our neighbors trust that you will understand our position and resolve this issue another way.

Sincerely,

Marie Parent, 6749 Steven St., Windsor, CO 80550

Xcel Energy:

Please accept this letter in support of the Avery Substation project, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties; and please include it in your presentations to the Windsor Planning Commission and Town Board.

As you know, the northern Colorado region has experienced rapid growth and we must ensure we have safe, reliable infrastructure to power our homes, businesses and public works systems.

I own and/or operate a business in this region and understand the importance of collaboration. This project is a good example of many government jurisdictions working and negotiating over several years to determine a site for this new infrastructure in an area that will have the least impact on residents and businesses and serve the growing electricity needs of the community.

Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

Heidi Washburn

Printed Name

Heidi Washburn

Signature

State Farm

Business/Organization Name/Affiliation

1/23/19

Date

Xcel Energy:

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Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

Jenna Beattie
Printed Name

Jenna Beattie
Signature

Windsor Discount Liquor
Business/Organization Name/Affiliation

1/23/19
Date

Xcel Energy:

Please accept this letter in support of the Avery Substation project, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties; and please include it in your presentations to the Windsor Planning Commission and Town Board.

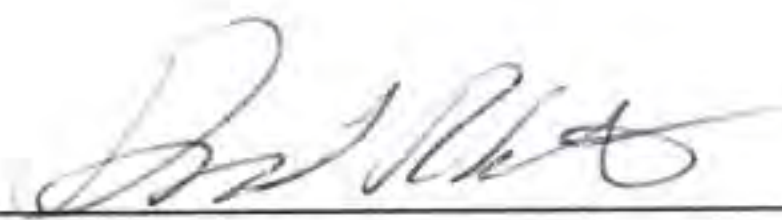
As you know, the northern Colorado region has experienced rapid growth and we must ensure we have safe, reliable infrastructure to power our homes, businesses and public works systems.

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Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

David Roberts
Printed Name


Signature

Spokes, inc.
Business/Organization Name/Affiliation

1-23-2019
Date

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I own and/or operate a business in this region and understand the importance of collaboration. This project is a good example of many government jurisdictions working and negotiating over several years to determine a site for this new infrastructure in an area that will have the least impact on residents and businesses and serve the growing electricity needs of the community.

Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

RAY KEPLER
Printed Name

Ray Kepler
Signature

RAY KEPLER'S PLANT CARE
Business/Organization Name/Affiliation

1/23/19
Date

Xcel Energy:

Please accept this letter in support of the Avery Substation project, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties and please include it in your presentations to the Windsor Planning Commission and Town Board.

As you know, the northern Colorado region has experienced rapid growth and we must ensure we have safe, reliable infrastructure to power our homes, businesses and public works systems.

I have lived in WINDSOR/FORT COLLINS for 16 years and am aware that our existing electrical system can't handle this growth. And while no one likes the idea of infrastructure, I believe this project does a good job of spreading it out over several towns so that no particular community is over-burdened. This site will have the least impact on residents and businesses while supporting the growing electricity needs of the entire Northern Colorado community.

Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

BRUCE R LEHMANN

Printed Name

Bruce R Lehmann

Signature

JAN 23, 2019

Date

Xcel Energy:

Please accept this letter in support of the Avery Substation project, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties and please include it in your presentations to the Windsor Planning Commission and Town Board.

As you know, the northern Colorado region has experienced rapid growth and we must ensure we have safe, reliable infrastructure to power our homes, businesses and public works systems.

I have lived in Fort Collins for 35 years and am aware that our existing electrical system can't handle this growth. And while no one likes the idea of infrastructure, I believe this project does a good job of spreading it out over several towns so that no particular community is over-burdened. This site will have the least impact on residents and businesses while supporting the growing electricity needs of the entire Northern Colorado community.

Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

Scott Hustland
Printed Name

Scott Hustland
Signature

01-23-19
Date

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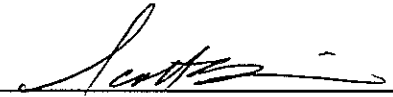
As you know, the northern Colorado region has experienced rapid growth and we must ensure we have safe, reliable infrastructure to power our homes, businesses and public works systems.

I own and/or operate a business in this region and understand the importance of collaboration. This project is a good example of many government jurisdictions working and negotiating over several years to determine a site for this new infrastructure in an area that will have the least impact on residents and businesses and serve the growing electricity needs of the community.

Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

Scott Chinn
Printed Name


Signature

Alpine Cabinet Co
Business/Organization Name/Affiliation

1-28-19
Date

Jason Jones
NoCO Custom Homes

Xcel Energy:

Please accept this letter in support of the Avery Substation project, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties; and please include it in your presentations to the Windsor Planning Commission and Town Board.

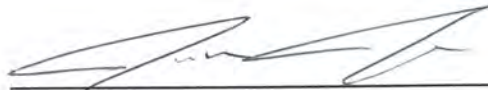
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Thank you for the time and resources you've invested in this thorough and lengthy process. I hope this project is approved by the Windsor Planning Commission and Town Board so that we can all rest assured that our power needs will be taken care of for years to come.

Sincerely,

____ Jason Jones _____
Printed Name



Signature

____ NoCO Custom Homes _____
Business Name or Affiliation

____ 01/25/2019 _____
Date



Xcel Energy
Regarding the Avery Substation

Dear Xcel Energy,

I am writing in response to your request to review the potential impact and to ask some of the builder members of our Association to give an opinion on the planned Avery Xcel energy substation. From what I understand Xcel has had difficulties with maintaining consistent levels of power and that the existing Cobb Lake and Windsor substations, being at capacity, have caused reliability issues in some of the surrounding communities of Severance, Timnath and Windsor.

We recognize that these communities are growing and will need consistent and reliable power to accommodate and maintain their sustainable growth trajectory. We have driven by the site and also considered the positive impact that this project would represent to the many growing, surrounding communities. It is our opinion that we would join the towns of Windsor, Timnath, Severance and both Weld and Larimer counties, in supporting the expansion, as it will benefit those home owners, businesses, and future residences in these communities. The location and the plans to landscape the area around the site should provide a reasonable effort to minimize the any visual change and appear to have been well thought out as to the impact on the nearby residences.

Please feel free to reach out to us as we would be happy to provide further feedback on this matter.

Respectfully,

Douglas L Braden
NOCO Home Builders Association
2019 Government Affairs
& Regulatory Committee Chair
Phone: 970-689-0877



822 Seventh Street, Suite 550
Greeley, CO 80631
www.upstatecolorado.org
P. 970.356.4565

February 4, 2019

Members of the Windsor Town Board
301 Walnut St.
Windsor, CO 80550

Mayor Kristie Melendez
Mayor Pro Tem Ken Bennett
David Sislowski
Thomas Jones
Paul Rennemeyer
Barry Wilson
Myles Baker

Dear Windsor Town Board Members,

On behalf of the Upstate Colorado Economic Development Board of Directors, I wanted to send this letter of support regarding the proposed Avery Substation project by Xcel Energy. This project will help our communities with future growth for the area and improve the economic development opportunities in the region. The project will help increase electrical capacity to allow for growth by providing a long-term location closer to developing areas. The current system in this area does not have the capability to reliably serve the existing and additional load growth anticipated in the vicinity. We are in strong support of this project with the understanding that Xcel Energy will work with all applicable local requirements to ensure requested process and procedures, terms and regulatory needs are met.

Best regards,

A handwritten signature in blue ink, appearing to read "Richard Werner", with a long horizontal flourish extending to the right.

Richard Werner
President and CEO
Upstate Colorado Economic Development

Town of Windsor Planning Commission
February 6, 2019

My husband and I have lived for 46 years at 6711 Steven Street, Windsor, directly south of the proposed Avery substation. We object to this location for many reasons, but a substantial one is the way this site was selected and the secretive, manipulative ways that we and our neighbors were left out of the decision while other citizens, government officials, and Xcel determined the site.

We were among the 37 attendees at the August 2016 open house held by Xcel in Fort Collins. I'm sure it was Mr. Holscher himself, though it could have been another Xcel employee, who discussed three proposed sites delineated on a poster and on the postcard invitation. He told us and at least one other neighbor that Site #1, north of Old Timnath and just east of I-25, was the preferred site because of its proximity to the main transmission line. The site now before you did not appear as a proposed location; in fact it is east of the easternmost border of all the prospective sites. Not concerned with the possible impact of a substation on our own lives, I mailed a comment form with a request that transmission lines not interfere with the birds at Timnath Reservoir, where I had monitored nesting great blue herons for many years for the Bird Conservancy of the Rockies. Recently, Mr. Holscher denied that he or his team had voiced a preference for Site #1, a claim that is absolutely false.

Town of Timnath officials sent to Xcel at least three documents objecting to sites in their jurisdiction, demanding that the substation and transmission lines be moved as "far east as possible" onto site #2, east of the county line road. The Timnath Mayor even wrote, "This will prevent the lines and the substation from being in the view corridor of our new and pending developments the substation is intended to serve." Then Timnath urged residents via its website to use the linked comment form to support this position.

At a Windsor Town Board work session on January 16, 2017, Xcel revealed its selected site on the far east side of proposed site #2, north of WCR 76. I only discovered the video of this meeting months later. A spreadsheet presented the results of public comments; somehow specific opinions had been gleaned from a general comment form. Out of 180 comments, 130 came from Timnath, most from Harmony Club, all demanding that the substation be located east. Town Board members at that time objected to the apparent importance of comments against a substation that nobody wants to live near. Afterwards, either the City of Thornton or the Town of Windsor moved the site even further east, outside of the areas proposed at the August community meeting, filling all the

views from the north side of our home and providing an ugly backdrop to the wetland. Everyone directed where to build the substation before the site was selected except the very residents who would be the most impacted.

Scott Ballstadt said during a staff communication session at a Town Board meeting that, "We have managed to move it east", but since we didn't know what his orientation was, this did not inform us of the new location. It wasn't until the community meeting about the annexation of the Thornton Farm in April and the staking of the substation boundaries that we learned the unimaginable future of our neighborhood. We wrote to officials at the City of Thornton to ask for reconsideration of the site but received no response. Letters to Derek Holscher at Xcel elicited answers but offered no room for negotiation. Please note that the photo simulation of the substation in your packet appears to place it further west than the site plan indicates; the wetland is not depicted. Diagrams of the equipment do not indicate its height.

As Xcel continued planning, the company did not change its website map of proposed sites (included below) to reflect the new plan. At the same time it added a claim that there would be opportunities for comment at county and town meetings that would be announced on the website. However, if we hadn't learned by chance that the Weld County Planning Commission was to hold a public hearing in August about the transmission lines to cross its jurisdiction, we would not have known about it because Xcel failed to add it to its website. Subsequent public hearings are announced there now. Of course, now the site is determined and the plans drawn.

We did speak about our objections at the public hearing for annexation, though there was reluctance on the part of the commission and staff members to discuss the substation. There was no site plan, but the Mayor had expressly stated at a meeting for which minutes are available to the public that the farm needed to be annexed to give control of the substation to the Town, an IGA had been forged, and the site had been staked.

In November, Mr. Holscher asked me to gather some neighbors for a discussion. Rejecting my suggestion of the recreation center for the meeting place, he chose the Hearth, and made reservations for himself, three "outreach" people and only five of us. We numbered seven; one outreach person and Derek represented the utility. Many more neighbors are impacted by the substation plans, but most of them could not be included. The noisy Hearth made conversation among the whole group impossible. A discussion topic was a request to move the site; however we were not told that the contract for the land purchase had been executed more than a month before. This limited, fundamentally private meeting is what tonight's presentation calls a "community meeting." Though not

required, the staff suggested an open community meeting, but Mr. Holscher declined.

Later we learned that the outreach person was not an Xcel employee, but a principal in Turncorps, whose purpose is to minimize protest from groups who argue against a client's interest. In January he suggested a meeting with the neighbors to evaluate a landscaping plan, after he told me that Thornton was not going to allow the substation on a different site. He did not mention that the landscaping is actually a town requirement, or that the property was under contract. I communicated instead directly with the planning staff.

We are potential victims of Xcel's desperate need for a substation and its underhanded tactics to secure a site for it without opposition, Thornton's reluctance to host a substation on its land and its need for a route through Windsor for its proposed pipeline, Timnath's insistence on protecting the quality of life of its citizens, Windsor's possible unwillingness to do the same for its Weld County community, someone's apparently arbitrary decision to protect a few homes in Northwest Estates but instead to place the substation on full display on the hillside across the road from the hill in Roth Subdivision, and the low density of our neighborhood which somehow makes developers determine that our sparse population feels less pain and threatens less pushback.

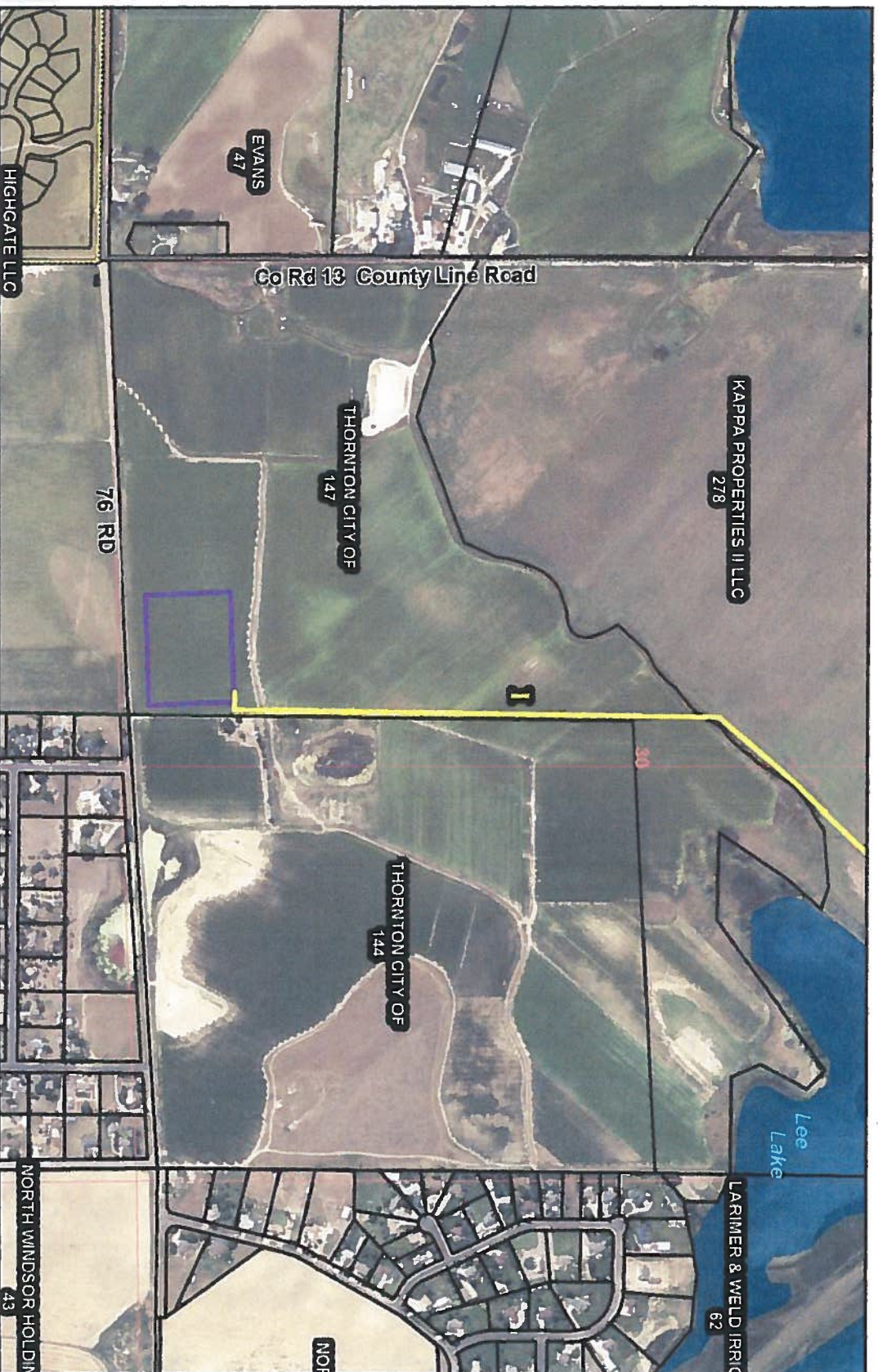
My husband and I hope that you do not recommend the Conditional Use Grant for this property to the Town Board.

Marcia and Ronald Maeda
6711 Steven St.
Windsor, CO

Avery Substation and Transmission Line Project **August 2016 Open House Meeting** **Substation Siting Areas and Transmission Line Routes**



Preliminary Site Layout and Location



February 5, 2019

Windsor Town Board:

Windsor Town Planning Commission:

We are writing to you with concerns about the proposed Xcel Avery Substation in Windsor. We have lived in our home since 1978 and 1986 respectively. Our home was built board by board and brick by brick by Bert in the 1970's. Today, developers put up houses so quickly you can't keep track of them. So, we can understand the need for a substation in this rapidly growing area but we do not feel it is ethical or the right thing to do in placing it across from Roth Subdivision which is the oldest subdivision in Weld County. Many of the residents of Roth Subdivision are original owners and have put a lot of time and effort into their properties. Again, it is not fair or ethical to place a 10 acre substation in the view shed or along a road where residents have gone on many walks to see the wetlands and the wildlife in the area. There are many areas of open land where this substation can go.

We understand how Timnath petitioned residents to tell Xcel to move the substation as far east as possible to get it out of their view shed. They created legal documents in order for this to happen. The developer of Harmony Ridge, Jeff Marks, said that he did not want the substation across from his new development and suggested it go further east. It seems like Xcel listened to Timnath and Jeff Marks and plan to place it on the eastern part of Thornton Farm 24. The site that has been previously staked is not even shown as one of the three options in the analysis. We question why Xcel should even have open houses and do any analysis if they are going to let Timnath and the developers dictate where to place substations. When Rosalyn attended the Xcel Open House in Fort Collins she was told that the first alternative site by Interstate 25 was the preferred site and that is what Xcel was planning on using. The third site in Xcel's analysis was at the NE corner of County Road 13 and County Road 76. This area just north of Roth Subdivision was never shown as an alternative. This site at County Road 13 and County Road 76 did not extend this far to the east. The Thornton Farm 24 has other potential sites within its boundaries where this substation can be located. There is plenty of available land on the northern part of Thornton Farm 24. See Exhibit 1 which illustrates that the current site is not even shown as an alternative. See Exhibit 2 which also illustrates that the current site is not even shown as an alternative.

County Road 76 has always been a nice scenic road to travel on from our home to Fort Collins. There are nice views of the established homes, wetlands, mountains and Timnath Reservoir. See Exhibit 7 for a view of the wetland in Roth Subdivision located directly south of the proposed substation. A portion of the preferred site for the

substation is located in an “avoidance” area according to Xcel’s studies. See Exhibit 3 for the mapping of the “avoidance” area. Please consider this in your locating of the facility.

Government agencies are required to go through an entire visual analysis of their sites to analyze the impact on the area whether it is in a person’s foreground, middle ground or background. A visual analysis is not just taking an illustration of the facility and placing it on a drawing. In this situation the site should have been analyzed so that the roads, walkways and homes in the area would have their views of the proposed substation analyzed. The US Forest Service and the Bureau of Land Management utilize these principles when locating roads, special use developments, utility lines as well as many other projects. Areas where people live, drive, walk and recreate are taken into account as well as other factors. Please reference the US Forest Service Scenery Management System (SMS) and the Bureau of Land Management Visual Resource Management (VRM).

https://www.fs.fed.us/cdt/carrying_capacity/landscape_aesthetics_handbook_701_no_append.pdf

<http://blmwyomingvisual.anl.gov/vr-overview/blm/>

Where is the visual analysis for the Xcel Avery Substation?

The substation at Timberline and Prospect in Fort Collins has been built with a wall and vegetative screening. This was done not only for visual reasons but also for vandalism reasons. You can see the potential for vegetation and nice decorative security type concrete walls for screening at the substation. See Exhibits 4, 5, and 6 for examples of decorative walls and screening at Timberline and Prospect. There is no need to use chain link fence and make it look like a metal utility prison. If the substation is approved for this site by the Town of Windsor please set the substation back from County Road 76 as much as possible and provide adequate screening from County Road 76 and the subdivisions in the area. Please be proactive and consider relocating the substation to a more appropriate area.

Sincerely,

Bert and Rosalyn Leautaud

Attachments

Exhibit 1 - CO-Transmission-Avery-Substation-Potential Sites

Exhibit 2 – CO Transmission-Avery-Substation-Sites

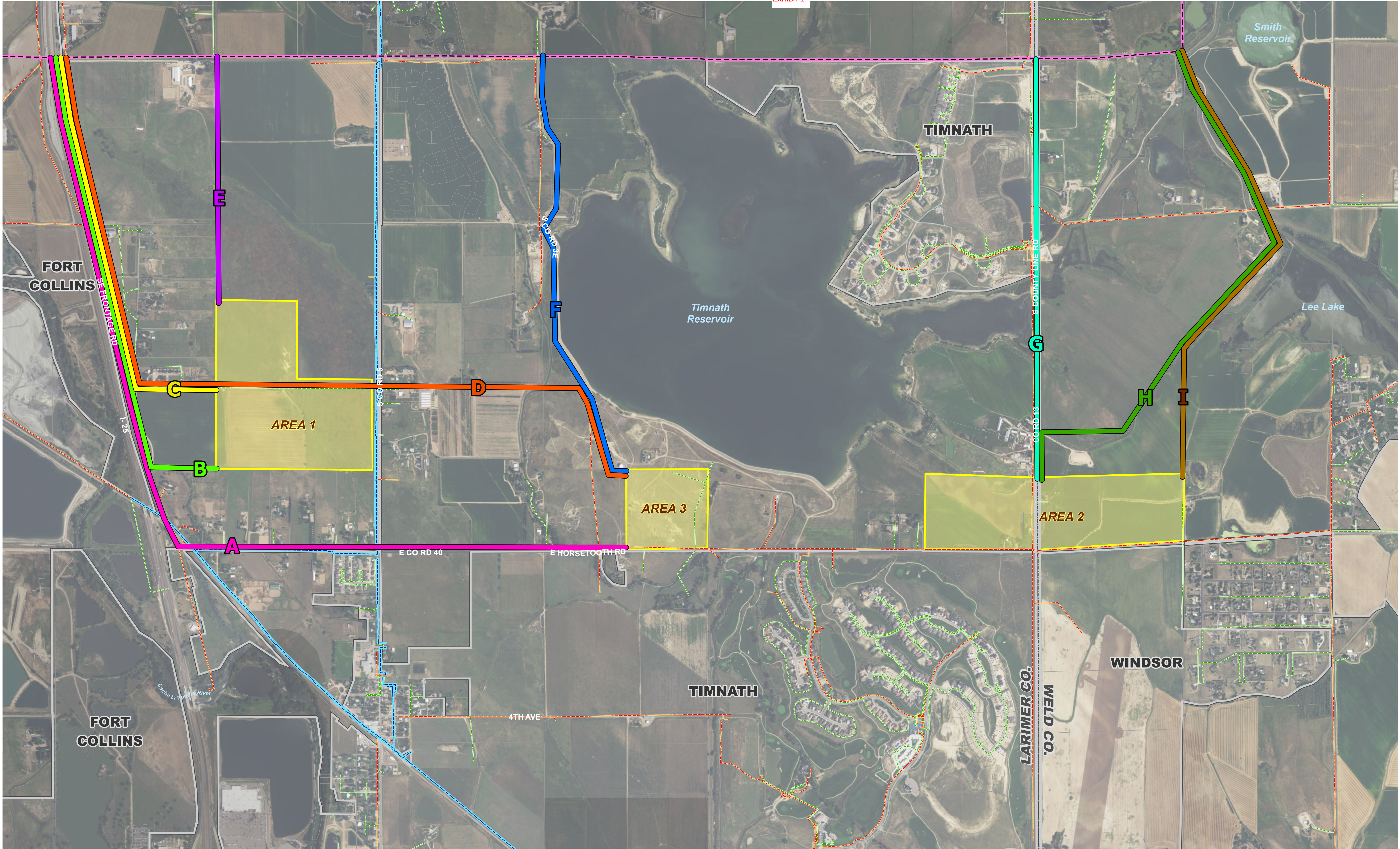
Exhibit 3 - CO-Transmission-Avery-Substation-Opportunities-and-Constraints

Exhibit 4 - Timberline and Prospect Substation Decorative Wall and Vegetation
Screening

Exhibit 5 - Timberline and Prospect Substation Decorative Wall

Exhibit 6 - Timberline and Prospect Substation Vegetation Screening

Exhibit 7 - Wetland at Proposed Avery Substation in Roth Subdivision



Avery Substation and Transmission Line Project
August 2016 Open House Meeting
Substation Siting Areas and Transmission Line Routes

Project Components

- Substation Siting Area
- Substation Siting Areas are numbered as ranked by Xcel Energy based on current information and input received.
- Detailed engineering is required to confirm feasibility of substation development and final location within the siting area.

Existing Power Lines

- PRPA 230 kV Transmission
- 13.2 kV Primary Backbone Distribution
- 13.2 kV Non-Primary Backbone Distribution
- 12.4 kV Non-Primary Backbone Distribution
- 7.6 kV Non-Primary Backbone Distribution

Potential Routes

- A
- B
- C
- D
- E
- F
- G
- H
- I

- County Boundary
- Municipal Boundary
- Parcel Boundary

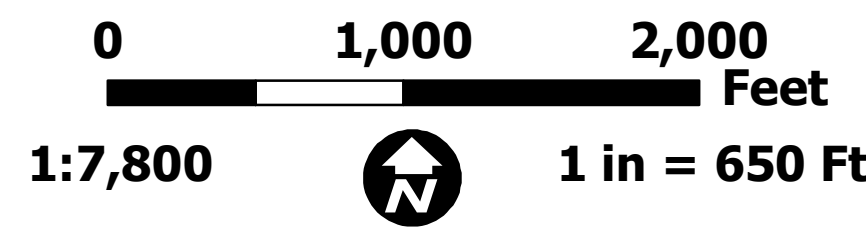
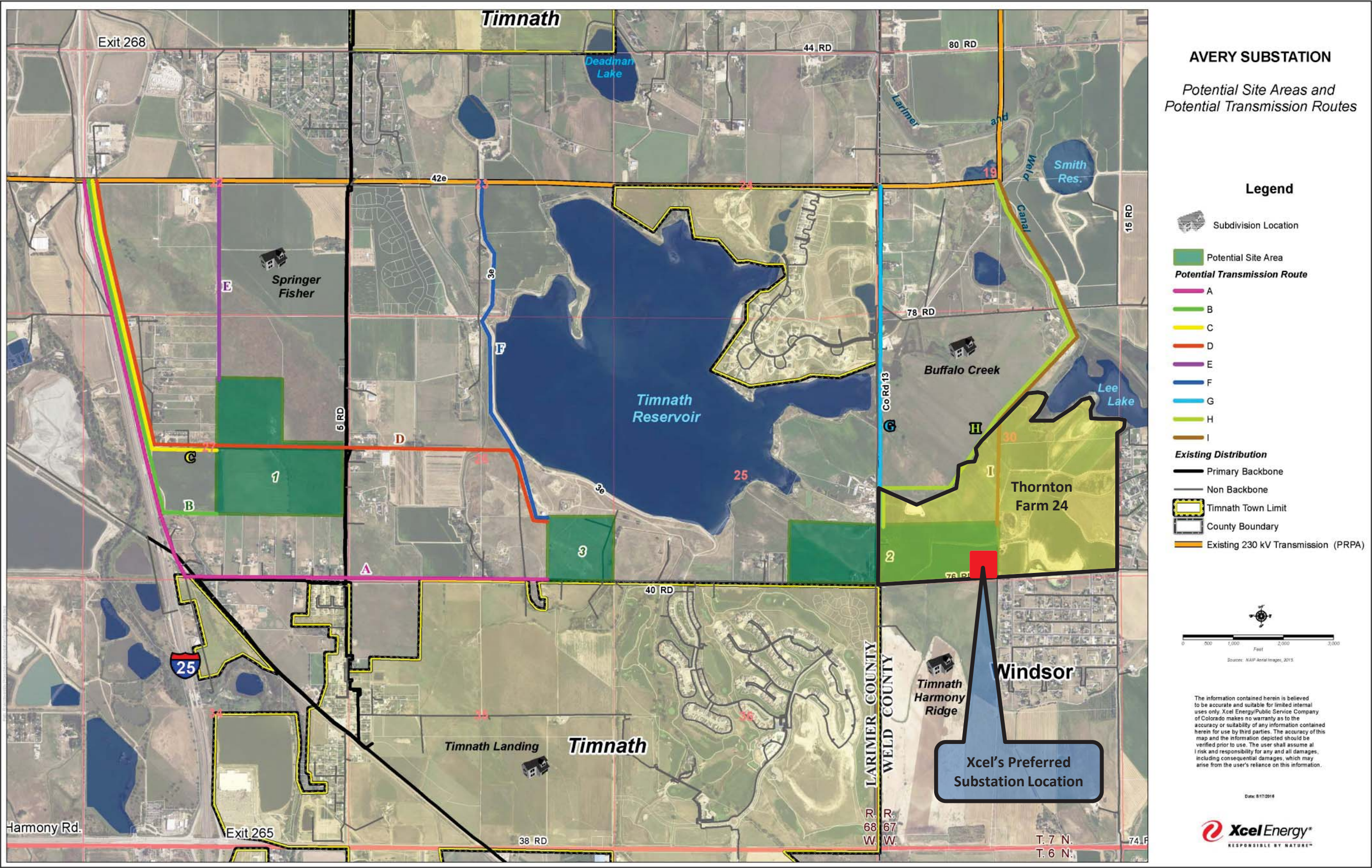
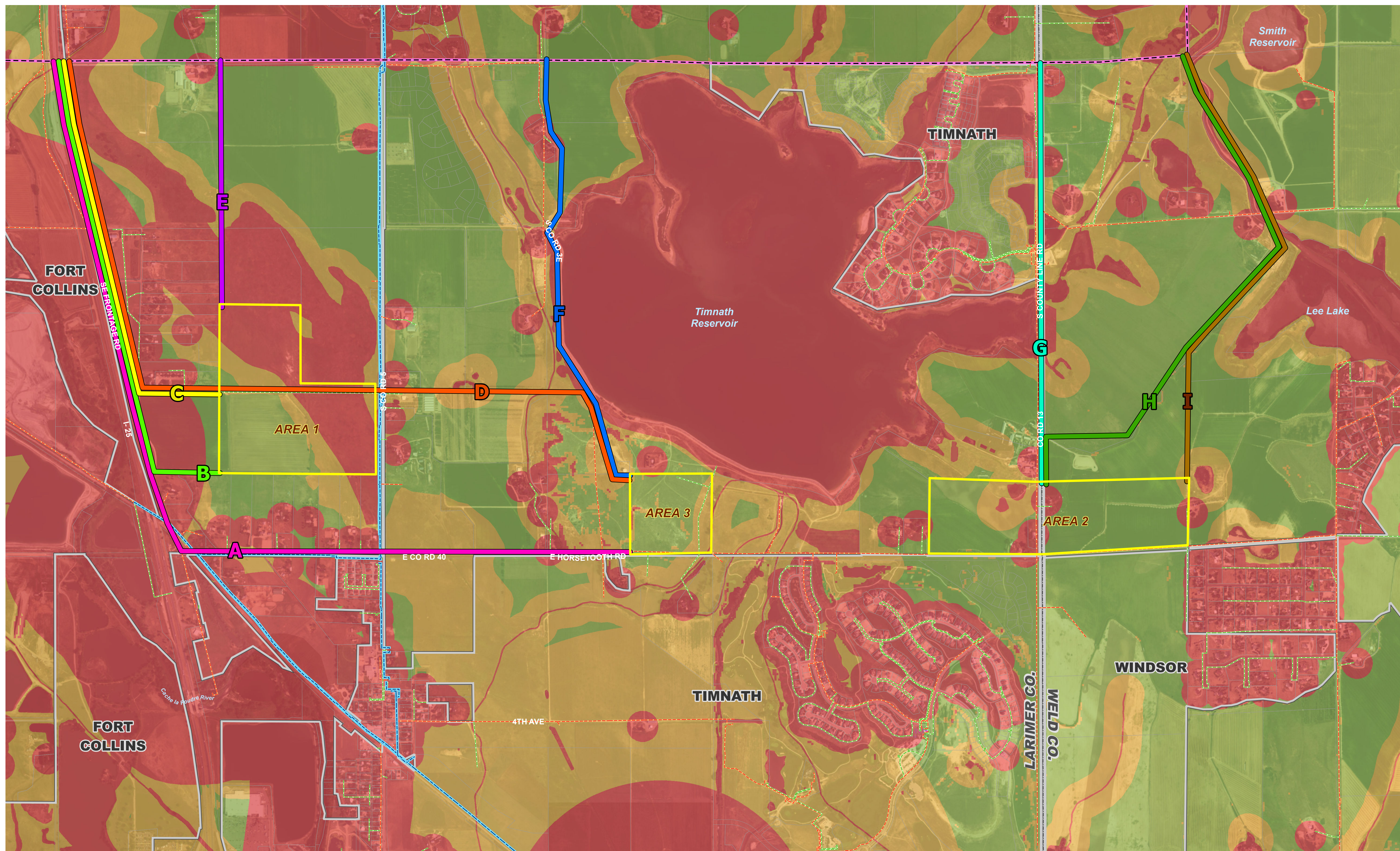


EXHIBIT 2





Avery Substation and Transmission Line Project
August 2016 Open House Meeting
Areas of Opportunities and Constraints

Project Components

Substation Siting Area
 Substation Siting Areas are numbered as ranked by Xcel Energy based on current information and input received.
 Detailed engineering is required to confirm feasibility of substation development and final location within the siting area.

Existing Power Lines

PRPA 230 kV Transmission
 13.2 kV Primary Backbone Distribution
 13.2 kV Non-Primary Backbone Distribution

Potential Routes

12.4 kV Non-Primary Backbone Distribution
 7.6 kV Non-Primary Backbone Distribution

Opportunities and Constraints

Opportunity Area
 Avoidance Area
 Exclusion Area

County Boundary
 Municipal Boundary
 Parcel Boundary

0 1,000 2,000 Feet
 1:7,800
 1 in = 650 Ft

Xcel Energy
 RESPONSIBLE BY NATURE™

EXHIBIT 4



EXHIBIT 5







FROM: Joan Glabach

My sport is birding. I have birdied the wetlands on CR 76 for more than 20 years. In that time I have seen birds lose a lot of habitat and I fear that this is going to happen on CR 76.

We moved from Fort Collins to Soaring Eagle Ranch nine years ago. We bird on Windsor Reservoir from our home. We use CR 76 almost daily and enjoy that more rural route as opposed to what is happening on Harmony Rd. No one has provided us habitat for our sport as they have bike lanes, soccer fields, etc. for other sports. Our sport's habitat is being taken away from us.

Locating a substation anywhere near the wetlands on CR 76 is a deep concern. The birds from Windsor Reservoir fly over that area daily on their way to Timnath Reservoir. We have observed cormorants, geese, Eagles, Great Blue Herons, ducks, pelicans, and Sandhills Cranes doing this in huge flocks of hundreds of birds. Tall wires or structures are a big danger for those birds. District ranger, Troy Florian, has told a neighbor that Great Blue Herons get caught in power lines two miles north of this location.

Please do everything possible to protect these wetlands. There are not enough of them in the area and they attract many bird species that do not go elsewhere in this area.

Sent via email



Conditional Use Grant

Thornton Farm 24

Public Utility Installation
Including Transmission Lines
& Substations

Millissa Berry, Senior Planner

Planning Commission, February 6, 2019



Conditional Use Grant

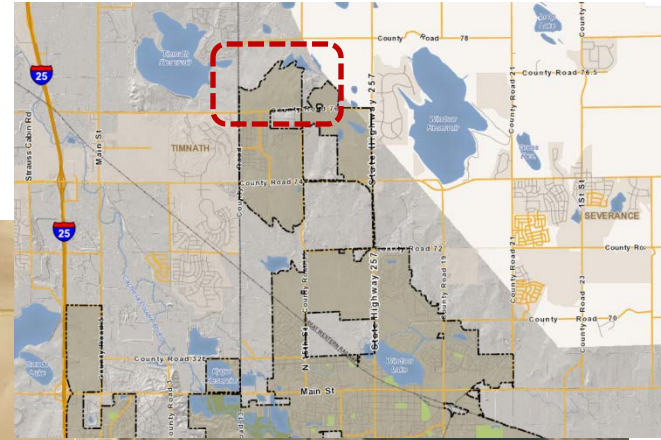
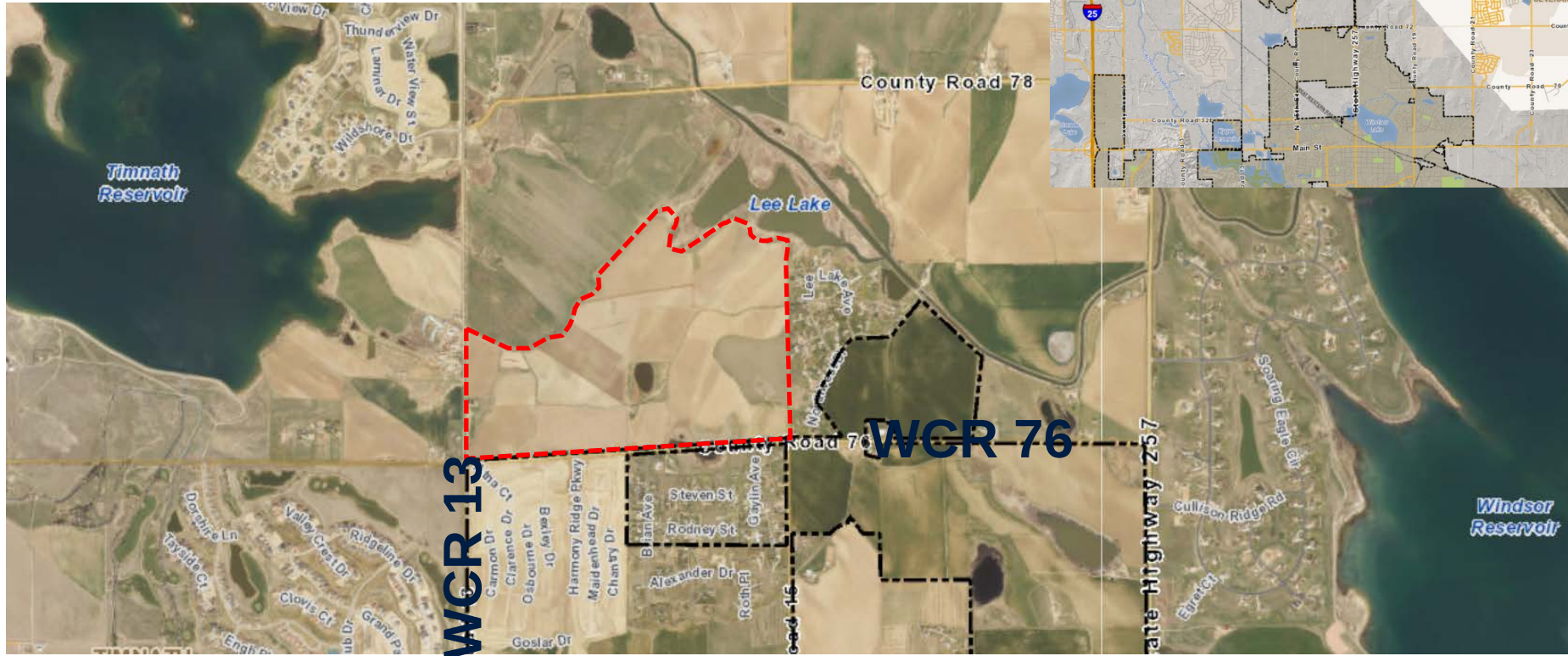
Article VIII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

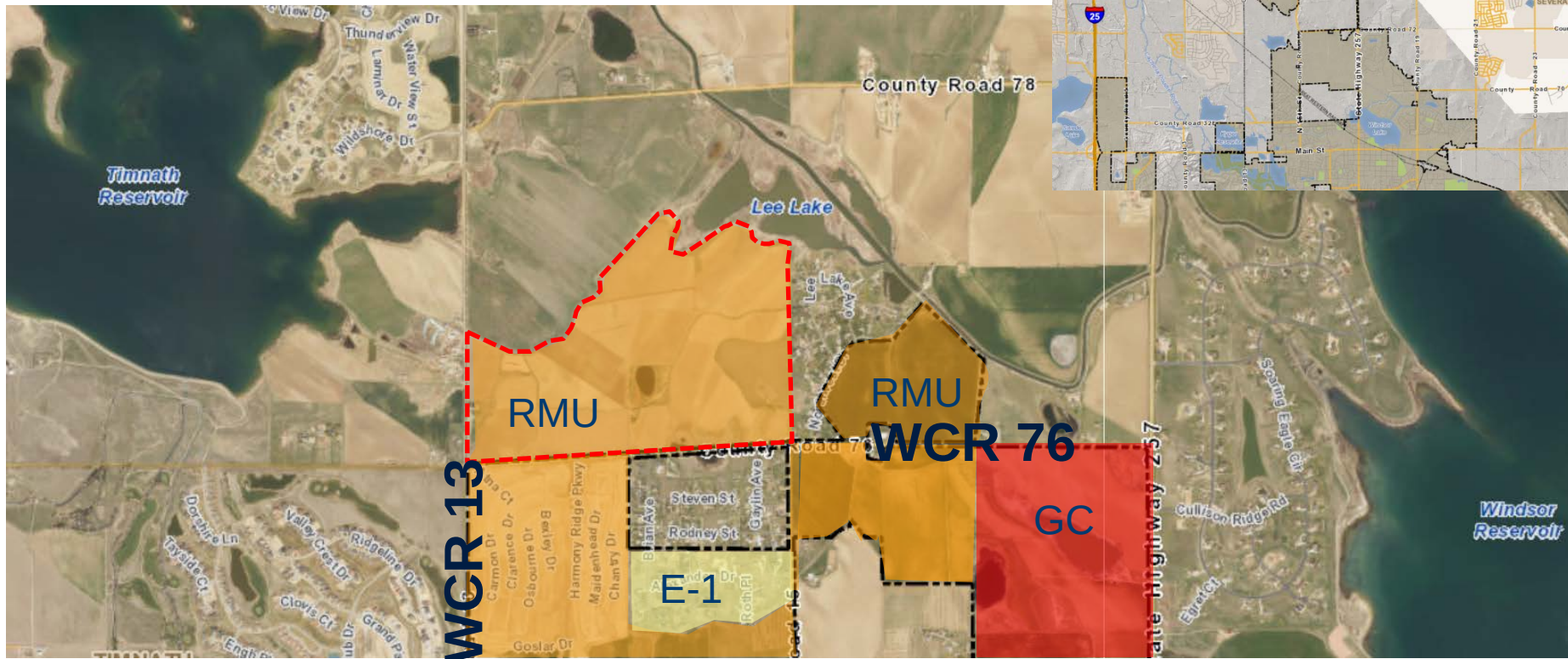
Sec. 16-7-10. Purpose.

The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone.



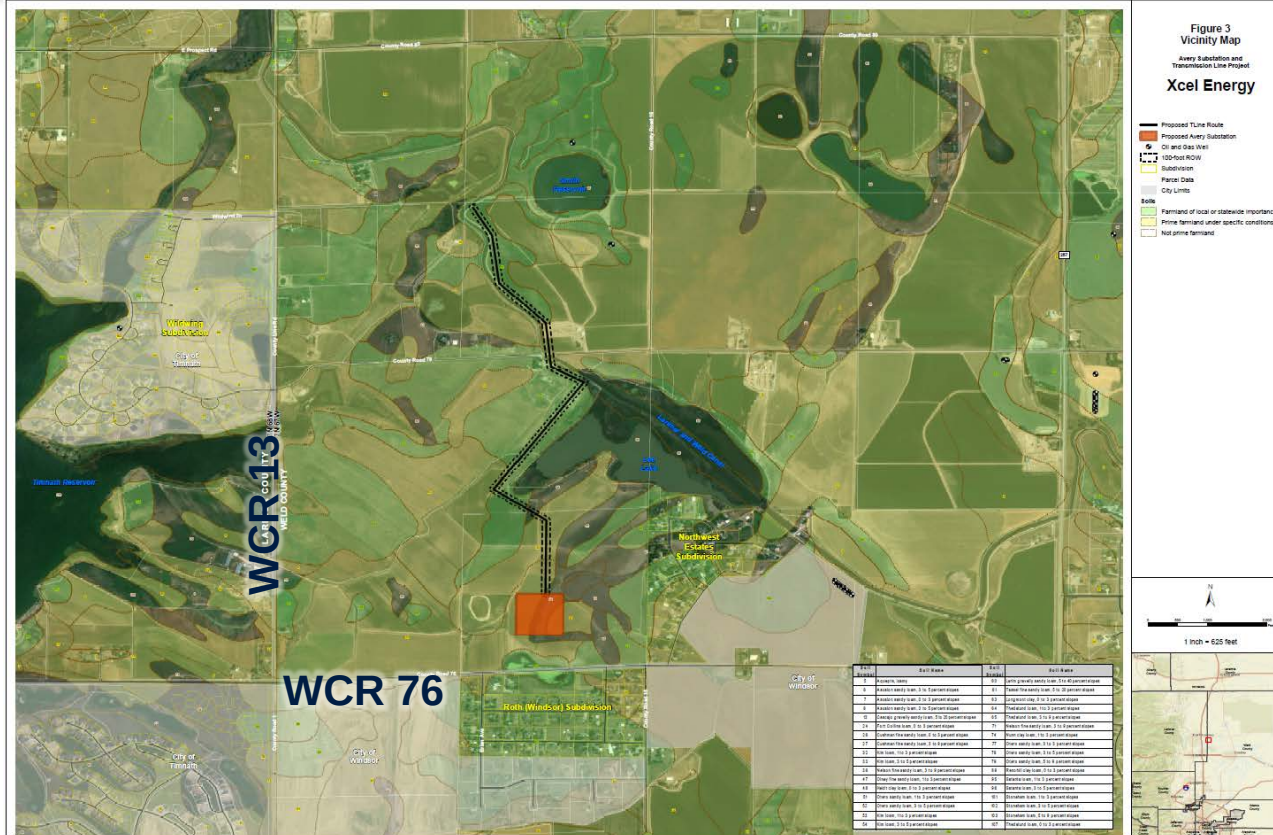
Site Vicinity Map





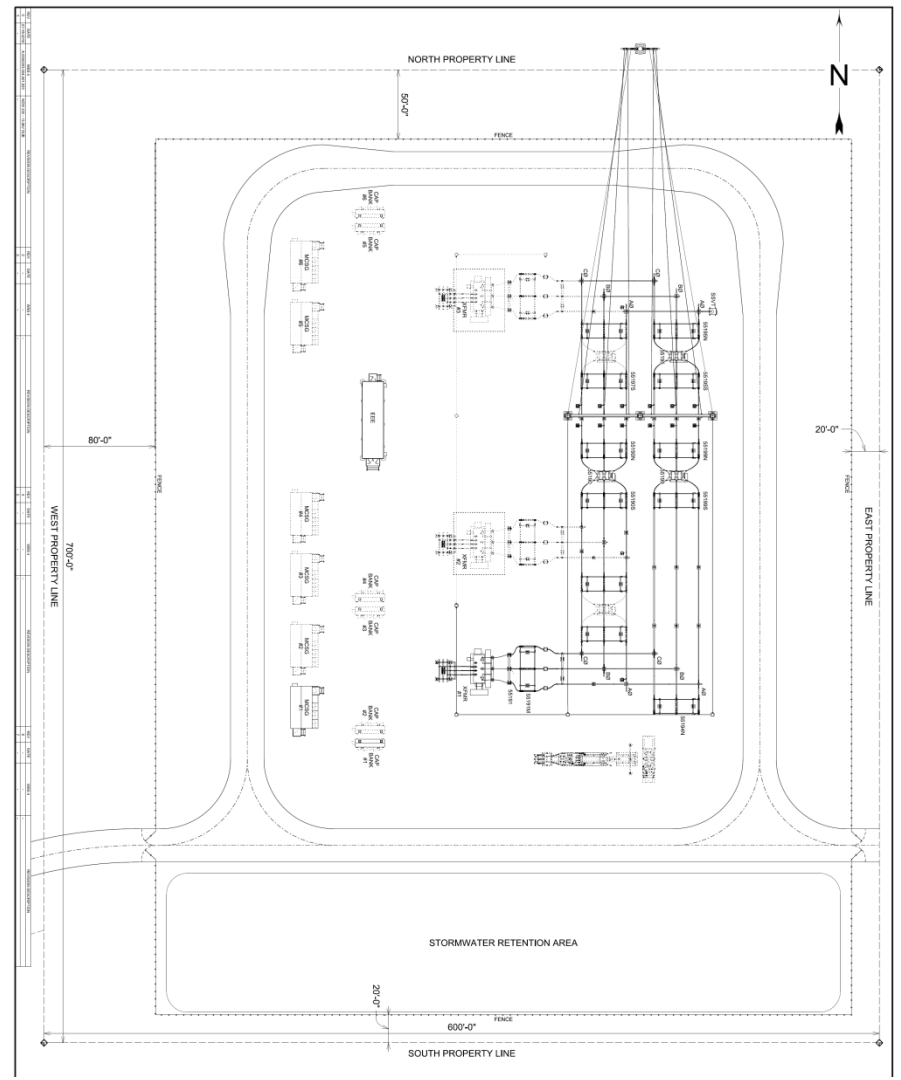
Site Location

- 288 acre agricultural site
- Low to medium density residential to south, east
- Low density residential, agricultural uses to north, west



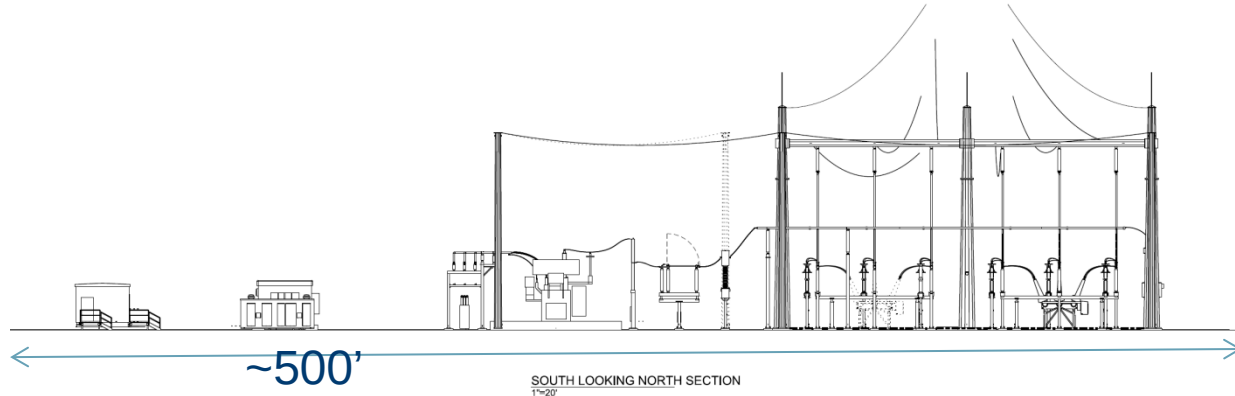
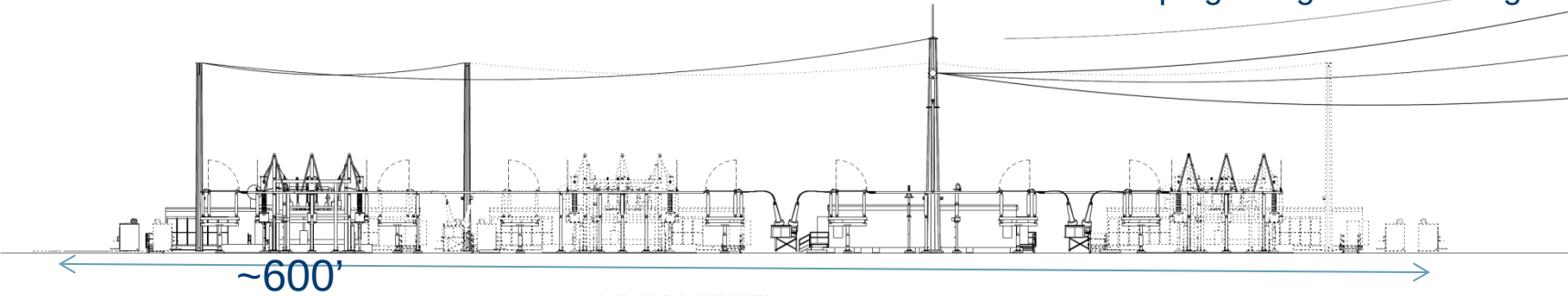


- Facility with chain link fence & barbed wire
- Access drive
- Detention area
- Landscaping along southern edge
- Distribution line easements



Elevations

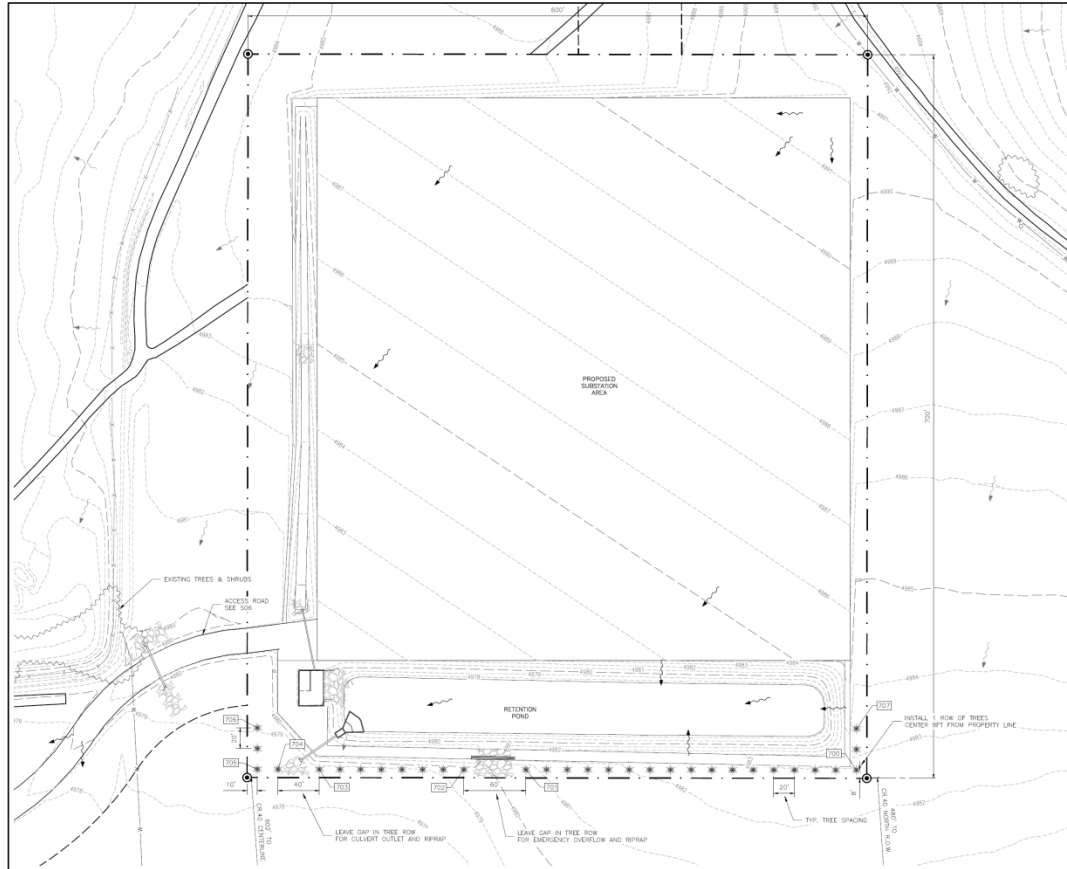
- Ground equipment, grey metal, up to 35' in height
- Transmission towers, grey metal, between 100' and 135' in height
- Chain link fence with barbed wire
- Landscaping along southern edge





Elevations







Landscape Plan



EMERALD GREEN ARBORVITAE
(EXAMPLE PHOTO, BY DAVID SPAIN FOR TREEREELFARM.COM)

SPECIES:	THUJA OCCIDENTALIS
GROWING ZONES:	3-7
PROJECT ZONE:	5-6
MATURE HEIGHT:	8-15ft
MATURE WIDTH:	3-4ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	

- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR



PINYON PINE
(EXAMPLE PHOTO, BY DORIS FOR WIKIMEDIA.ORG)

SPECIES:	PINUS EDULIS
GROWING ZONES:	6-8
PROJECT ZONE:	5-6
MATURE HEIGHT:	25-30ft
MATURE WIDTH:	20-25ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	

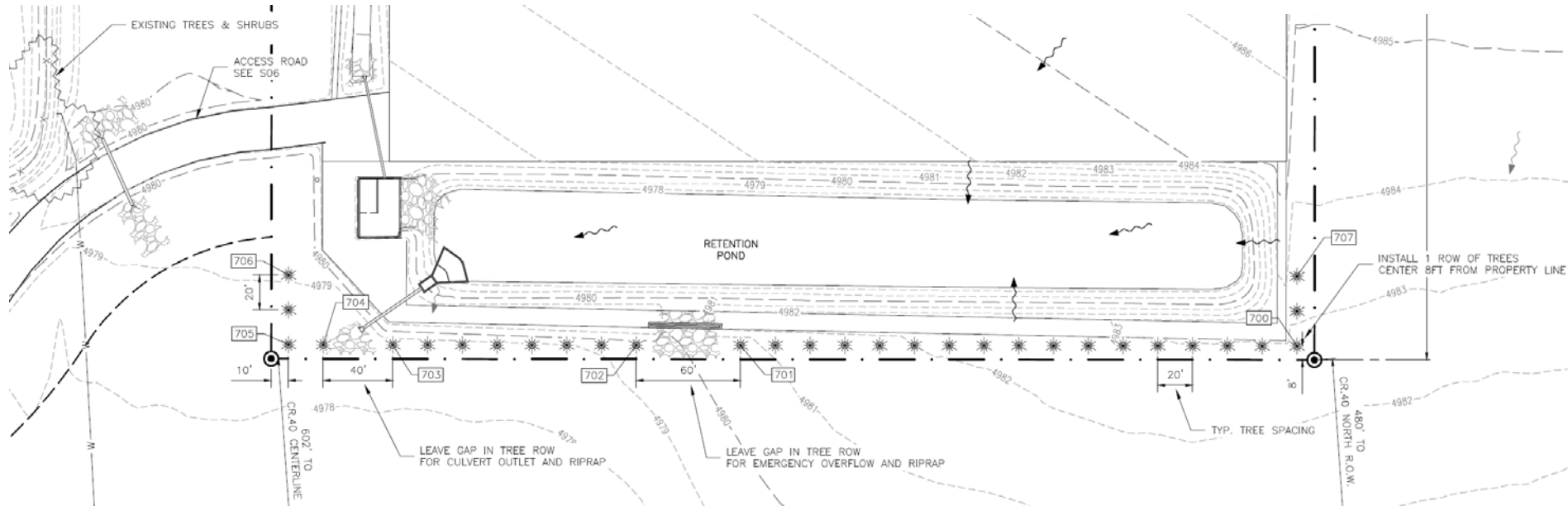
- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR



UPRIGHT JUNIPER
(EXAMPLE PHOTO, FROM MYGRADENLIFE.COM)

SPECIES:	JUNIPERUS
GROWING ZONES:	4-9
PROJECT ZONE:	5-6
MATURE HEIGHT:	10-20ft
MATURE WIDTH:	5-15ft
GROWTH RATE:	MODERATE
DROUGHT TOLERANCE:	GREAT
EVERGREEN	

- DATA FROM MYGRADENLIFE.COM & CITY OF WINDSOR





Conditional Use Standards & Requirements

1. The character and the quality of the area in which the use will be located.

- 288 acre agricultural site
- Low to medium density residential to south, east
- Low density residential and agricultural uses to north, west

2. The physical appearance of the use, including suitability of architecture, landscaping.

- Ground equipment, grey metal, up to 35' in height
- Transmission towers, grey metal, between 100' and 135' in height
- Chain link fence with barbed wire
- Access drive
- Detention area
- Landscaping along southern edge

3. Appropriate location of the building or buildings on the lot.

- Site set back from road, north of wetlands area
- Terrain to the east
- Distance to from WCR 13 and from north



Conditional Use Standards & Requirements

- 4. Adequate provision of parking, loading and circulation facilities.**
 - Not applicable
- 5. Potential effect of the use upon off-site vehicular/pedestrian traffic circulation; potential traffic congestion.**
 - Low vehicular traffic generation
- 6. Potential effect of the use on storm drainage in the area.**
 - Drainage will be reviewed by staff during site plan review
- 7. Adequacy of planting screens where necessary.**
 - Evergreen landscape screen on south edge; seasonally crops
- 8. Provision of controls to avoid hazardous conditions or eliminate air / water pollutants, other noxious influences.**
 - Trash removed; limited hazardous substances; emergency plans
- 9. The general compatibility of the proposed use with the area in which it is to be located.**
 - Substation and transmission line facility will be visible but steps taken to reduce impacts
 - Use allowed in zone with CUG
 - Permanent use



- January 25, 2019 – affidavit of letter mailed to property owners within one hundred (100) feet of site
- January 25, 2019 – property posted with a notification sign
- January 25, 2019 – legal ad published in the newspaper

A neighborhood meeting is not required for this proposal.

Community concerns and letters of support submitted.





Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented with the following conditions:

1. A site plan, including landscaping, is reviewed and approved by Staff prior to construction of the facility.
2. Landscaping is required on the southern portion of the property to assist in screening the facility from vantage points from the south.
3. The applicant will obtain all applicable Town and State permitting for the facility and for development operations, including an access permit from the Town Engineering Department.



Conditional Use Grant

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Final Major Subdivision – Raindance Subdivision 5th Filing – Martin Lind, Raindance Land Company, LLC, owner and applicant; John Meyers, TST Inc. Consulting Engineers, applicant's representative
Location: Southeast of WCR 13 and New Liberty Road
Items #: C.3

Background / Discussion

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a final major subdivision plat, known as Raindance Subdivision Fifth Filing. The subdivision encompasses approximately 33.8 acres and is zoned Planned Unit Development (PUD). Approximately 11.74 acres is proposed for single-family lots and adjacent open space; and approximately 22.06 acres is intended for future development.

Preliminary Plat characteristics:

- 53 single-family lots
 - Lot size range: 5,500 sf to 7,790 sf (minimum lot size for single family lots with front loaded garage per PUD is 4,000 sf)
 - Average lot size of 5,916 sf
 - Typical (mode) lot size: 5,500 sf (36 of the 53 lots)
- Density: 4.52 dwelling units / acre
- Product: 1 & 2-story houses with attached garages
- Tracts for open space / agriculture use (4.6 acres) and future development (22.06 acres)
- Extension of trail system (Raindance and Town systems)
- Expansion of road and utility systems beyond existing infrastructure installed
 - o Public improvements along Autumn Moon and Night Fall Drives were constructed and a portion of the utility plan was installed with the construction work associated with Raindance 2nd Filing.

Two modifications were made since the preliminary plan review:

- The western lots located on Moon Rise Drive are approximately an additional 10 feet in depth from 110' to 120'
- 2 phases proposed
 - o Phase 1 - the lots created along Autumn Moon Drive
 - o Phase 2 – remaining subdivision lots, open space / trail

There is discussion that the City of Thornton is seeking an easement for a water pipeline along WCR 13 on the west edge of the proposed subdivision. The potential easement may be located in the immediate vicinity of the planned Town trail. If such an easement is granted for the water pipeline, the Town will want assurance that any new easements will not limit the Town's access and maintenance of the proposed trail

along WCR 13. Additionally, if the Town trail is impacted during construction of the pipeline, the Town defers responsibility for any reconstruction to the applicant.

During the preliminary major subdivision review, the applicant held a neighborhood meeting on October 15, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were four neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Notifications

Notifications for the public hearing were as follows:

- January 24, 2019 notification posted on site
- January 25, 2019 notification published in newspaper
- January 25, 2019 affidavit of notification mailed to adjacent property owners

Recommendation

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

The recommendation will be presented to the Town Board at its February 11, 2019 regular meeting.

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

cc: Martin Lind, applicant
John Meyers, applicant's representative
Tom Siegel, applicant's representative



December 11th, 2018

Raindance Subdivision Fifth Filing – Final Project Narrative
Project No. 0732.0368.00

The Raindance Fifth Filing Neighborhood creates a rural living feel with integrated farm space with farm to table food production, main entry sign sequence, native open space areas and pedestrian connectivity through detached trails. This project meets all P.U.D standards.

The project is located on Tract X of the Raindance Subdivision Second Filing, on the north side of Nightfall Drive and on west side of Autumn Moon Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 11.74 acre site. The site consists of 53 lots with an overall density of 4.52 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 212 spaces. Each unit provides 2 garage parking spaces additional on-street parking is provided on all streets, except Autumn Moon Drive. The current zoning of the site is RMU with P.U.D. overlay.

Tract A will continue the agrarian landscape defining the Rain Dance development, and consist of entry planting beds, trees located in open and native spaces, and pedestrian trails meandering through a designated farming area.

Tract B will be for future development, and follow a separate site planning and platting process.

Access to the site is provided through surrounding streets and new dedicated ROW. New ROW will connect Nightfall Drive to the loop consisting of Moon Rise Drive and Blue Moon Drive.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com



Raindance Land Company LLC

Filing 5 Neighborhood Meeting Memorandum

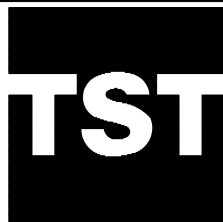
On October 15, 2018, a neighborhood meeting for Raindance filing 5 was held at the Pelican Lakes Golf Club banquet room from 5:30 to 6:30. During the meeting, the developer met with 4 individuals, as listed on the attached sign in sheet. Attendee questions were general in nature, focusing primarily on the amenities planned for the community and covered topics related to the schools and golf course planned for the golf course.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	79.50'	33.95'	24°28'02"	S13°02'17"E	33.69'
C2	79.50'	40.38'	29°06'13"	S13°44'51"W	39.95'
C3	15.00'	23.56'	89°59'58"	S70°16'17"E	21.21'
C4	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C5	20.50'	32.20'	90°00'00"	N70°16'18"W	28.99'
C6	20.50'	32.20'	90°00'00"	S19°43'42"W	28.99'
C7	79.50'	4.40'	3°10'07"	N26°51'21"W	4.40'
C8	79.50'	40.38'	29°06'13"	N42°59'32"W	39.95'
C9	79.50'	40.38'	29°06'13"	N72°05'45"W	39.95'
C10	79.50'	39.72'	28°37'26"	S79°02'25"W	39.30'
C11	79.50'	21.25'	15°18'59"	S57°04'13"W	21.19'
C12	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C13	15.00'	23.56'	90°00'00"	S70°16'18"E	21.21'
C14	628.50'	32.76'	2°59'13"	S10°35'25"E	32.76'
C15	628.50'	50.93'	4°38'33"	S14°24'18"E	50.91'
C16	628.50'	50.31'	4°35'12"	S19°01'11"E	50.30'
C17	628.50'	43.42'	3°57'31"	S23°17'32"E	43.41'
C18	79.50'	124.88'	90°00'00"	N70°16'18"W	112.43'
C19	229.50'	144.83'	36°09'29"	S43°21'02"E	142.44'
C20	15.00'	23.56'	90°00'00"	N16°25'47"W	21.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	721.50'	455.32'	36°09'29"	N46°38'58"E	447.80'
C22	565.50'	247.43'	25°04'09"	N77°15'47"E	245.46'
C23	20.00'	31.42'	90°00'00"	S45°12'08"E	28.28'
C24	79.50'	29.29'	21°06'45"	S38°51'20"W	29.13'
C25	50.00'	78.54'	90°00'00"	S19°43'42"W	70.71'
C26	15.00'	23.57'	90°02'10"	S44°50'28"W	21.22'
C27	50.00'	78.54'	90°00'00"	N70°16'18"W	70.71'
C28	1350.00'	162.02'	6°52'34"	S86°25'16"W	161.92'
C29	15.00'	23.05'	88°03'30"	N53°07'34"W	20.85'
C30	79.50'	124.88'	90°00'00"	S19°43'42"W	112.43'
C31	628.50'	177.43'	16°10'29"	S17°11'03"E	176.84'



RAINDANCE SUBDIVISION
FIFTH FILING
PLAT



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
0732.0368.00

SCALE
1" = 50'

DATE
JANUARY 22, 2019

SHEET
4 of 4



Public Hearing & Recommendation to Town Board – Final Major Subdivision - Raundance Subdivision 5th Filing

Millissa Berry, Senior Planner

Planning Commission February 6, 2019



Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



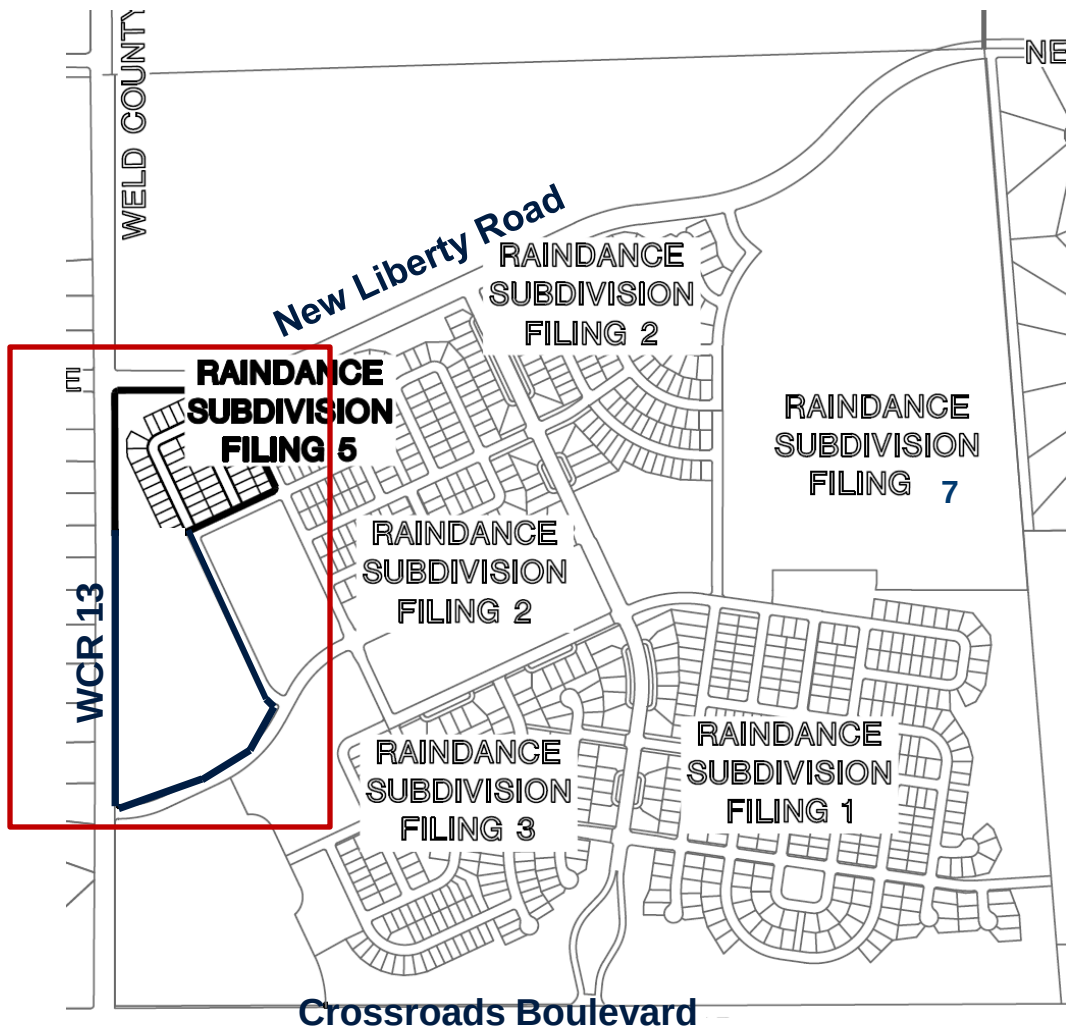


The map shows the proposed site for the new elementary school, outlined in yellow. The site is located on the east side of WCR 13, south of New Liberty Road. The map includes labels for surrounding roads and areas, such as New Liberty Rd, Covered Bridge Pkwy, Sleepchase Dr, and Crossroads Blvd. The site is adjacent to an RMU (Resource Management Unit) and a GC (Greenland Community). The map also shows various residential streets in the area, such as Longs Peak Cir, Sleepchase Dr, and New Liberty Rd.



Final Plat

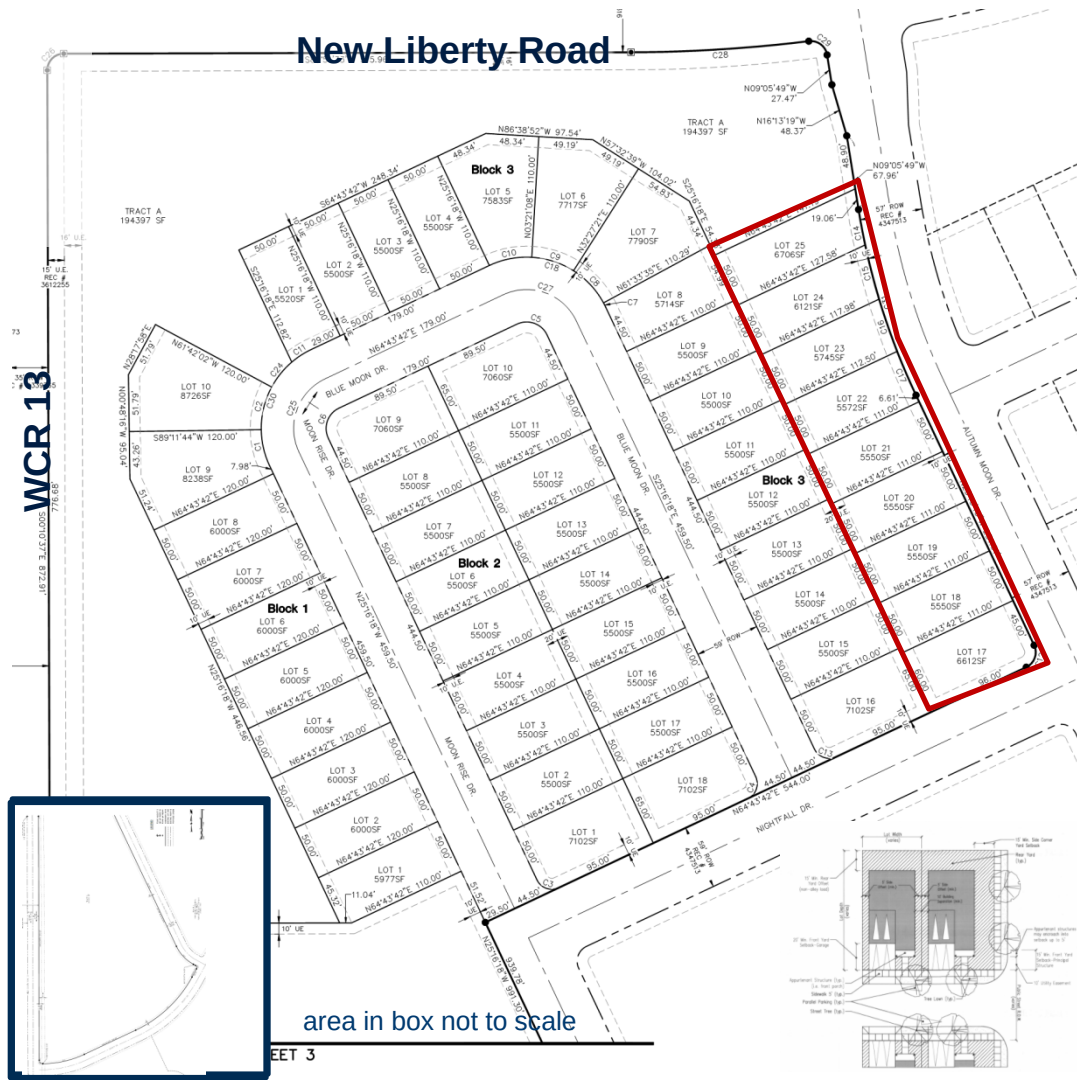
Builds on overall Raindance Master Plan



Final Plat

Plat characteristics:

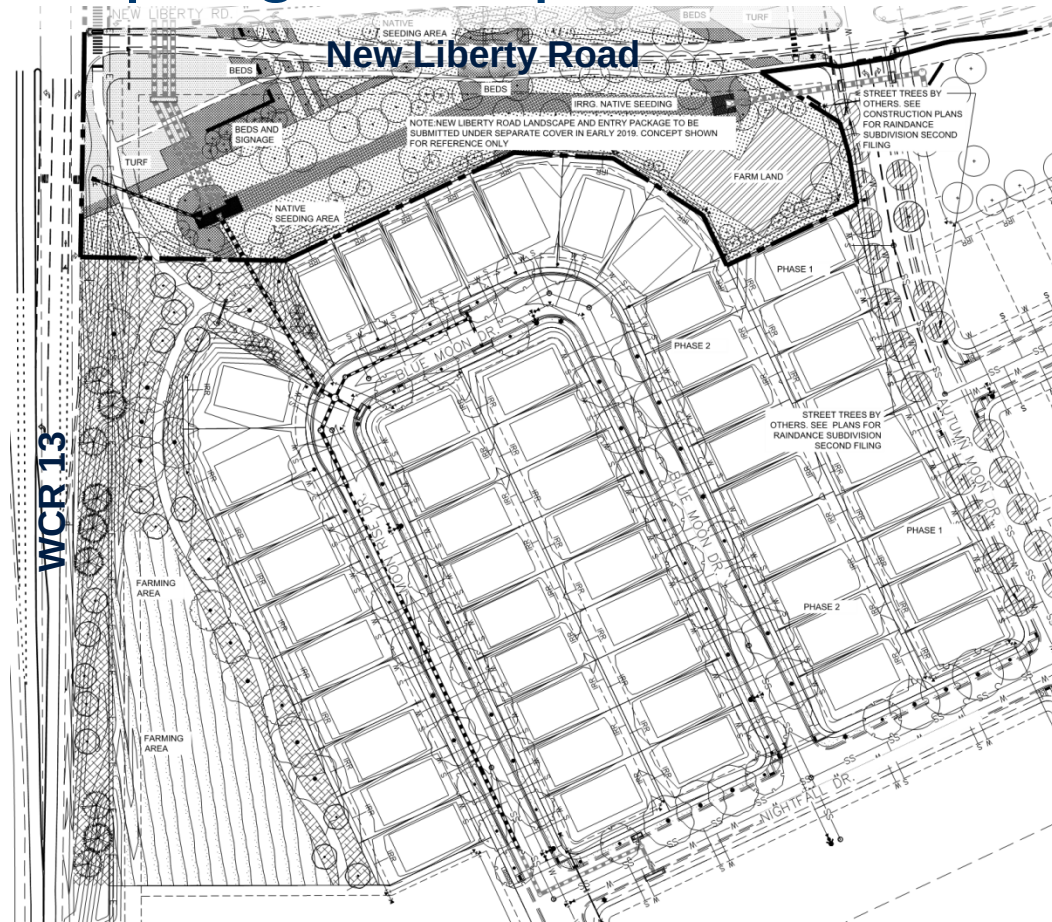
- ~ 33.8 acres total
 - 11.74 acres single family lots and open space
 - 22.06 acres future development
- 53 single-family lots
 - Most 5,500 sf
- 1 & 2-story houses with attached garages (front loaded)
- Tract for open space (4.6 acres)
- Extension of trail system
- 2 phases



area in box not to scale

Landscaping & Improvements

- Potential waterline easement





Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

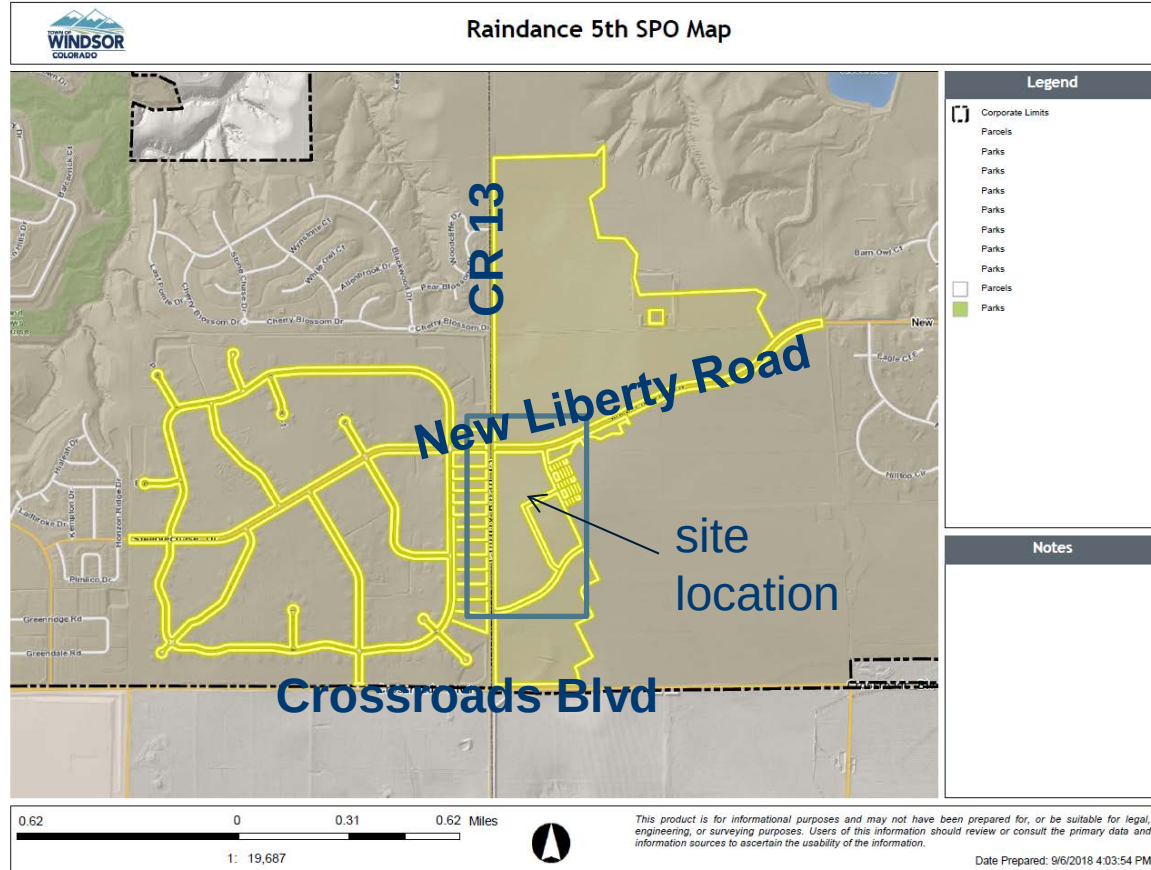


Notification Area

Notifications for this public hearing were as follows:

- January 24, 2019 – site posted
- January 25, 2019 - affidavit of mailing to property owners
- January 25, 2019 – notification published in newspaper

A Neighborhood Meeting was held during the Preliminary Subdivision review.





Recommendation

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.



Recommendation

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Preliminary Major Subdivision – Highland Meadows Golf Course 15th Filing – Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
Location: Northwest of intersection of Highland Meadows Parkway and Crooked Stick Drive
Items #: C.5

Background / Discussion

The applicant, Mr. Jason Sherrill. Landmark Homes, LLC, has submitted a preliminary major subdivision plat, known as Highland Meadows Golf Course Fifteenth Filing. The proposal is the replat of Lot 1 Block 17 of Highland Meadows Golf Course Subdivision 11th Filing and Lot 8 of the Highland Meadows Golf Course Subdivision 8th Filing.

The subject subdivision encompasses approximately 15.67 acres and is zoned Residential Mixed Use (RMU). The associated site plan of the project proposes 100 2-story townhomes with attached two-car garages, a clubhouse, landscape areas, and access throughout the site stemming from Highland Meadows Parkway in two locations as well as access from the development to the north. The replatting is to allow for the townhomes to have individual ownership interests.

Preliminary Plat characteristics (please see project presentation for plat):

- 100 townhome lots on 6.81 acres
 - o 6.38 dwelling units / acre
- 8.86 acre Tract A containing clubhouse site, streets, utility corridors, and landscaping

The applicant held a neighborhood meeting on November 13, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately 20 neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics. Prominent discussion points included traffic impacts to area/Highland Meadows Parkway, density and character of the proposed development, and visual impacts as viewed from the neighborhood to the east.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

- Prioritize new growth in areas currently served by the Town infrastructure and services.
- Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Notifications

A neighborhood meeting was held on November 13th, 2018. Notifications for this meeting were as follows:

- October 17, 2018 – affidavit of mailing to property owners within 300 feet
- October 22, 2018 – display ad published in the newspapers

Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments shall be addressed on the final major subdivision plat.

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

cc: Jon Turner, applicant
Jason Sherrill, applicant
Mike Walker, applicant's representative

April 27, 2018

HIGHLAND MEADOWS GOLF COURSE SUBDIVISION
11TH FILING, LOT 1 BLOCK 17 AND 8TH FILING LOT 8

Site Plan and Major Subdivision

This request is for a replat of Lot 1, Block 17 and Lot 8 in order to construct a townhome project. These lots were previously platted with the Highland Meadows Golf Course Subdivision Eighth and Eleventh Filings. The 15.67-acre project is located west of Highland Meadows Pkwy between Colonial Dr. and Crooked Stick Dr. in the Highland Meadows Subdivision. The site is zoned RMU, Residential Mixed Use.

The project will contain twenty-five (25) four-unit Townhouse buildings, totaling 100 units for a density of 6.38 units per acre and is consistent to the approved master plan

Parking is provided at 4 spaces per unit. 200 spaces are provided in the attached 2-car garages and 200 in the driveways. Additional parking spaces for guests may be provided at convenient locations throughout the development.

Building materials consist of a combination of horizontal and straight-edge shingle siding, and stone veneer to provide variety and interest. Accents include manufactured stone jack arches over windows and front porches. The roof will be composition shingles. The architecture will continue the high-quality architecture consistent with the other multi-family buildings in the Subdivision.

Each unit is designed to have its own enclosed front yard with landscape and 4' white vinyl picket fencing.

Neighborhood Meeting Report - Highland Meadows Golf Course Subdivision 15th Filing - Vernazza Townhomes at La Riva

Place: Highland Meadows Golf Course
Pool Clubhouse
6795 Crystal Down Drive
Windsor, CO 80550

When: Tuesday, November 13th, 2018 at 5:30PM

Neighborhood Meeting Objective:

To provide the surrounding neighbors information about this project and allow the opportunity for property owners in the vicinity to comment.

Attendees:

General Public:	See attached sign-in sheets
Town Staff:	Millissa Berry - Town Planner
Project Developer	Jason Sherrill – Landmark Homes, LLC Jon Mosier – Landmark Homes, LLC
Representative:	Mike Walker, The Birdsall Group, LLC

Number of Attendees: +/- 20 estimated based upon sign in sheet (see attached)

Meeting Location:

Highland Meadows Golf Course - Pool Clubhouse
6795 Crystal Down Drive
Windsor, CO 80550

Meeting Time:

Tuesday, November 13th, 2018 at 5:30PM and ended approximately 6:30pm

Speakers:

Millissa Berry -	Gave a brief introduction and provided an overview of the Town's process
Jason Sherrill -	Gave a brief introduction and provided an overview of the project and answered specific questions about the project and adjacent neighborhoods.
Mike Walker -	Provided additional overview of the project and answered final questions.

Summary of Comments:

After the initial presentation and overview of the project, the following topics were discussed:

- Traffic impacts
 - Neighbor concern: southern road access will cause noise, visual impacts to neighbors directly east of the access; access from Crooked Stick Drive and / or Colonial Drive instead of second access from Highland Meadows Parkway preferred; Crooked Stick needs improved
 - Because the Tennis Center is back 'On-line' no proposed internal connection to Crooked Stick is planned through this property.
 - Neighbor concern: increased traffic on Highland Meadows Parkway due to development
 - Neighbor concern: visibility of stop sign at Crooked Stick Drive and Highland Meadows Parkway is compromised due to landscaping and terrain
- Buffering of buildings from road
 - Neighbor request / Concerns: add landscaping and buffer area between road and buildings to avoid prominence of buildings as viewed from Highland Meadows Parkway, adjacent neighborhood; to soften appearance
 - the setbacks be increased along Highland Meadow Parkway increased
 - increased landscaping between the buildings and Highland Meadows Parkway and berming if possible, outside of easement areas.
 - landscape area in existing subdivision to east directly east of south access road to reduce impact of headlights.
 - Response – Setback won't be increased but Landscaping is planned in area between buildings and parkway (outside easements in area) on west side of Highland Meadows Pkwy.
- Architectural character and site design being compatible with the overall Highland Meadows Golf Course community
 - Architecture would be similar to what is seen with existing townhome development and compatible with the overall Highland Meadows Golf Course community
- Density of development
 - ~ 6.3 units / acres
 - Compared to 10 units / acre seen in existing nearby townhome development
- The types of amenities provided with the development
 - Fitness club / clubhouse
 - Trail / pedestrian connections
 - Green space
 - Access to all metro district members
 - Construction of park and pond adjacent to development area has commenced
- Unit details
 - 2 and 3 bedroom units
 - 2-story with basement
 - Price range ~ \$380k - \$450k

- Timeline
 - Development commencing second quarter of 2019; 30-month construction phase

If you have any further questions regarding this matter, please contact The Birdsall Group at 970.532.5891.

Regards,



Mike Walker, RLA
TB Group

Highland Meadows Golf Course 15th Subdivision Vernazza Townhomes

Attendance Sheet

Name	Address	Phone	E-mail
1 Mitzi Johnson	6768 Olympia Flds	970-692-9590	mitzi.johnson@gmail.com
Mark & Poni Casolino	6017 Southern Hills Dr	602 622 3522	coniccasolino@gmail.com
2 MIKE & KATHLEN VERRAUN	7196 Crystl Downs		mvervalin@comcast.net
John & Karen Pope	7028 Crystal Downs	785-230-5304	Kalindy97@gmail.com
3 Kathy O'Barr	6511 Half Moon Bay Dr	303-827-4365	GKOBarr@Q.com
Marilyn Pedei	6532 Half Moon Bay Dr	223-3008	marilynpedei@msn.com
4 George Mayes	6136 Bay Meadows Dr	970-460-9317	gwmayes@comcast.net
JAMES BECKER	6571 HALF MOON BAY DR	970-682-1046	
5 Dave + Jane Peterson	5895 Bromborough Drive	970-669 7686	janep-432@msn.com
6 Michael Schroeder	5919 Bromborough Drive	970-775-2908	
7 Manny + Michele Machado	6053 Southern Hills Dr		
8			
9			
10			





Preliminary Major Subdivision

Highland Meadows Golf
Course Subdivision 15th Filing

Millissa Berry, Senior Planner

Planning Commission February 6, 2019



Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

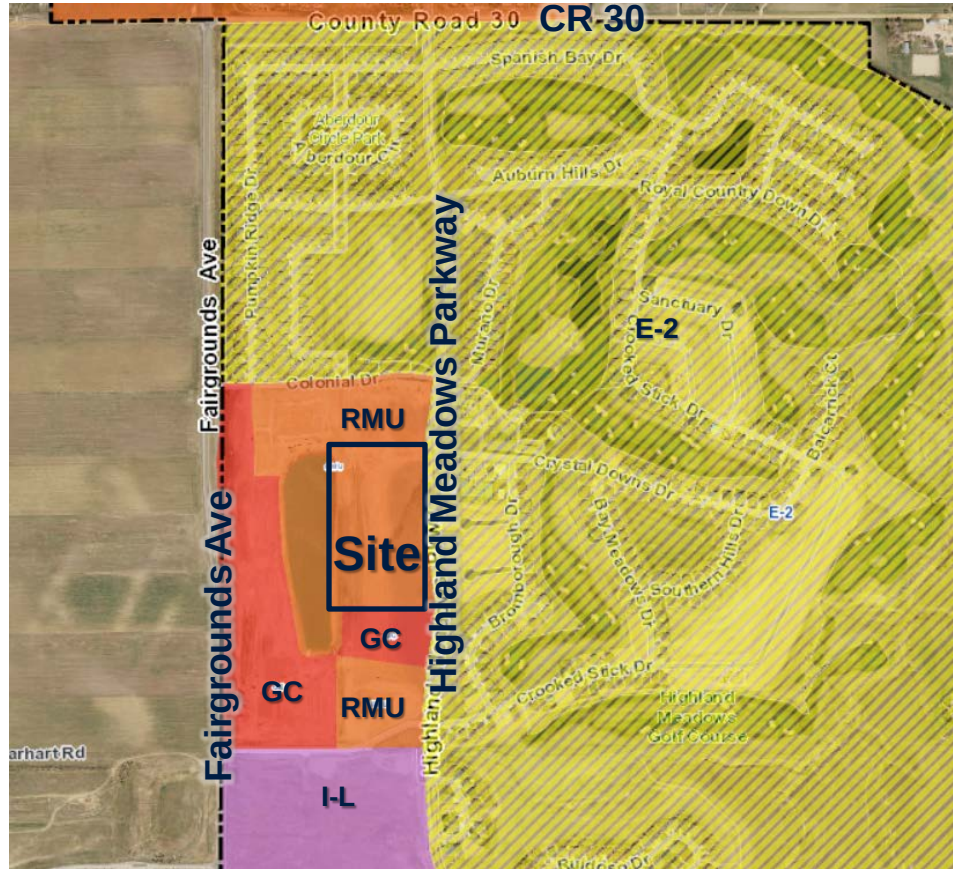
The purposes of the major subdivision procedure are:

- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



Zoning Map



Preliminary Plat

Builds on overall Highland Meadows Golf Course Tract H Master Plan (3rd Amendment) originally master planned for:

- 62 patio homes planned for Lot 17
- 110 Multi-family homes planned for Lot 8



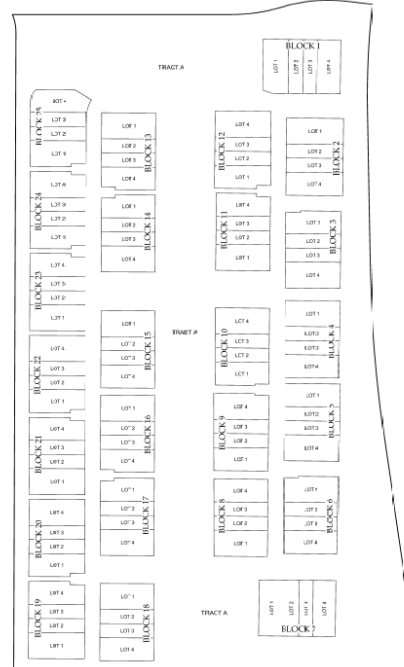


Preliminary Plat

Plat characteristics:

- 15.67 acres total
 - 6.81 acres for townhome lots
 - 100 lots
 - 8.86 acres Tract A common area
 - Clubhouse
 - Landscaping
 - Access drives
 - Utility corridors

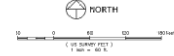
HIGHLAND MEADOWS GOLF COURSE SUBDIVISION FIFTEENTH FILING
 BEING A REPLAT OF LOT 8, HIGHLAND MEADOWS GOLF COURSE SUBDIVISION EIGHTH FILING, AND LOT 1, BLOCK 17, HIGHLAND MEADOWS GOLF COURSE SUBDIVISION ELEVENTH FILING
 LOCATED IN SECTION 26, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



LINE	LENGTH	BEARING
1	10.00	S 00° 00' 00" E
2	10.00	S 00° 00' 00" E
3	10.00	S 00° 00' 00" E
4	10.00	S 00° 00' 00" E
5	10.00	S 00° 00' 00" E
6	10.00	S 00° 00' 00" E
7	10.00	S 00° 00' 00" E
8	10.00	S 00° 00' 00" E
9	10.00	S 00° 00' 00" E
10	10.00	S 00° 00' 00" E

CURVE	DELTA	CHORD	ARC	CHORD	CHORD
1	90° 00' 00"	10.00	10.00	10.00	10.00
2	90° 00' 00"	10.00	10.00	10.00	10.00
3	90° 00' 00"	10.00	10.00	10.00	10.00
4	90° 00' 00"	10.00	10.00	10.00	10.00
5	90° 00' 00"	10.00	10.00	10.00	10.00
6	90° 00' 00"	10.00	10.00	10.00	10.00
7	90° 00' 00"	10.00	10.00	10.00	10.00
8	90° 00' 00"	10.00	10.00	10.00	10.00
9	90° 00' 00"	10.00	10.00	10.00	10.00
10	90° 00' 00"	10.00	10.00	10.00	10.00

PARCEL	DISPOSITION/LAND USE	AREA	PERCENT	ENCUMBRANCES	ATTAINED OWNERSHIP & INTERESTS E.T.
PARCEL 1	OPEN SPACE	10.00	100.00%	None	None
PARCEL 2	RESIDENTIAL	10.00	100.00%	None	None



PRELIMINARY
 This document is a preliminary plat and is not a final plat. It is subject to change without notice. It is not to be used for any purpose other than for the purpose for which it was prepared.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Notification Area

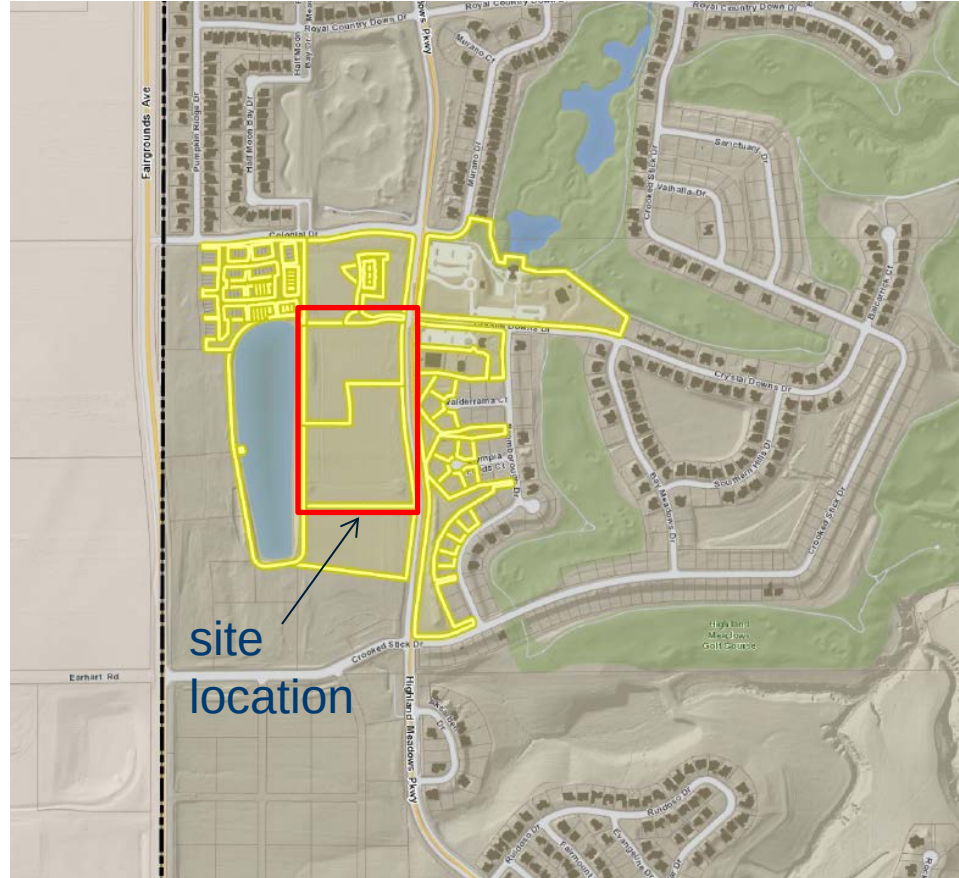
A neighborhood meeting was held on November 13, 2018.

Comments (see packet materials):

- Setbacks
- Height of buildings
- Impacts to view
- Traffic
- Headlights

Notifications for this meeting were as follows:

- October 17, 2018 - affidavit of mailing to property owners within 300 feet
- October 22, 2018 – published ads in newspapers





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments shall be addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Preliminary Site Plan – Highland Meadows Golf Course 15th Filing – Vernazza Townhomes - Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
Location: NW of Highland Meadows Parkway & Crooked Stick Drive
Items #: C.6

Background / Discussion

The applicant, Mr. Jason Sherrill, Landmark Homes, LLC, has submitted a preliminary site plan for the Vernazza Townhome development planned for the Highland Meadows Golf Course Fifteenth Filing. Currently the site contains Lot 17 of the Highland Meadows Golf Course Subdivision 11th Filing and Lot 8 of the Highland Meadows Golf Course Subdivision 8th Filing. The two lots are being replatted to allow for individual ownership of the townhome units. The major subdivision request is later on the 2/6/2019 agenda.

The subject site plan encompasses approximately 15.67 acres and is zoned Residential Mixed Use (RMU). The site plan proposes 100 2-story townhomes with attached two-car garages, a clubhouse, landscape areas, and access throughout the site stemming from Highland Meadows Parkway in two locations as well as access from the development to the north.

Overall site plan development characteristics (please see project presentation for site plan):

- 15.67 acres
 - o 100 townhome lots on 6.81 acres
 - 6,730 sf each
 - 25 four-unit buildings
 - Small private front yard per unit
 - Building height: varied roof line; tallest point approximately 30'
 - o 8.86 acre Tract A
 - Clubhouse (2,347 sf)
 - Internal streets / access
 - Utility corridors
 - Landscaping
- 6.38 dwelling units / acre
- 4 parking spaces per unit (2 garage, 2 driveway) – 200 total
 - o Plus 62 guest parking spaces throughout development including clubhouse parking lot (17 stalls)
- Building materials: combination of horizontal and straight-edge shingle siding, stone veneer, manufactured stone, and composite shingles
- Architecture chosen to complement other multi-family buildings in the subdivision
- 2,347 sf clubhouse with pool, bicycle parking, and 19 parking spaces

- Building setbacks from Highland Meadows Parkway between 58 feet and 126 feet
- 15'+ landscape buffer along Highland Meadows Parkway per Highland Meadows Golf Course Development Agreements
- 304,542 sf open space / landscape area
- Trail connections through site, to clubhouse, boardwalk
- Future road connection planned to lot to the south

The Highland Meadows Golf Course Tract H Master Plan 3rd Amendment established the land use and densities for the area. The Master Plan shows a mix of 62 patio homes (Lot 17) and 110 multifamily units (Lot 8). The current proposal has 100 units overall for both lots. Access for the properties was also established with the Master Plan with the access from the western extension of Crystal Downs Drive and also along the south edge of Lot 8 onto Highland Meadows Parkway.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

- Prioritize new growth in areas currently served by the Town infrastructure and services.
- Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Notifications

Notifications are not required for preliminary site plan review.

Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan as presented subject to all remaining Planning Commission and staff comments being addressed on the final site plan.

Attachments

Application Materials
PowerPoint presentation

cc: Jon Turner, applicant
Jason Sherrill, applicant
Mike Walker, applicant's representative

April 27, 2018

HIGHLAND MEADOWS GOLF COURSE SUBDIVISION
11TH FILING, LOT 1 BLOCK 17 AND 8TH FILING LOT 8

Site Plan and Major Subdivision

This request is for a replat of Lot 1, Block 17 and Lot 8 in order to construct a townhome project. These lots were previously platted with the Highland Meadows Golf Course Subdivision Eighth and Eleventh Filings. The 15.67-acre project is located west of Highland Meadows Pkwy between Colonial Dr. and Crooked Stick Dr. in the Highland Meadows Subdivision. The site is zoned RMU, Residential Mixed Use.

The project will contain twenty-five (25) four-unit Townhouse buildings, totaling 100 units for a density of 6.38 units per acre and is consistent to the approved master plan

Parking is provided at 4 spaces per unit. 200 spaces are provided in the attached 2-car garages and 200 in the driveways. Additional parking spaces for guests may be provided at convenient locations throughout the development.

Building materials consist of a combination of horizontal and straight-edge shingle siding, and stone veneer to provide variety and interest. Accents include manufactured stone jack arches over windows and front porches. The roof will be composition shingles. The architecture will continue the high-quality architecture consistent with the other multi-family buildings in the Subdivision.

Each unit is designed to have its own enclosed front yard with landscape and 4' white vinyl picket fencing.



Preliminary Site Plan – Vernazza Townhomes

Highland Meadows Golf
Course Subdivision 15th Filing

Millissa Berry, Senior Planner

Planning Commission February 6, 2019



Preliminary Site Plan

Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the site plan process, including:

Sec. 17-7-20. Purpose.

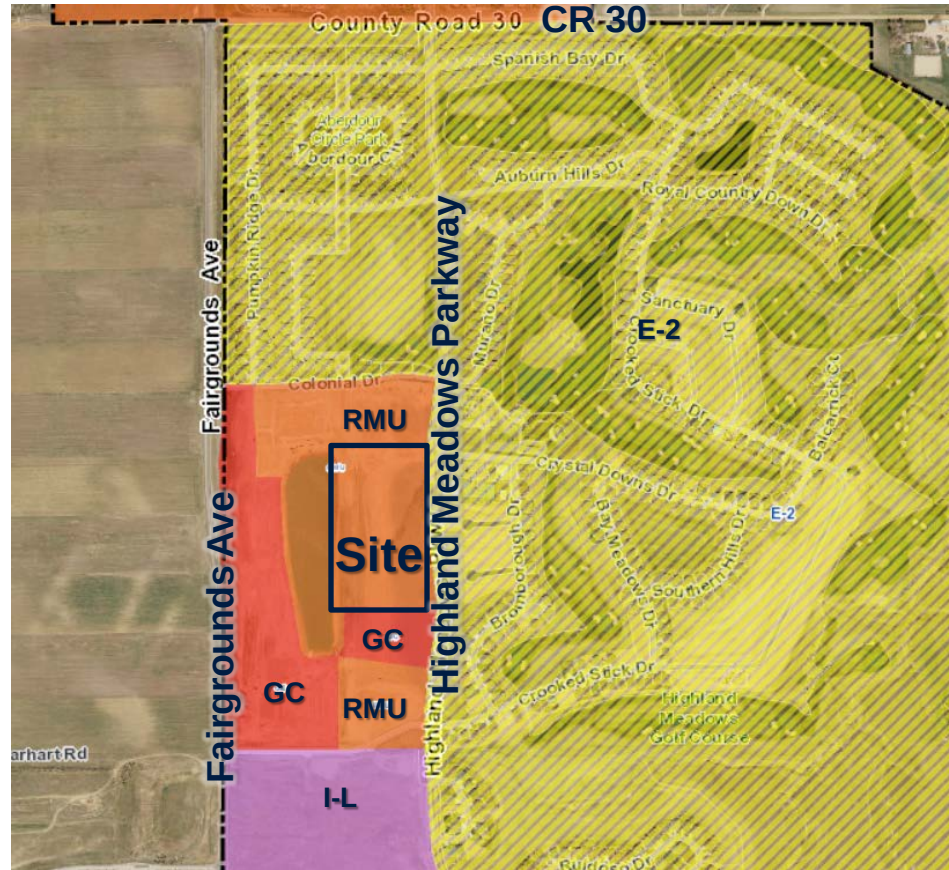
The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.
- 2) Develop land zoned for multifamily, commercial or industrial uses.
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 4) To amend an approved site plan when the change involves additional land use...

Site Vicinity Map

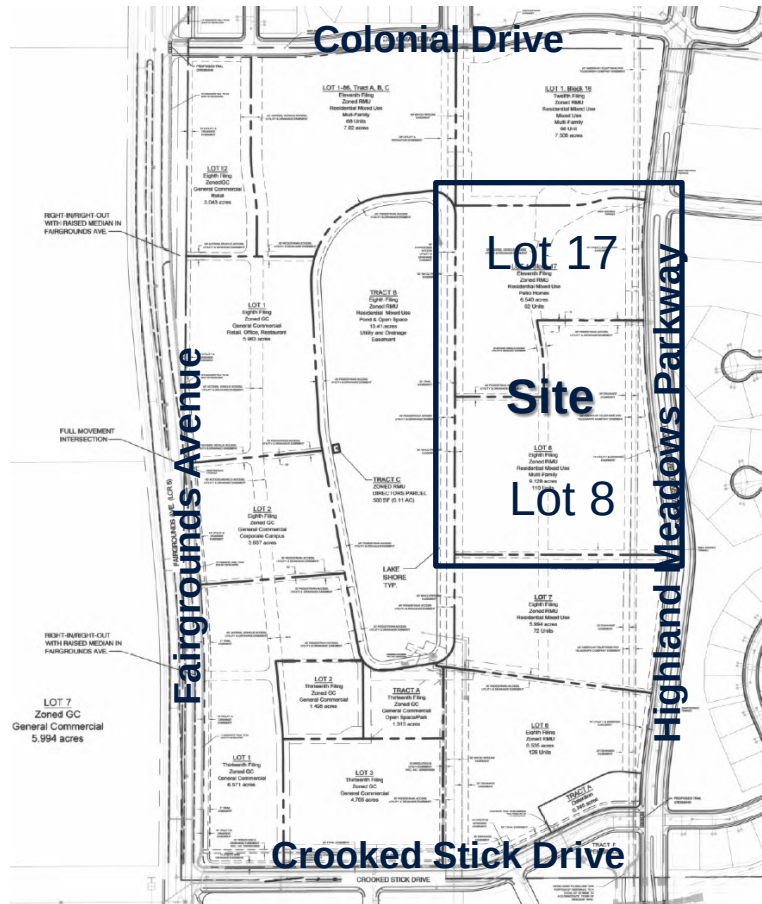


Zoning Map





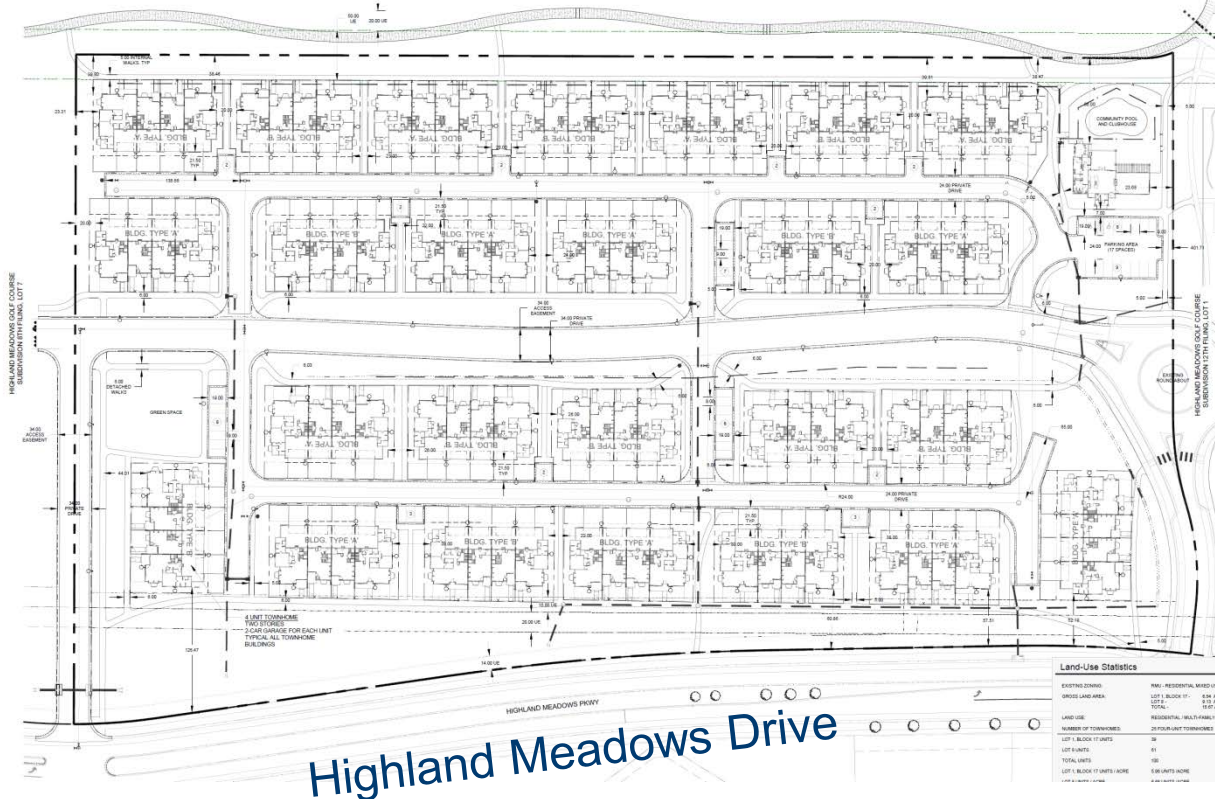
- 62 patio homes planned for Lot 17
- 110 Multi-family homes planned for Lot 8



Preliminary Site Plan

Site Plan characteristics:

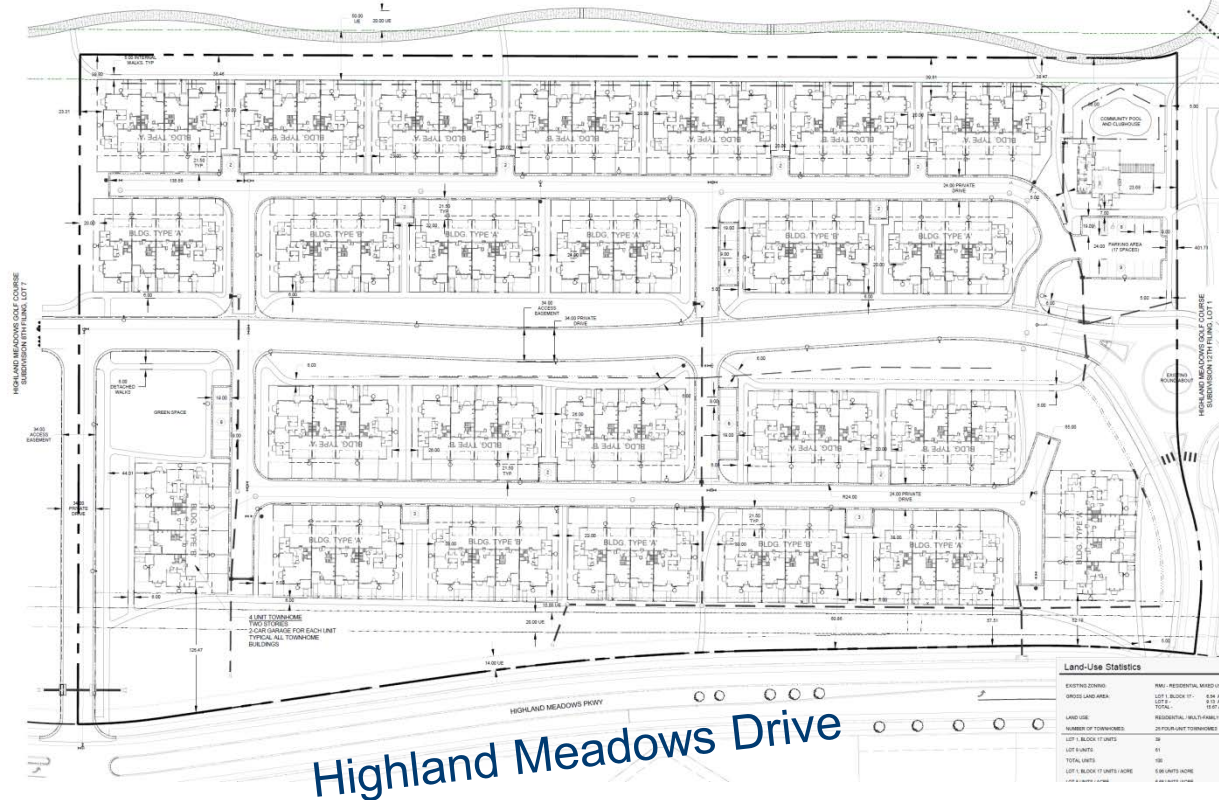
- 15.67 acres
 - 6.81 acres = 100 TH lots
 - 6,730 sf each
 - 25 four-unit buildings
 - Small private front yard per unit
 - Building height: 30'
 - 8.86 acre Tract A
 - Clubhouse (2,347 sf)
 - Internal streets / access
 - Utility corridors
 - Landscaping/open space (300,000+ sf)
- 6.38 dwelling units / acre



Preliminary Site Plan

Site Plan characteristics:

- 6.38 dwelling units / acre
- 4 parking spaces per unit (2 garage, 2 driveway)
 - 62 guest parking throughout development including clubhouse parking lot
- Building setbacks from Highland Meadows Parkway between 58 feet and 126 feet
- Trail connections through site, to clubhouse, boardwalk
- Future road connection planned to lot to the south



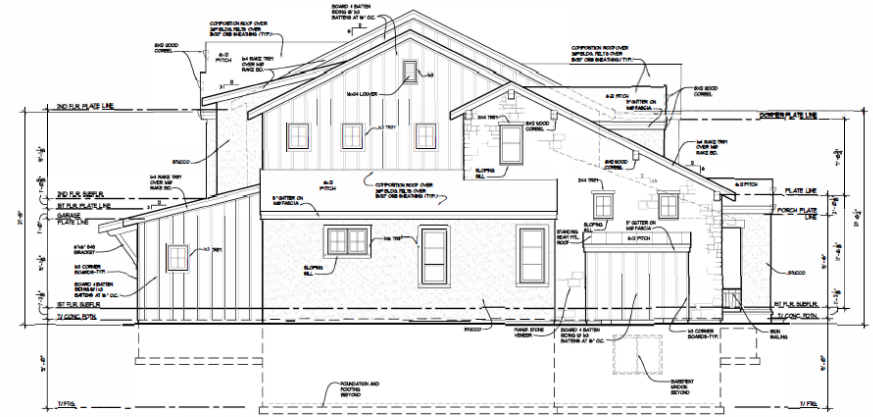
Landscaping Plan

- Landscaping / open space (approximately 7 acres)
- 15'+ landscape buffer along Highland Meadows Parkway per Highland Meadows Golf Course Development Agreements

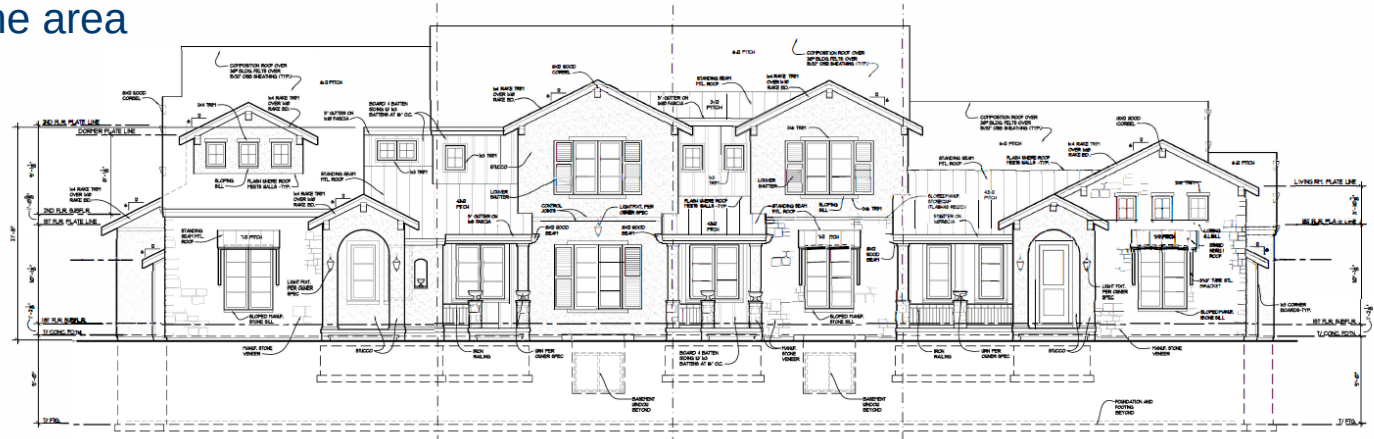


Elevations

- Building materials
 - Horizontal and straight-edge shingle siding
 - Stone veneer wainscot
 - Manufactured stone entries
 - Composite shingles
- Architecture to complement other multi-family buildings in the area

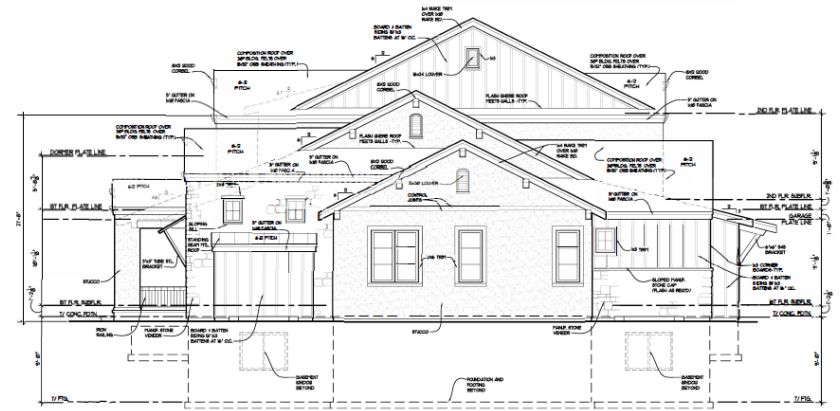


LEFT ELEVATION
3/16" = 1'-0"

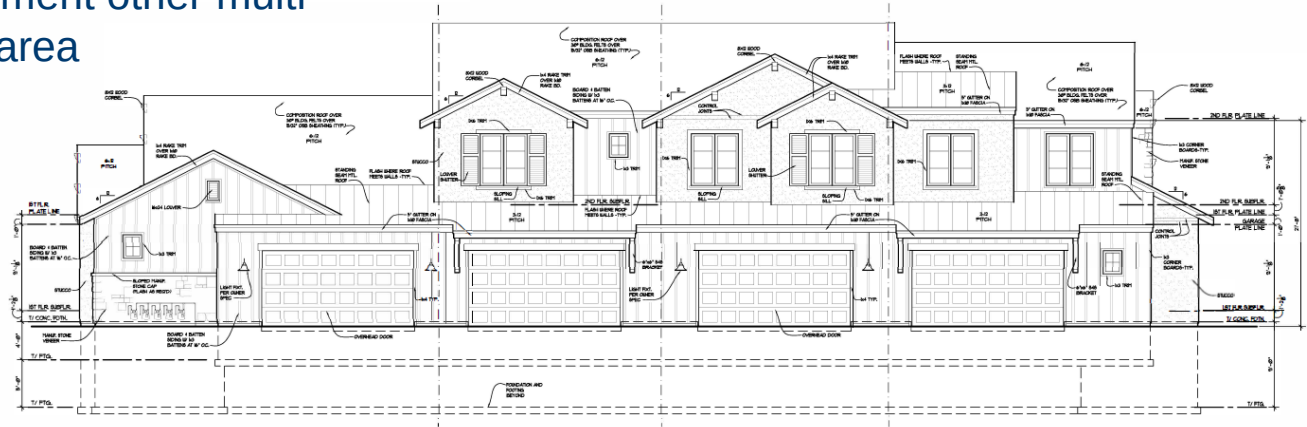


Elevations

- Building materials
 - Horizontal and straight-edge shingle siding
 - Stone veneer wainscot
 - Manufactured stone entries
 - Composite shingles
- Architecture to complement other multi-family buildings in the area



RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



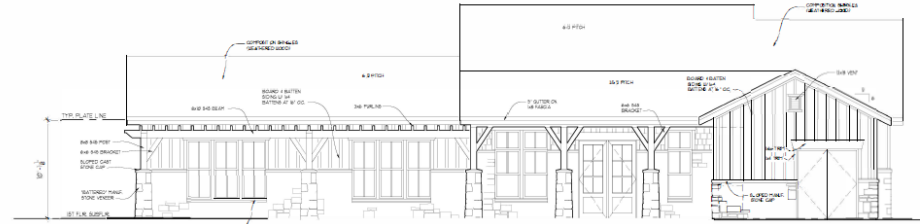
NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.

EXTERIOR FINISH LEGEND

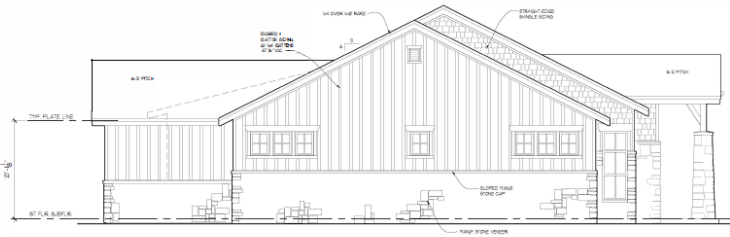


** FINISH COLORS TO BE DETERMINED UNDER SEPARATE DISCUSSION



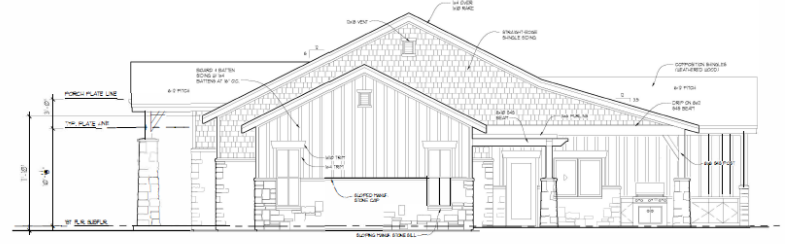
REAR ELEVATION

3/16" = 1'-0"



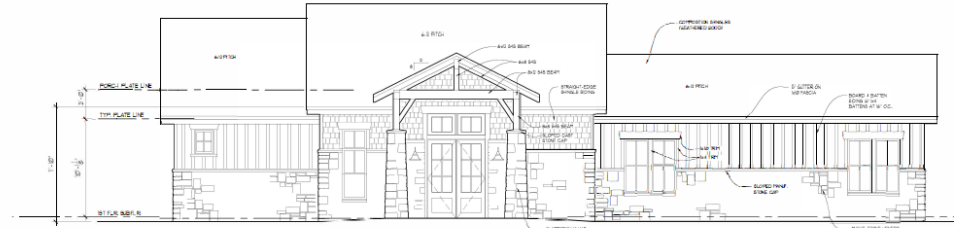
LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

CLUBHOUSE



Elevations



Front Elevation



Front and Side Perspective



Elevations



Rear Elevation



Rear and Side Perspective



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

Prioritize new growth in areas currently served by Town infrastructure and services.

Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan as presented subject to all remaining Planning Commission and staff comments shall be addressed on the final site plan.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Determination of Off-street Parking Requirement in Accordance with Section 16-10-30(7) of the Municipal Code - Highland Meadows Golf Course 15th Filing – Vernazza Townhomes Clubhouse - Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
Location: Northwest of intersection of Highland Meadows Parkway and Crooked Stick Drive
Items #: C.7

Background / Discussion

The applicant, Mr. Jason Sherrill, Landmark Homes, LLC, has submitted a preliminary site plan for the Vernazza Townhome development planned for the Highland Meadows Golf Course Fifteenth Filing. A clubhouse and associated parking for the clubhouse are components of the site plan. The category of "clubhouse" is not a specific use category in the Municipal Code parking standards section. Therefore, applicant has requested a Planning Commission determination regarding parking requirements in accordance with Section 16-10-30(a)(7) of the Municipal Code, which states:

Uses not enumerated. In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall determine the appropriate application of the parking requirements to the specific situation.

The proposed clubhouse is 2,347 sf in area. Seventeen parking spaces are proposed immediately adjacent to the clubhouse; two being ADA compliant spaces. In addition to the lot, there are 45 guest parking spaces throughout the development and each unit has 4 private parking spaces. The development to the north has 39 guest spaces in addition to the required parking per unit. A trail system connects area residential units with the clubhouse. Additional parking can be found at the clubhouse and tennis center across Highland Meadows Parkway to the east and in guest spaces in the development to the northwest.

The amenity is open to the Highland Meadows Golf Course Subdivision residents. However, because the amenity is provided for the residents in the immediate area, it is anticipated that many users of the clubhouse will not need to drive and park at clubhouse. A trail system throughout the subdivision adds additional alternative travel routes to the clubhouse and additional parking exists in the immediate area to accommodate additional vehicle demand if necessary.

There are a few other clubhouses within Windsor. However, each of the different clubhouses have different amounts of floor area as well as varying amounts of additional amenities, such as tennis courts and golf courses, associated with the clubhouse. Therefore, a parking requirement applied for those clubhouses is not directly transferrable to this situation. Applying the retail requirement of 1 space per 250

sf GLA, the parking requirement would result in a requirement of 10 spaces. The City of Greeley uses parking standard for membership and health clubs at one space per 200 sf of GLA and if applied to the subject clubhouse, would result in a requirement of 12 spaces. An indoor/outdoor recreational use listed in the Greeley standards requires 1 space per 500 sf of floor area. The proposed 17 stalls is in excess of these potential standards and with the majority of unexpected users being in close proximity of the clubhouse, the proposed amount seems appropriate and acceptable for the use.

Relationship to Comprehensive Plan

Not applicable

Relationship to Strategic Plan

Not applicable

Notifications

Notifications are not required for parking determination.

Recommendation

In accordance with Section 16-10-30(a)(7) of the Municipal Code and the aforementioned justification, staff recommends that the Planning Commission determine that the parking for the clubhouse is adequate as proposed.

Attachments

Please attachments for 2-6-19 Planning Commission Agenda Item C.5 Preliminary Standard Site Plan – Vernazza Townhomes – Highland Meadows Golf Course Subdivision 15th Filing

cc: Jon Turner, applicant
Jason Sherrill, applicant
Mike Walker, applicant's representative



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Preliminary Major Subdivision – Windshire Park Subdivision 6th Filing – Jeff Feneis, Loveland Housing Authority, on behalf of Windsor Housing Authority, property owner/applicant; Jim Doyle, TB Group, applicant’s representative
Location: West of 15th Street, north of Windshire Drive, and south of Guardian Drive
Items #: C.8

Background / Discussion

The applicant, Mr. Jeff Feneis, Loveland Housing Authority, on behalf of Windsor Housing Authority, has submitted a preliminary major subdivision plat, known as Windshire Park Subdivision 6th Filing. The proposal is a replat of Windshire Park Subdivision 4th Filing (approved on July 24, 2017, for 57 townhome lots).

The subject 8.5-acre subdivision is zoned Residential Mixed Use (RMU). The replatting would vacate the existing townhome lots and private drives and reestablish lot lines and tracts to accommodate the senior housing buildings and internal drives. The property is currently owned by Windsor Housing Authority and once developed, will remain owned, operated, and maintained by WHA.

On September 10, 2018, the Town Board approved a resolution amending the Windshire Park Master Plan, for the subject 8.5-acre property (Master Plan “Parcel E”), from multifamily residential use of 58 units to senior housing use of 123 units. The associated site plan of the project proposes 123 senior apartment units with one two-story building centrally located and one-story cottage-style buildings along the perimeter of the property (north, south, west). The number of proposed senior housing units for this property is based on the sewer capacity available, which is equivalent to 58 standard multifamily residential units. The property will be deed restricted for 123 senior housing units or 58 standard multifamily units.

Preliminary Plat characteristics (please see project presentation for plat):

- 8.5 acres
 - 4 lots for buildings, private drive and parking lot; one tract for drainage detention area and landscaping
- Site Plan:
 - Site plan: 14.47 dwelling units / acre
 - 7 senior housing buildings – main building centrally located within the site and proposed for two-stories, other buildings proposed for single-story and located along perimeter of property to north, south and west.

The applicant held a neighborhood meeting on October 29, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were four neighbors in attendance. Please see the enclosed

neighborhood meeting notes for discussion topics. Prominent discussion points included the changes between the previously approved townhome development plan and the current proposal, the cottage-style one-story buildings proposed on the perimeter of the property, design of the buildings, the number of units, type of housing, anticipated demographics of residents, and the phases of construction.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

- Prioritize new growth in areas currently served by the Town infrastructure and services.
- Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
- Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; safety, quality of life, infrastructure, vitality and small town feel.

Notifications

A neighborhood meeting was held on October 29, 2018. Notifications for this meeting were as follows:

- October 8, 2018 – affidavit of mailing to property owners within 300 feet
- October 12, 2018 – display ad published in Greeley Tribune
- October 17, 2018 – display ad published in Windsor Beacon

Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments shall be addressed on the final major subdivision plat.

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

cc: Jeff Feneis, applicant
Jim Doyle, applicant's representative

October 10, 2018

SITE PLAN NARRATIVE

Windshire Senior Housing Campus, Windsor Housing Authority, Windsor, Colorado

This proposal is for the entitlement of an 8.5 acre parcel of land which is part of the Windshire Park Subdivision Amended Master Plan known as Parcel E. The project site is located west of Weld County Road 15 and approximately 2.5 miles north of Weld County Road 68-1/2. Uses adjacent to the project site include Windshire single-family homes to the north, and west. Agricultural land to the east and developed land to the south.

The existing zoning is RMU, residential mixed use. The project site will consist of 96 1-bedroom units and 27 2-bedroom units for a total of 123 units. 90 units are located within the main two story building located closest to 15th Street. 33 units are included in (4) 6-unit buildings and (1) 3-unit building located west and south of the main building. 45% of the site is proposed to be landscaped and will include amenities and patio areas for the residents of the Housing Campus. Pedestrian circulation is via 5' concrete walks throughout the project and a total of 179 parking spaces are provided for parking. Traffic is not expected to be an issue due to the proposed senior demographic. Seniors typically drive less and utilize mass transportation more often than other population demographics.

The site will be accessed from the south and the north via connections from Weld County Road 15. The south access point is proposed to line up with the development to the south development. The north access point is centered to provide adequate spacing from WCR 15. Utilities are proposed to tie into existing utilities in the vicinity.

SUBDIVISION

Vacation of Windshire Park 4th Filing (57 lots for townhomes) for Windshire Park 6th Filing (four lots and one tract) for a senior housing complex.

WINDSHIRE PARK PRELIMINARY SUBDIVISION 6TH FILING NEIGHBORHOOD MEETING SUMMARY

On October 29 at 6:00 p.m., the Windsor Housing Authority with consultants from Infusion Architects and The Birdsall Group, held a neighborhood meeting at Windsor's Community Recreation Center to present a proposal of an affordable senior housing complex consisting of 122 apartment units.

Plans and drawings were shown via slide show of the site plan, landscape plan, and architectural building elevations. Building plans included 90 units in the two-story building and 33 in the one-story buildings around the perimeter of the property.

Four neighbors attended the meeting and WHA clarified that the units were for-rent, based on income level, for seniors, including those with disabilities, and the complex would remain owned and operated by WHA. WHA described the demographics for the proposed complex as similar to those living in the existing WHA-owned and operated Century III apartments. The layout of the complex was described, including the single-story cottages around the western boundary of the property, the two-story building location, access/drives, parking, architecture, the proposed phases for the development, and proposed type of construction (potentially modular) for decreasing construction traffic and duration of construction. There was additional discussion about the level of quality of today's modular structure, including, how the structures are developed and the quality of the architectural design. There were questions about the expected timing of the development, timing of the two phases, and the difference between construction times if the buildings were stick-built versus modular. The neighbors in attendance expressed positive feedback toward the proposal.



Preliminary Major Subdivision

Windshire Park Subdivision
6th Filing

Carlin Malone, Chief Planner

Planning Commission February 6, 2019



Subdivision

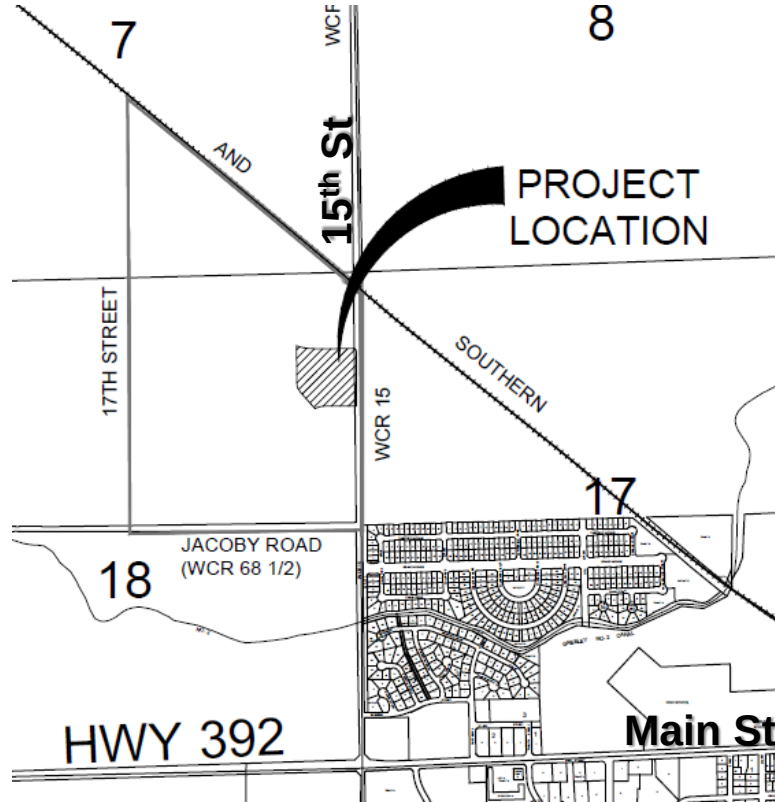
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

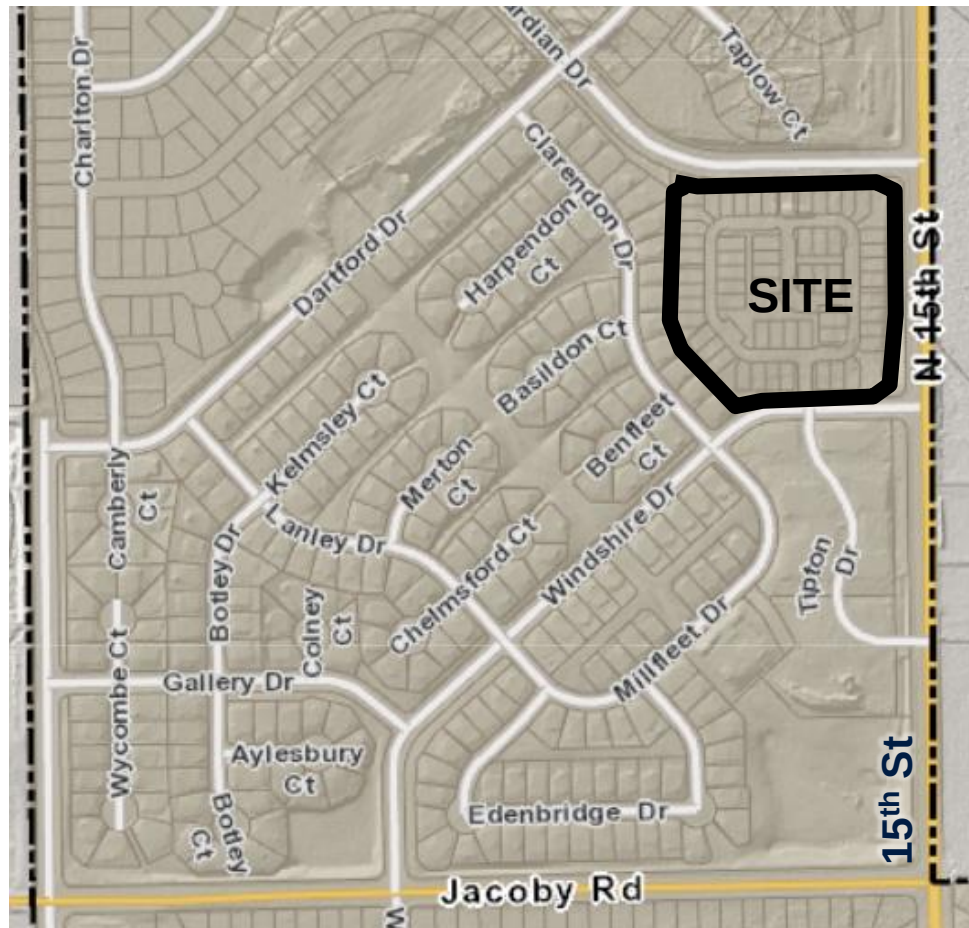
Site Vicinity Map





Site Vicinity Map

Windshire Park 6th Filing





Zoning Map

Site zoned RMU
(Residential Mixed Use)





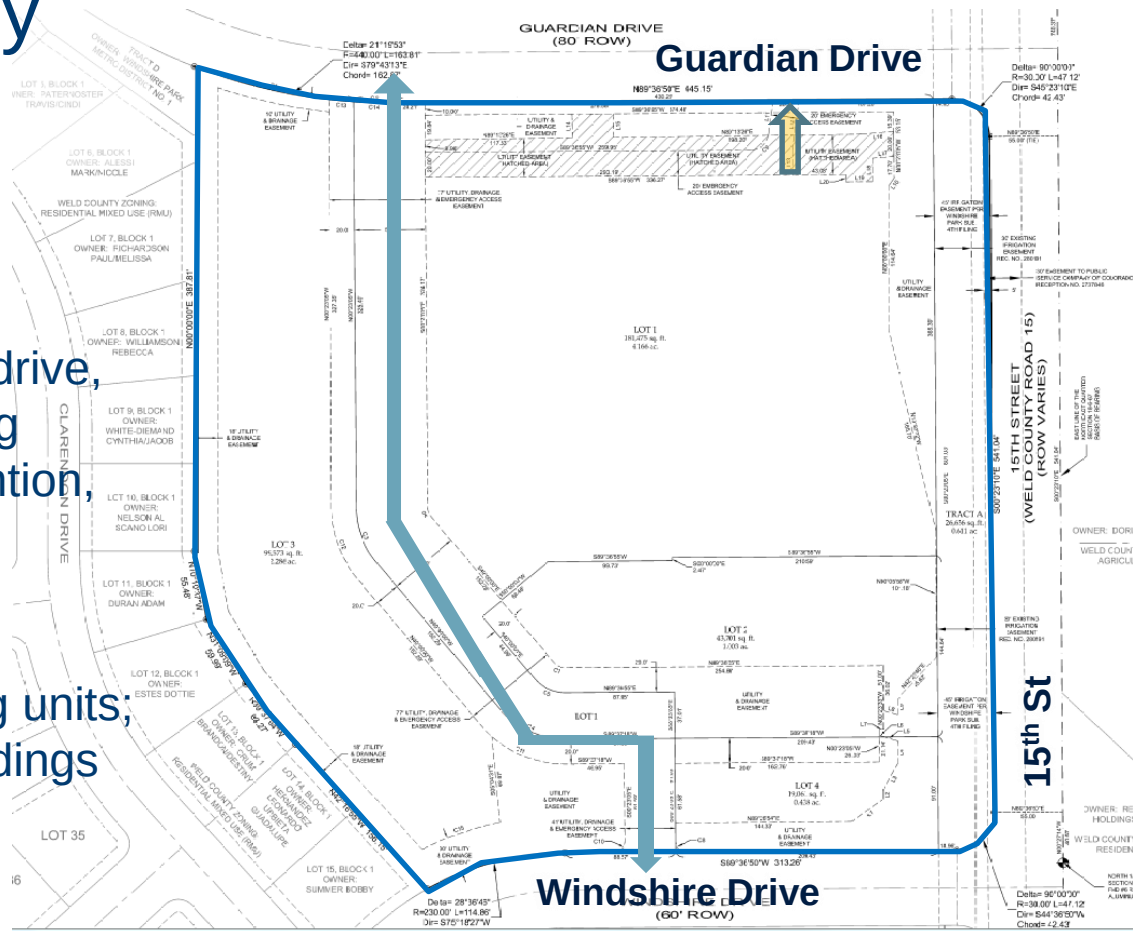
Preliminary Plat

Plat characteristics:

- ~ 8.5 acres total
 - 4 lots – buildings, private drive, parking areas, landscaping
 - one tract – drainage detention, landscaping

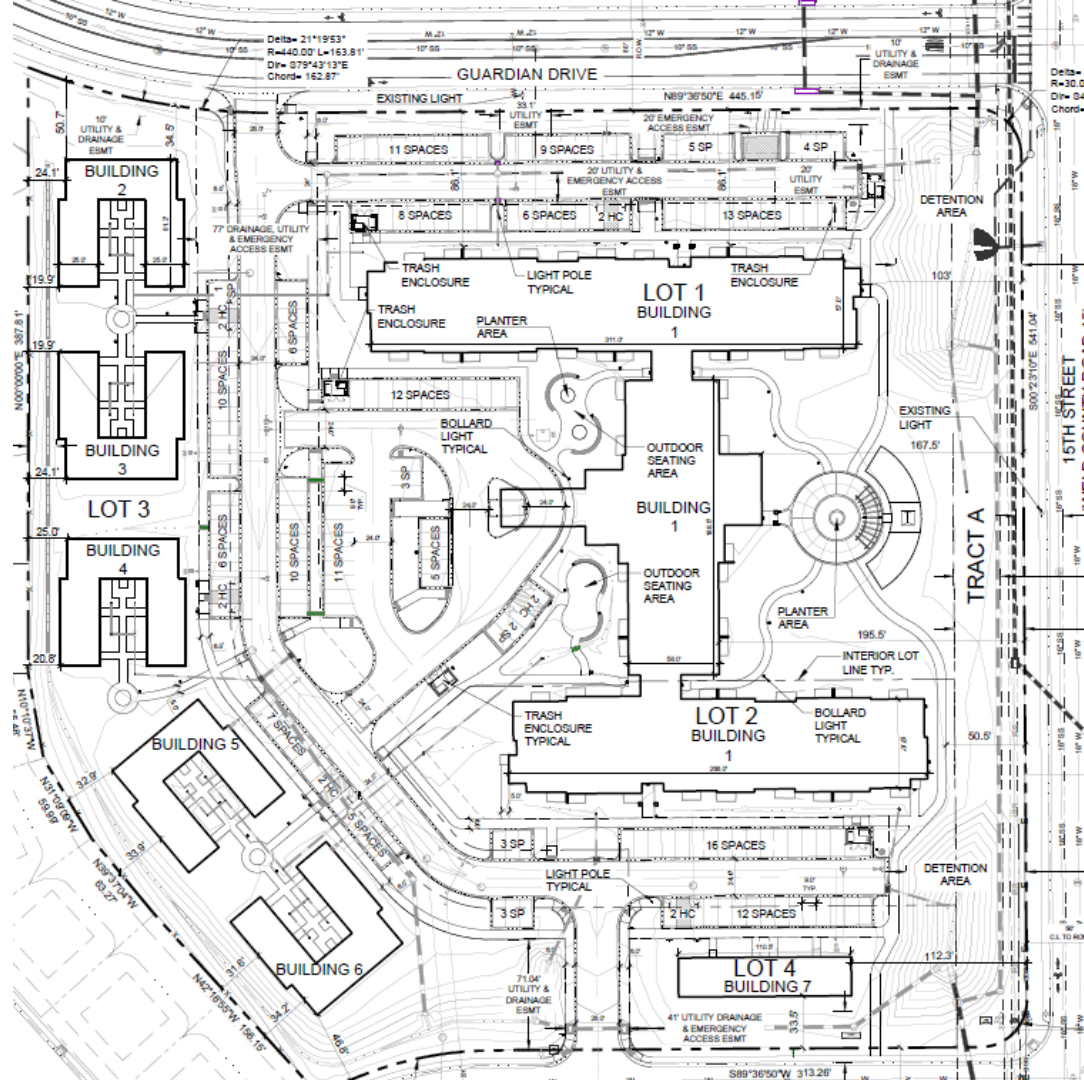
Site Improvement / Site Plans:

- 7 buildings; 123 senior housing units; two-story bldg + one story buildings
- 14.47 units / acre
- 45% landscaping
- 23% building coverage



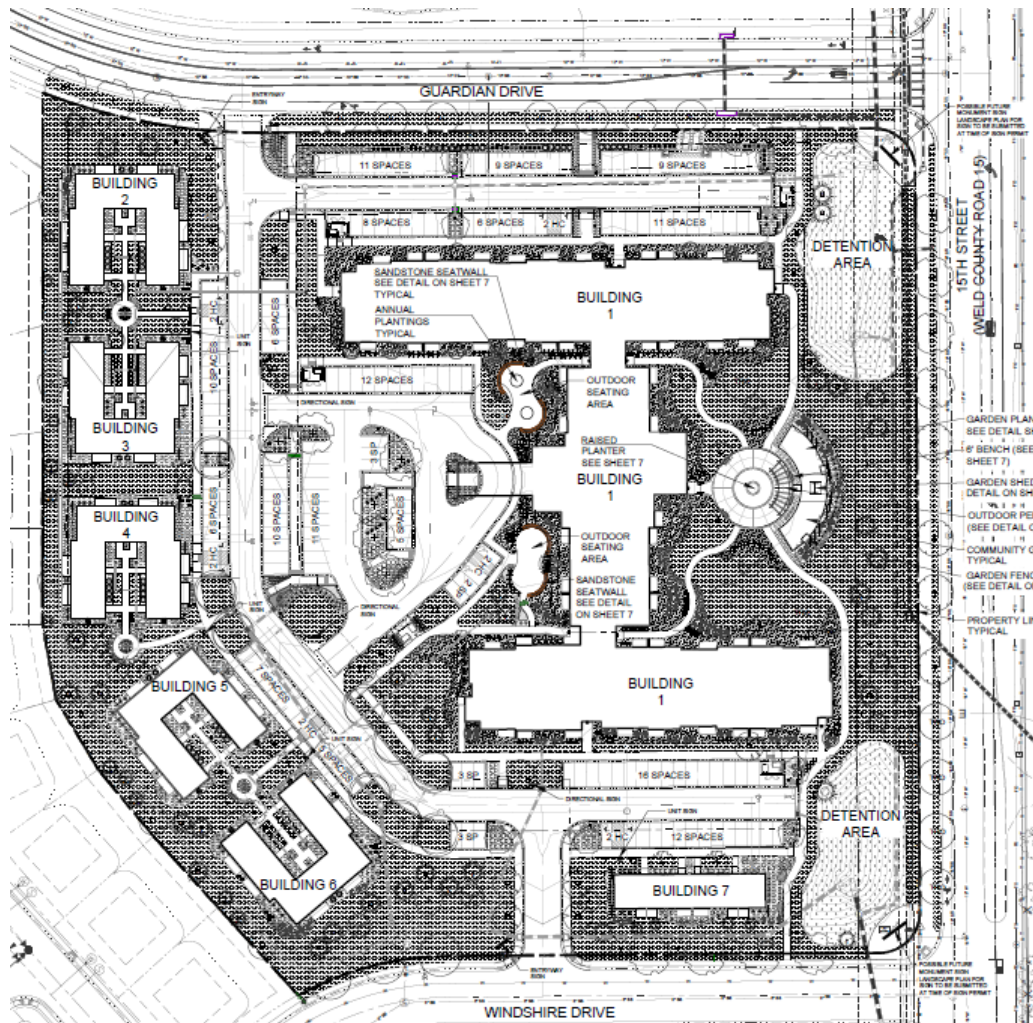


Site Plan





Landscape Plan





Comprehensive Plan Conformance

Chapter 5b: Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

- Prioritize new growth in areas currently served by Town infrastructure and services.



Comprehensive Plan Conformance

Chapter 5c: Residential Areas Framework Plan

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
- Support high density residential development near Downtown, commercial centers, and mixed-use nodes.



Comprehensive Plan Conformance

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly, Safe, Well-Planned Community with Spirit and Pride.



Notification Area

A neighborhood meeting was held on October 29, 2018.

Notifications for this meeting were as follows:

- October 8, 2018 - Affidavit of mailing to property owners within 300 feet
- October 12, 2018 – published ad in Greeley Tribune
- October 17, 2018 – published ad in Windsor Beacon





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments shall be addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: February 6, 2019
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Summary – Thornton Farm 24 Annexation – Avery Subdivision – Avery Substation
Item: D.3.a

Please see the staff report and presentation for the Conditional Use Grant for the Public Utility Installation including Transmission Lines and Substations also on the February 6, 2019 Planning Commission agenda for additional information on this site plan.

Site Plan Summary

Applicant: Public Service Company of Colorado

Applicant's Representative: Derek Holscher

Business: Utility facility substation and transmission lines

Location: Thornton Farm 24 Annexation property NE of intersection of WCR 13 and WCR 76; site north of intersection of WCR 76 and Brian Avenue

Subdivision / Lot-Block: Thornton Farm 24 Annexation; proposed for subdivision as Avery Subdivision

Zoning: Residential Mixed Use, RMU

Adjacent Zoning: RMU, county zoning – low density residential and agricultural uses

Special Planning Area: no

Overall development characteristics:

- Lot area
 - o Thornton Farm 24 = 288 acres
 - o Avery substation site = 10 acres
- 6-acre substation foot print
 - o Ground equipment and transmission poles
- Maximum of 42 employees
- Access drive from WCR 76 – approximately 800 feet in length
- Storm water detention area

- Landscape screen along southern portion of property

Facility development characteristics:

The substation contains a number of electrical components and related physical support structures including:

- Dead-end structures and static masts (55 to 62 feet tall with extension poles up to 75 feet in height)
- Transformers, regulators, capacitors and other voltage modification devices (between 15 and 35 feet in height)
- Circuit protection and control devices
- High voltage cables
- Transmission line towers (between 100 and 135 feet in height) spaced at a range of 700 feet to 1,200 feet apart
- 7' chain link fence with 1' of barbed wire

The ground equipment and transmission line towers would be grey with a dull surface to reduce reflectivity.

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by February 22, 2019 either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission in the next meeting packet after the review deadline so that all members can review all of the comments received for each site plan project.

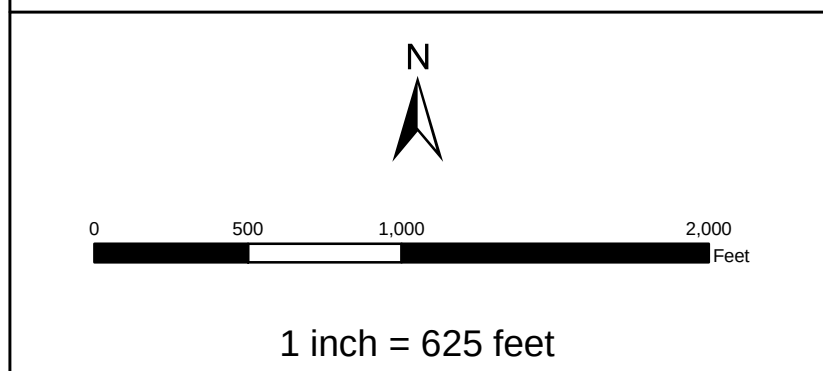
Attachments

Site plan
Landscape plan
Facility elevations

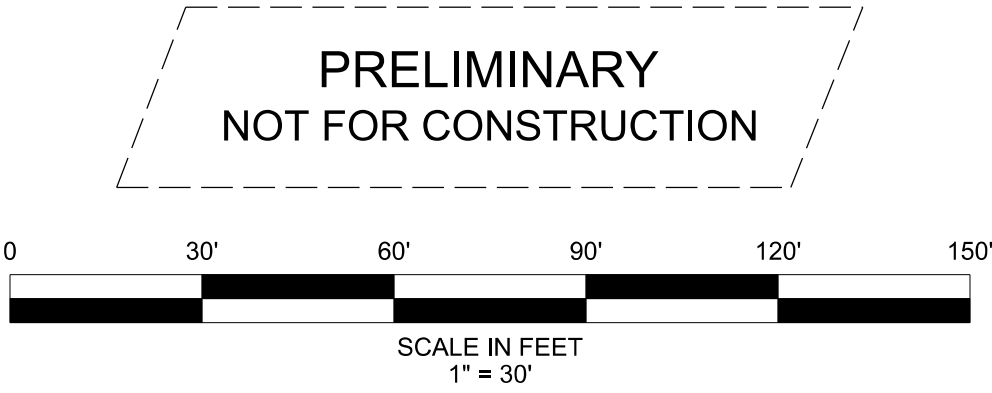
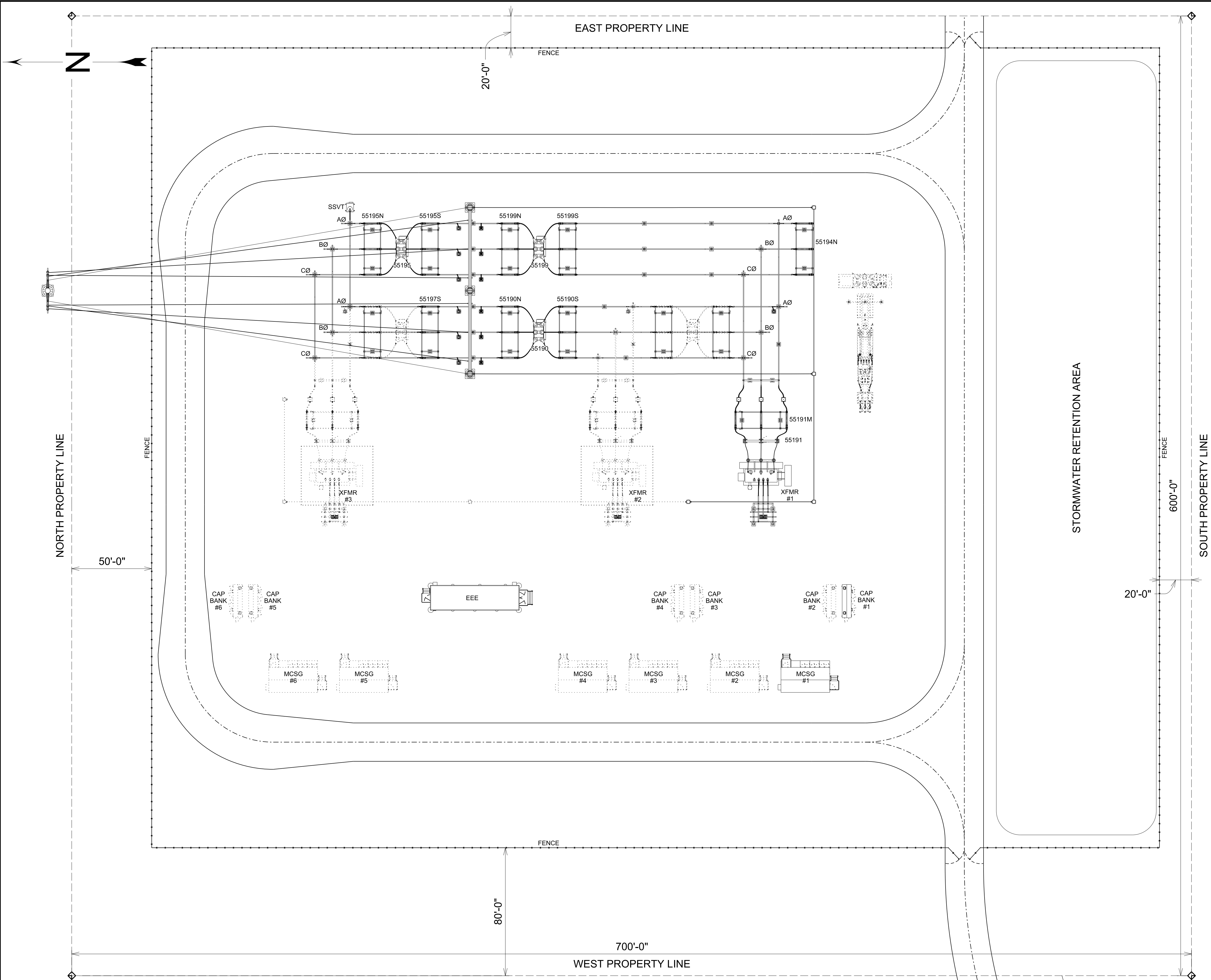
**Avery Substation and
Transmission Line Project**

Proposed TLine Route
Proposed Avery Substation
and Gas Well
10-foot ROW
Subdivision
Parcel Data
Property Limits

Farmland of local or statewide importance
Prime farmland under specific conditions
Not prime farmland



Soil Symbol	Soil Name	Soil Symbol	Soil Name
5	Aquepts, loamy	60	Larim gravelly sandy loam, 5 to 40 percent slopes
6	Ascalon sandy loam, 3 to 5 percent slopes	61	Tassil fine sandy loam, 5 to 20 percent slopes
7	Ascalon sandy loam, 0 to 3 percent slopes	63	Longmont clay, 0 to 3 percent slopes
8	Ascalon sandy loam, 3 to 5 percent slopes	64	Thedaland loam, 1 to 3 percent slopes
13	Cascajo gravelly sandy loam, 5 to 20 percent slopes	65	Thedaland loam, 3 to 9 percent slopes
24	Fort Collins loam, 0 to 3 percent slopes	71	Nelson fine sandy loam, 3 to 9 percent slopes
26	Cushman fine sandy loam, 0 to 3 percent slopes	74	Nunn clay loam, 1 to 3 percent slopes
27	Cushman fine sandy loam, 3 to 9 percent slopes	77	Otero sandy loam, 0 to 3 percent slopes
32	Kim loam, 1 to 3 percent slopes	78	Otero sandy loam, 3 to 5 percent slopes
33	Kim loam, 3 to 5 percent slopes	79	Otero sandy loam, 5 to 9 percent slopes
38	Nelson fine sandy loam, 3 to 9 percent slopes	89	Reno hill clay loam, 0 to 3 percent slopes
47	Olney fine sandy loam, 1 to 3 percent slopes	95	Satanta loam, 1 to 3 percent slopes
48	Heldt clay loam, 0 to 3 percent slopes	96	Satanta loam, 3 to 5 percent slopes
51	Otero sandy loam, 1 to 3 percent slopes	101	Stoneham loam, 1 to 3 percent slopes
52	Otero sandy loam, 3 to 5 percent slopes	102	Stoneham loam, 3 to 5 percent slopes
53	Kim loam, 1 to 3 percent slopes	103	Stoneham loam, 5 to 9 percent slopes
54	Kim loam, 3 to 5 percent slopes	107	Thedaland loam, 0 to 3 percent slopes



REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0	07-18-2016	A.0000285.004.001.003	NEW 230 - 13.8kV SUB	2	-	-	-	4	-	-	-	6	-	-	-
1	-	-	-	3	-	-	-	5	-	-	-	7	-	-	-

ISSUED BY SUBSTATION ENGINEERING DEPT FOR PRELIMINARY

DESIGNER APPROVAL: 202313
DATE: 2017-11-07
ENGINEER APPROVAL:
DATE:
REVIEWER APPROVAL:
DATE:
THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY.

AVERY SUBSTATION
ULTIMATE GENERAL ARRANGEMENT
230KV, 2 MOVA IN/OUT

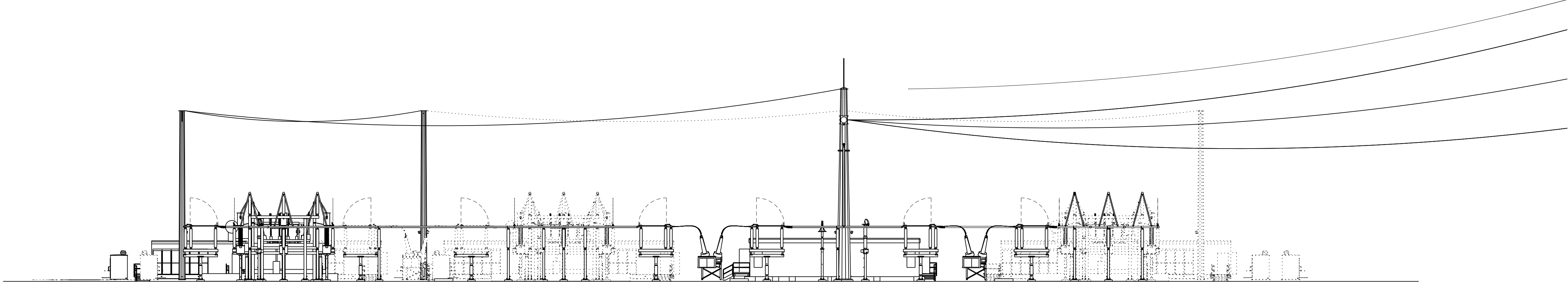
AVER

Xcel Energy® 0961-001.001S01

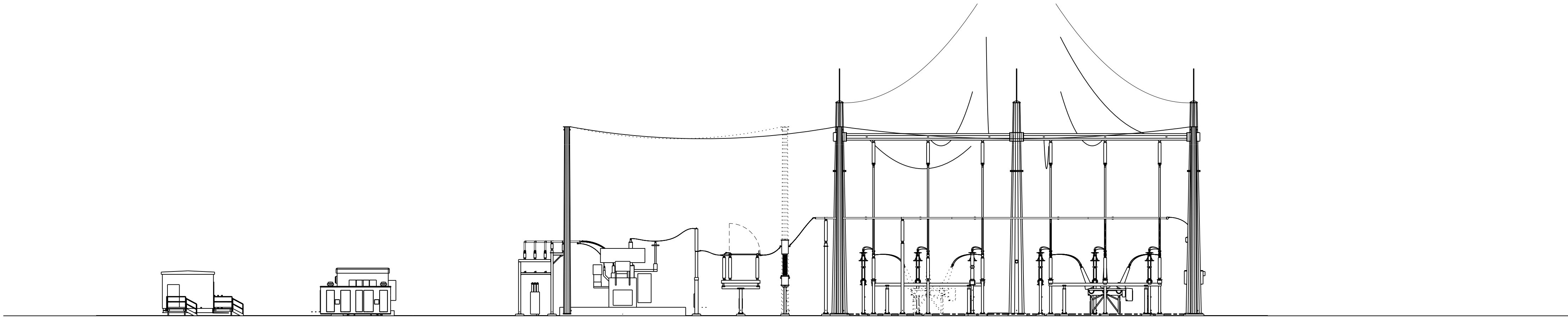
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REV 0

3/20/2019 2:05:12 PM

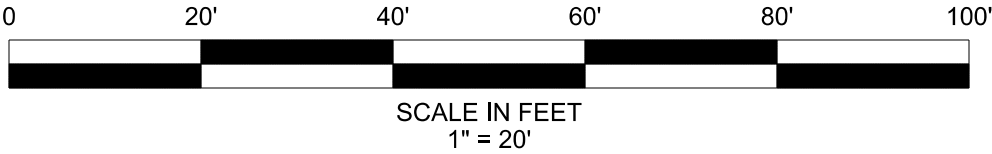


EAST LOOKING WEST SECTION
1"=20'

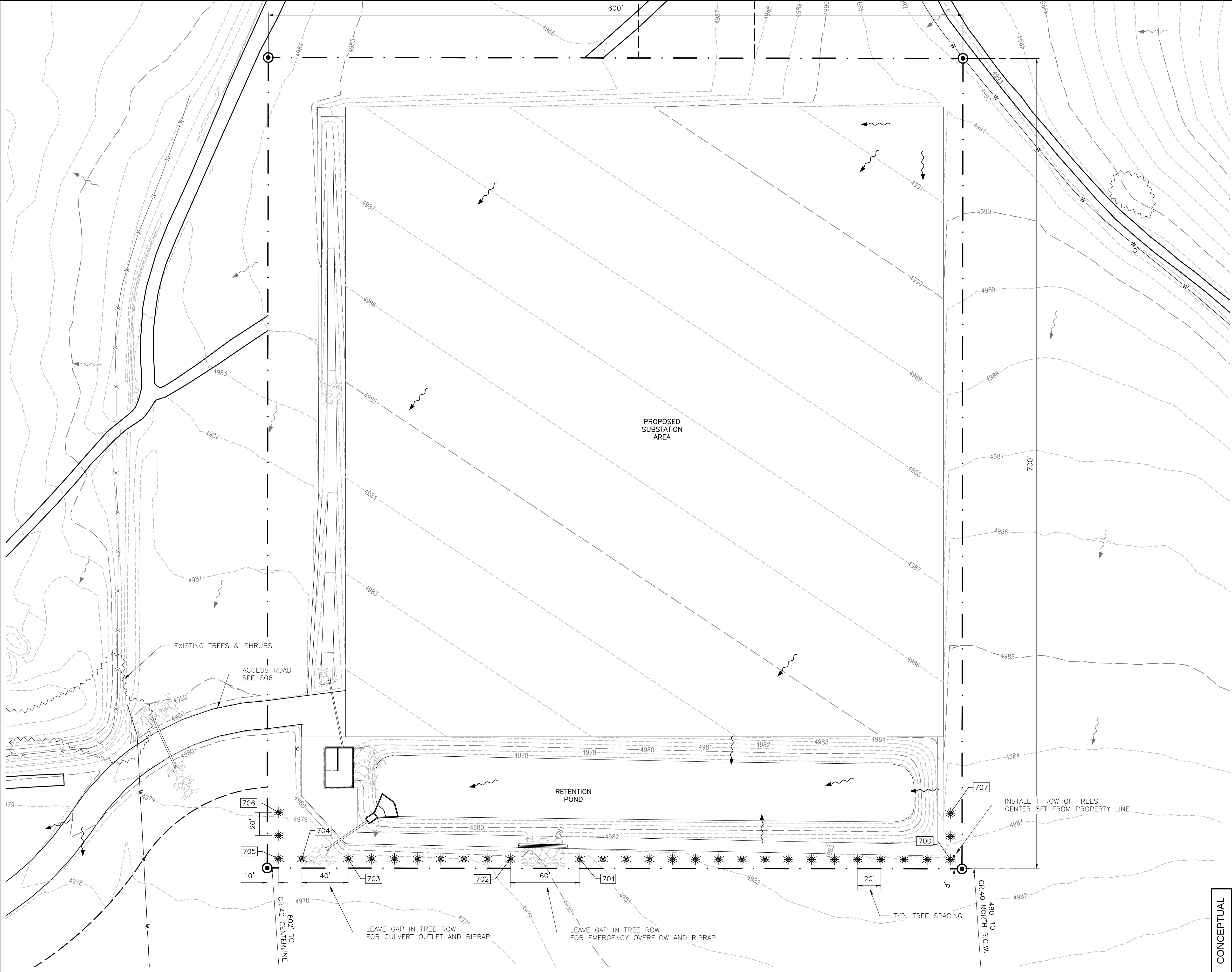


SOUTH LOOKING NORTH SECTION
1"=20'

PRELIMINARY
NOT FOR CONSTRUCTION



ISSUED BY: SUBSTATION ENGINEERING DEPT FOR PRELIMINARY	DESIGNER APPROVAL:	DATE:	ENGINEER APPROVAL:	DATE:	REVIEWER APPROVAL:	DATE:
	THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.					
	INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY					
	AVERY SUBSTATION ELECTRICAL LAYOUT SECTIONS					AVER
	Xcel Energy®		0961-006.001S02		SCALE 1"=20'-0"	REV 0



- TREE NOTES:**
- 1. INSTALL IN ROWS AS SHOWN
 - 1.1. 20' TREE SPACING
 - 1.2. 20' ROW SPACING
 - 1.3. 5' MINIMUM SPACING FROM PROPERTY LINES
 - 1.4. LEAVE OPEN AREAS (NO TREES) FOR UTILITY LINES, ACCESS, BUFFERS, RIPRAP, EMERGENCY OVERFLOW, AND CULVERTS
 - 2. QUANTITIES & TYPES:

LOCATION	TYPE 1	TYPE 2	TYPE 3
SOUTH PROPERTY	11	10	10
 - 3. TREE TYPES & SPECIES
SEE S23 FOR DETAILS
 - 4. TREES WILL BE INSTALLED AFTER POND IS GRADED, CULVERT, OUTLET, AND RIPRAP ARE INSTALLED.
 - 5. MIX TREE TYPES ALONG ROWS, TO AVOID HAVING GROUPINGS OF THE SAME TREE TYPES.

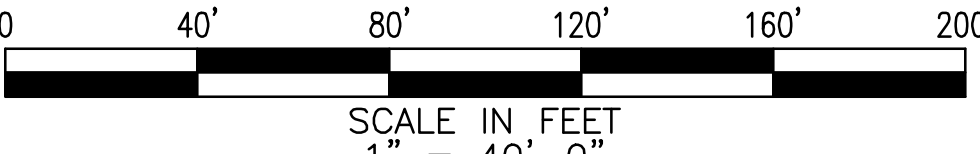
POINT TABLE				
POINT NO.	NORTHING	EASTING	DEGREE NORTH	DEGREE EAST
700	1,439,878.86	3,158,157.09	N40° 32' 22.08"	W104° 55' 51.53"
701	1,439,879.25	3,157,837.09	N40° 32' 22.10"	W104° 55' 55.67"
702	1,439,879.33	3,157,777.09	N40° 32' 22.11"	W104° 55' 56.45"
703	1,439,879.50	3,157,637.09	N40° 32' 22.12"	W104° 55' 58.26"
704	1,439,879.55	3,157,597.09	N40° 32' 22.12"	W104° 55' 58.78"
705	1,439,879.58	3,157,577.09	N40° 32' 22.12"	W104° 55' 59.04"
706	1,439,919.58	3,157,577.09	N40° 32' 22.52"	W104° 55' 59.04"
707	1,439,918.86	3,158,157.09	N40° 32' 22.48"	W104° 55' 51.53"

City Engineer _____

Date _____

These construction plans have been reviewed by the city of Windsor for drainage, grading and erosion control improvements only.

Engineering Division Acceptance Block



CONCEPTUAL

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AVERY SUBSTATION

LANDSCAPING PLAN

Xcel Energy

0961-002.003S22

SCALE

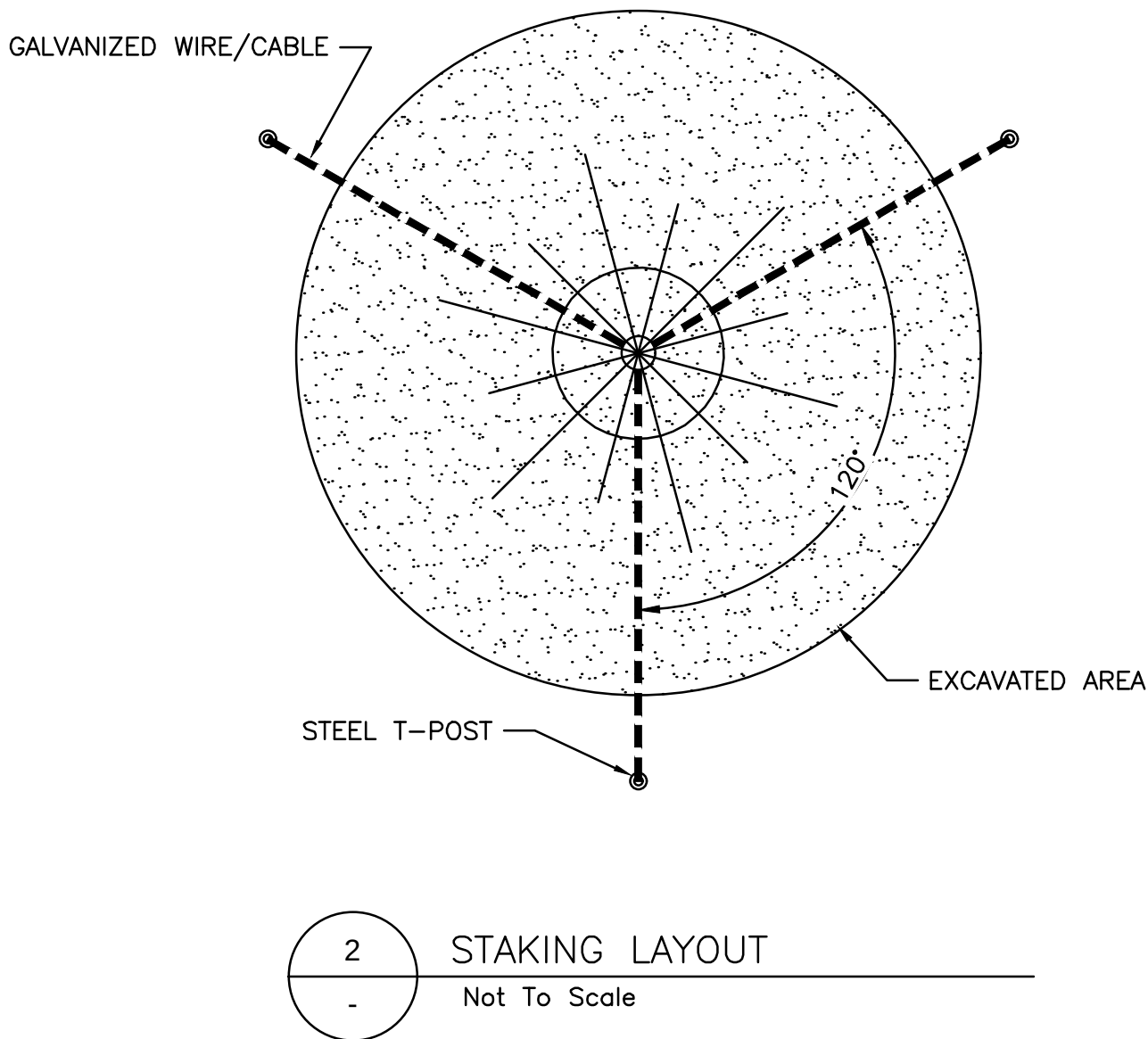
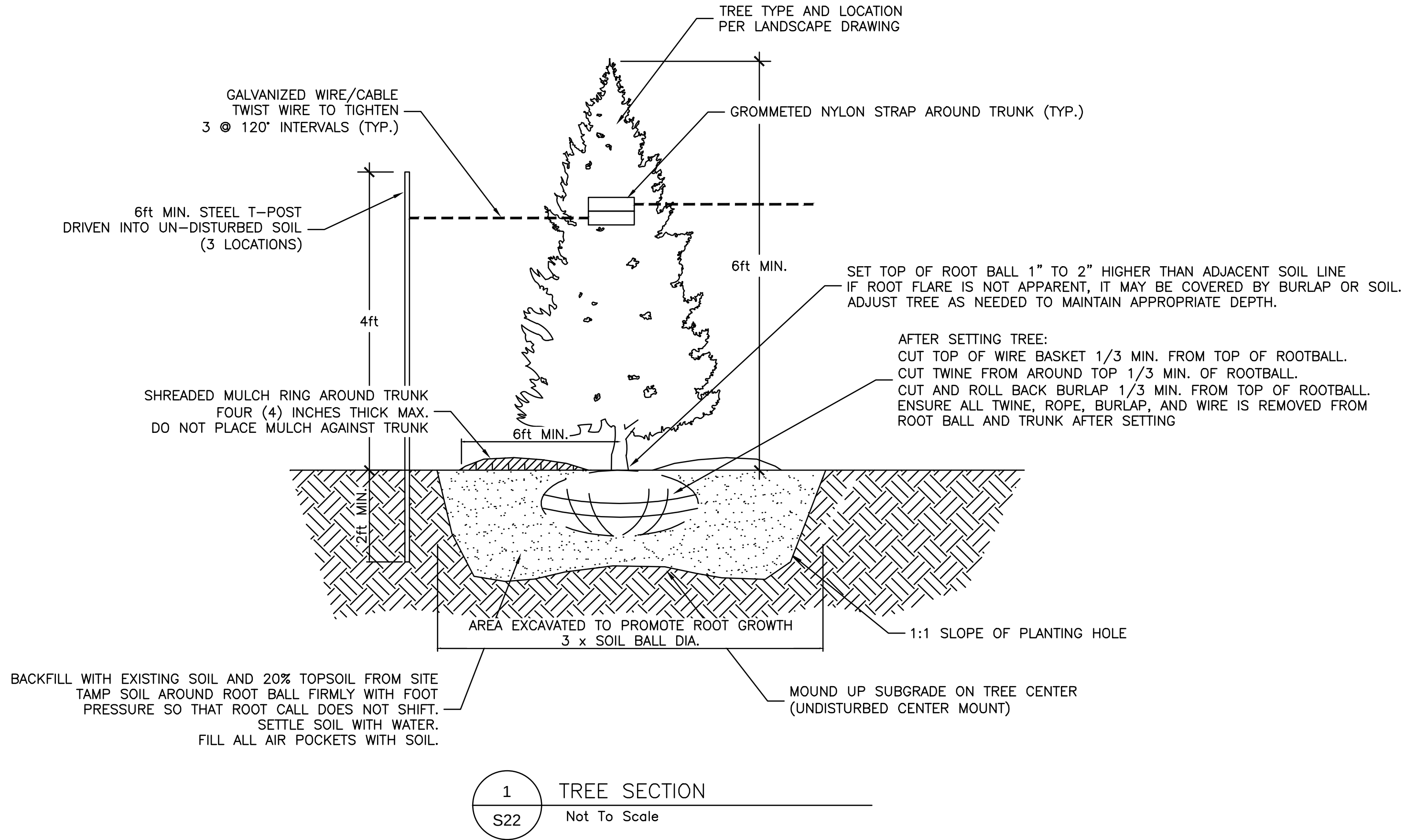
1"=40'

REV

1

10/4/2018 4:30:45 PM

AVER



- PLANTING NOTES:**
1. INSPECT FOR ENCIRCLING ROOTS TO MITIGATE FUTURE STEM GIRDLING. REJECT ANY TREES THAT ARE SEVERELY AFFECTED.
 2. MAINTAIN TREES IN PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



EMERALD GREEN ARBORVITAE:
(EXAMPLE PHOTO, BY DAVID SPAHN FOR THETREEFARM.COM)

SPECIES	THUJA OCCIDENTALIS
GROWING ZONES:	3-7
PROJECT ZONE:	5-6
MATURE HEIGHT:	8-15ft
MATURE WIDTH:	3-4ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR	



PINYON PINE:
(EXAMPLE PHOTO, BY DCRJSR FOR WIKIMEDIA.ORG)

SPECIES	PINUS EDULIS
GROWING ZONES:	6-8
PROJECT ZONE:	5-6
MATURE HEIGHT:	25-30ft
MATURE WIDTH:	20-25ft
GROWTH RATE:	SLOW
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM WWW.ARBORDAY.ORG & CITY OF WINDSOR	



UPRIGHT JUNIPER:
(EXAMPLE PHOTO, FROM MYGRADENLIFE.COM)

SPECIES	JUNIPERUS
GROWING ZONES:	4-9
PROJECT ZONE:	5-6
MATURE HEIGHT:	10-20ft
MATURE WIDTH:	5-15ft
GROWTH RATE:	MODERATE
DROUGHT TOLERANCE:	GREAT
EVERGREEN	
- DATA FROM MYGARDENLIFE.COM & CITY OF WINDSOR	

City Engineer

Date

These construction plans have been reviewed by the city of Windsor for drainage, grading and erosion control improvements only.

Engineering Division Acceptance Block

3 TREE TYPE 1
S22 Not To Scale

4 TREE TYPE 2
S22 Not To Scale

5 TREE TYPE 3
S22 Not To Scale

CONCEPTUAL	THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS. INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		
	AVERY SUBSTATION TREE DETAILS		AVER
		0961-002.003S23	SCALE NONE
			REV 1

1/15/2018 2:00:05 PM

0961-002.003S23.DWG



PROPOSED AVERY SUBSTATION AND ACCESS DRIVE

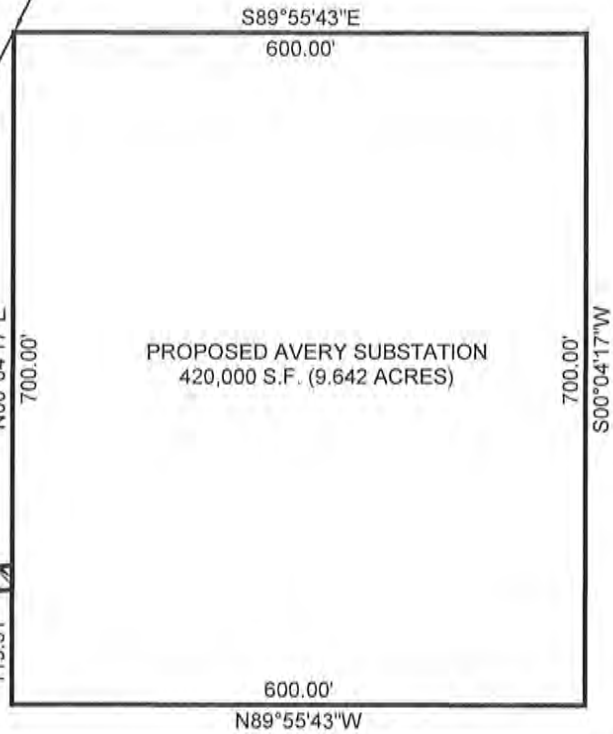
SHEET 3 OF 3



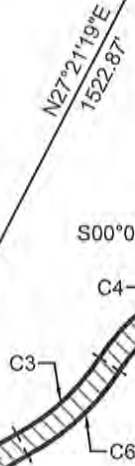
SE1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

POINT OF BEGINNING
PROPOSED AVERY SUBSTATION



PROPOSED 25' ACCESS DRIVE
23,098 S.F. (0.530 ACRES)



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	70.00'	030°50'45"	37.69'	N15°26'34"E	37.23'
C2	337.50'	061°42'11"	363.46'	N30°52'17"E	346.15'
C3	237.50'	028°38'52"	118.75'	N47°23'57"E	117.52'
C4	212.50'	054°42'57"	202.93'	N60°25'59"E	195.31'
C5	187.50'	054°24'42"	178.06'	S60°16'52"W	171.45'
C6	262.50'	028°38'52"	131.25'	S47°23'57"W	129.89'
C7	312.50'	061°42'11"	336.54'	S30°52'17"W	320.51'
C8	70.00'	038°51'14"	47.47'	S19°24'25"E	46.56'

POINT OF COMMENCEMENT
SUBSTATION & ACCESS DRIVE
S1/4 COR, SEC. 30

POINT OF BEGINNING
ACCESS DRIVE

FUTURE ADDITIONAL 30' ROW
EXISTING 30' ROW
WCR 76

S LINE, SE1/4, SEC 30
S86°00'57"W (BASIS OF BEARINGS)

200 0 200
scale 1"=200' feet



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

PROPOSED TRANSMISSION EASEMENT

SHEET 2 OF 3

MATCH LINE SEE SHEET 3

TRANSMISSION LINE EASEMENT

280,003 S.F. (6.428 AC.) M/L

N00°14'40"W
1261.67'

SE1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

50'

100'

230'

POINT OF
BEGINNING

PROPOSED AVERY SUBSTATION

PROPOSED 25' ACCESS DRIVE

PROPOSED 50' DISTRIBUTION ESMT

S1/4 COR, SEC. 30

1724.12'
S38°21'02"W

S LINE, SE1/4 SEC 30
S86°00'57"W (BASIS OF BEARINGS)



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200 0 200
scale 1"=200' feet

P:\P\PI\PCOC\144378\Survey\92-CAD\10-C3d\Avery Substation.dwg

PROPOSED TRANSMISSION EASEMENT

SHEET 3 OF 3

NE1/4,
SEC. 30,
T7N, R67W

N32°50'44"E
680.14'

N'LY LINE, REC. NO. 4204939

LEE LAKE

N53°20'26"W
856.42'

REC. NO. 4204939

TRANSMISSION LINE EASEMENT
280,003 S.F. (6.428 AC.) M/L

C1/4 COR, SEC. 30

SE1/4,
SEC. 30,
T7N, R67W

N00°14'40"W
1261.67'

50'

100'

MATCH LINE SEE SHEET 2



200 0 200
scale 1"=200' feet



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P:\P\PIPS\CO\1443789-survey\92-CAD\10-C3d\Avery Substation.dwg

PROPOSED DISTRIBUTION EASEMENT

SHEET 3 OF 4



SW1/4,
SEC. 30,
T7N, R67W

SE1/4,
SEC. 30,
T7N, R67W

PROPOSED AVERY SUBSTATION

REC. NO. 4204939

REC. NO. 4204939

N-S CENTERLINE, SEC. 30

PROPOSED 25' ACCESS DRIVE

S00°04'17"W
50.07'

C3

C2

C5

C1

C6

DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L

N00°01'12"E
194.00'

N86°00'57"E
291.47'

S00°01'12"W
240.63'

N86°01'21"E
2369.11'

S86°01'21"W
2369.31'

FUTURE ADDITIONAL 30' ROW
S LINE, SE1/4 SEC 30
S86°00'57"W (BASIS OF BEARINGS)

EXISTING 30' ROW
WCR 76

POINT OF BEGINNING

POINT OF COMMENCEMENT
DISTRIBUTION EASEMENT
S1/4 COR, SEC. 30

N00°23'17"W
60.12'

S86°00'57"W
341.23'

200 0 200
scale 1"=200' feet



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Lakewood, Colorado 80228
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FAX: 303-586-5801
www.sehinc.com

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	312.50'	061°42'11"	336.54'	N30°52'17"E	320.51'
C2	262.50'	028°38'52"	131.25'	N47°23'57"E	129.89'
C3	187.50'	054°24'42"	178.06'	N60°16'52"E	171.45'
C4	137.50'	053°28'15"	128.32'	S59°48'38"W	123.71'
C5	312.50'	028°38'52"	156.25'	S47°23'57"W	154.63'
C6	262.50'	061°42'11"	282.69'	S30°52'17"W	269.23'

P:\P\IP\SCOC\144378\9-survey\92-CAD\10-C3d\Avery Substation.dwg

PROPOSED DISTRIBUTION EASEMENT

SHEET 4 OF 4

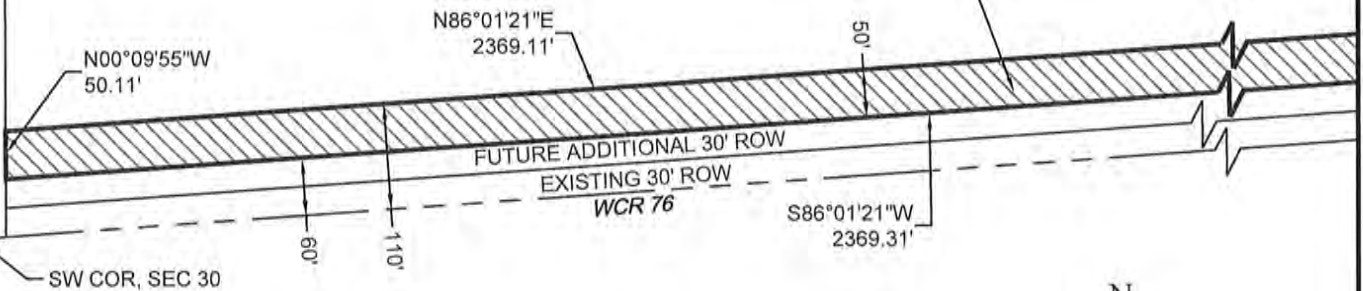
SW1/4,
SEC. 30,
T7N, R67W

REC. NO. 4204939

30' ROW DEDICATION
REC. NO. 4329277

MATCH LINE SEE SHEET 3

DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
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200 0 200
scale 1"=200' feet

Avery Substation and 230-kV Transmission Line

Detailed Narrative Description

Public Service Company of Colorado (PSCo) is proposing to build a new 230-kilovolt (kV) substation and a transmission line. The transmission line will be approximately 2 miles in length, approximately 0.5 miles in The Town of Windsor, and originate from a tie-in to the Platte River Power Authority (PRPA) 230-kV Ault to Timberline transmission line. **Figure 1** illustrates the location of the substation and preferred transmission routing. The new transmission line will provide power to the Avery Substation and will enable PSCo to build new distribution lines in the area to accommodate existing load and future growth. A previous pre-application presentation was given to the Town's Development Review Committee on January 25, 2018.

PSCo reviewed multiple substation locations and alternative transmission line routes, and as the pre-Project planning has progressed, PSCo has established a preferred substation location and transmission route with minor variations. The preferred substation location and transmission route have been selected after presenting various siting options to stakeholders and the surrounding landowners during a public open house held near Timnath, Colorado in south-eastern Fort Collins, Colorado on August 24, 2016, and in consideration of public input gathered from 2016 to 2017.

PSCo has established a path for securing the substation site and has coordinated with landowners and jurisdictions in order to identify the preferred transmission line route. Final engineering for the substation and transmission line will be based on information gathered from the public, discussions and authorizations with surrounding municipalities and Weld County, and internal engineering requirements.

The preferred substation will be located just northeast of the Town of Timnath in Southeast $\frac{1}{4}$ of Section 30, Township 7, Range 67 West. The acreage of the Avery substation will be approximately 10 acres in size with approximately 6 acres fenced for the substation. Weld County Road 76 will be used to access this site. There may be short periods of time when traffic would be halted on County Roads as needed to allow construction vehicles to enter and exit the construction area. A Traffic Control Plan can be provided to the Town once a contractor is awarded and a plan is put into place. No improvements to roads in the Town of Windsor would be required. After construction, maintenance vehicles would access the ROW for periodic inspections, maintenance, or emergency. The proposed transmission line will connect to the existing PRPA line in Section 19 and continue south to connect with the proposed substation in Section 30.

A formal landscape plan is not provided, as no landscaping is proposed at the substation site or along the transmission line; the substation site is setback over 500' from County Road 76. Areas disturbed during construction of the Project may be reseeded in coordination with the landowners and their current land use. The access points should not require architectural or landscape treatments beyond restoring any disturbed land to its preconstruction condition.

There will be no method of water rights dedication as the facilities are unmanned and no utility services are required for their operation, other than a communications line.

Sec. 16-7-50. - Standards and requirements for conditional use grants.

(a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:

(1) The character and quality of the area in which the use will be located.

Response: The proposed transmission line route passes directly through agricultural land; however, no pivot irrigation systems will be impacted. Agricultural land uses are on either side of the proposed transmission line route. The transmission line route ends at the proposed Avery substation, which is located in agricultural land as well. Residential subdivisions, Roth Subdivision, and Northwest Estates are approximately 1,000 feet south and east of the proposed Avery substation.

(2) The physical appearance of the use, including suitability of architectural and landscaping treatment.

Response: The Avery Substation layout is still undergoing final design review; however, similar substations typically contain a number of electrical components and related physical supporting structures including: 1) dead-end structures and static masts; 2) voltage modification devices called transformers, regulators, and capacitors; 3) circuit protection and control devices called switches, relays, and circuit breakers; and 4) high voltage cables or rigid tubing typically referred to as a bus, which carry electricity between components of the substation. The heart of all substations is the transformer. The transformer and all other associated equipment are referred to as a transformer bay. To accommodate the substation components, approximately 10 acres would be graded and fenced. Typically, dead-end structure and static masts are approximately 55 to 62 feet tall. Typical busses are approximately 35 feet tall and electrical equipment enclosures are generally no taller than 15 feet.

The proposed transmission line structures will consist of a single weathering steel or galvanized steel pole configuration supporting six conductors and two static lines, which provide lightning protection. The pole heights range from 100 feet to 135 feet and will be determined when the design is finalized. These heights will provide the necessary ground clearance for the conductor at mid-span. The color of the weathering steel pole is brownish rust. The galvanized steel poles are grey. The conductor will be non-specular to reduce its reflectivity. Spans between the poles generally range from 700 feet to 1,200 feet depending on topography. Preliminarily, 12 structures will make up the entire transmission portion of the project, but the final number of poles will be determined during the final design of the Project.

The existing landscape is agricultural land. No change of landscape is proposed for the Project. The proposed Project will be in an active agricultural area that will be maintained by the property owners. The area around and between the poles can continue to be used for agricultural purposes. Screening, landscaping and other buffering techniques would preclude the opportunity for agricultural uses within the easement area. Areas disturbed during construction of the Project will be reseeded in coordination with the landowners and their current land use. Land occupied by the substation would be removed from agricultural use. No landscaping is proposed for the substation site as it sits over 500 feet north of County Road 76, approximately 800 feet from the closest resident to the south and approximately 1,160 feet from the closest resident to the east. The substation yard perimeter fence will be 6 foot chain link fence with 3 strands of barb wire at the top making the fence a total height of 8 feet.

(3) Appropriate location of the building or buildings on the lot.

Response: PSCo has worked very closely with the landowner, City of Thornton, on the placement of the substation on the overall parcel. Several factors were considered including current uses and future plans/developments. PSCo continues to work with the City of Thornton on a Purchase and Sale Agreement, which is contingent on receiving land use permit approvals.

(4) Adequate provision of parking, loading and circulation facilities.

Response: There are no parking, loading or circulation facilities required for the Project.

(5) Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

Response: There are no anticipated effects. Operation of the Project is 24 hours per day, 365 days a year. The substation will not be manned on a continual basis. After construction, employees will only visit the site once a month to conduct maintenance, inspections and other operational requirements. There will never be over two employees visiting the site at a time unless there is an emergency or upgrades and or improvements are required.

(6) Potential effect of the use on storm drainage in the area.

Response: Construction of the transmission line portion would not create runoff in excess of previous site levels and would not change existing topography or adversely affect drainage. There would be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the transmission line. Construction of the substation portion would create minimal runoff in excess of previous site levels, would have minor changes to the existing topography and will not adversely affect drainage. There would be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the substation; PSCo will coordinate with the Town engineer and will incorporate drainage facilities at the substation site as they see fit. PSCo would comply with permit application requirements and would follow Town construction protocol to ensure that the Project does not impact water quality. Also, prior to construction, a Storm Water Permit for Construction Activities would be acquired from the Colorado Department of Public Health and Environment.

(7) Adequacy of planting screens where necessary.

Response: The existing landscape is agricultural land. No change of landscape is proposed for the Project. The proposed Project will be in an active agricultural area that will be maintained by the property owners. The area around and between the poles can continue to be used for agricultural purposes. Screening, landscaping and other buffering techniques would preclude the opportunity for agricultural uses within the easement area. Areas disturbed during construction of the Project will be reseeded in coordination with the landowners and their current land use. Land occupied by the substation would be removed from agricultural use. No landscaping is proposed for the substation site as it sits over 500 feet north of County Road 76, approximately 800 feet from the closest resident to the south and approximately 1,160 feet from the closest resident to the east. The substation yard perimeter fence will be 6 foot chain link fence with 3 strands of barb wire at the top making the fence a total height of 8 feet.

(8) Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

Response: Enclosed containment would be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials. There would be no significant amount of hazardous materials stored in the Project area.

Construction, operation, and maintenance activities would comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on-site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials would not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, PSCo would specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and PSCo's procedures would be followed.

Although the transmission line and substation would be inspected regularly, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

(9) The general compatibility of the proposed use with the area in which it is to be located.

Response: This Project would be compatible with the existing surrounding land uses. Public utility facilities, such substations and transmission lines, are a conditional use within the applicable Zone District (Residential Mixed Use). This use is consistent with and supportive of the future development of the surrounding area as permitted by the existing zoning.

(b) Conformity with regulations. Except as may be specifically otherwise provided, any conditional use shall conform to the lot size, building location, building size, open space and height limitation regulations of the district in which it is located.

Response: The Project conforms to the lot size, building location, building size, open space and height limitations for the Residential Mixed Use zoning district as outlined in Section 16-24-40 of the Town of Windsor Municipal Code.

(c) Accessory uses. Uses and structures accessory to a principal conditional use shall be subject to appropriate regulations in the same manner as herein set forth for the principal conditional use.

Response: Noted. The only accessory use associated with the Project would be the chain link fence that is installed around the perimeter of the substation for security purposes.

AVERY SUBSTATION AND ACCESS DRIVE

SHEET 3 OF 3



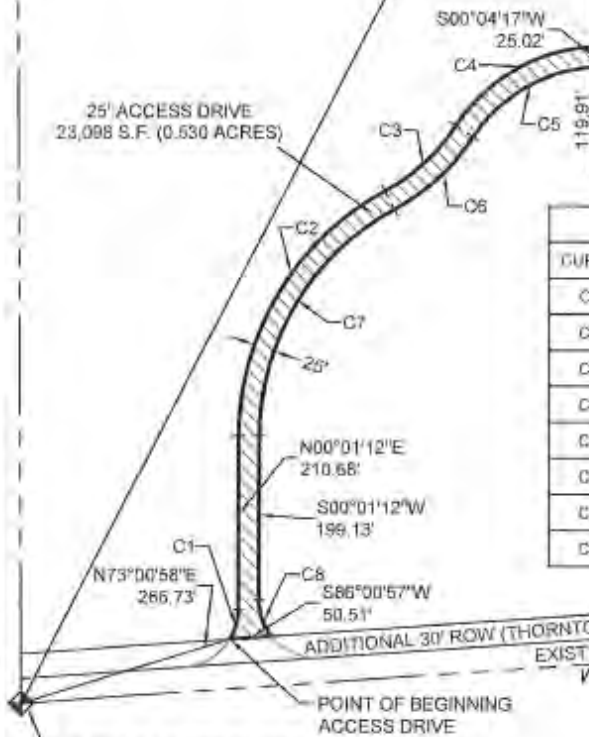
SE1/4,
SEC. 30,
T7N, R67W

WARRANTY DEED - REC. NO. 02068011
QUIT CLAIM DEED - REC. NO. 2826115
RESOLUTION - REC. NO. 4204939

POINT OF BEGINNING
AVERY SUBSTATION
S54°44'05"E, 2055.78' TO THE
SE CORNER OF SECTION 30



25' ACCESS DRIVE
23,098 S.F. (0.530 ACRES)



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	70.00'	030°50'45"	37.89'	N15°25'34"E	37.23'
C2	337.50'	061°42'11"	363.48'	N30°52'17"E	348.15'
C3	237.50'	028°28'52"	118.75'	N47°23'57"E	117.52'
C4	212.50'	054°42'57"	202.63'	N60°25'55"E	185.31'
C5	187.50'	054°24'42"	178.06'	S60°16'52"W	171.45'
C6	262.60'	028°38'52"	131.25'	S47°23'57"W	129.69'
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C8	70.00'	038°51'14"	47.47'	S19°24'25"E	46.56'

POINT OF COMMENCEMENT
SUBSTATION & ACCESS DRIVE
S1/4 COR, SEC. 30

200 0 200
scale 1"=200' feet



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

ADDITIONAL 30' ROW (THORNTON FARM 24 ANNEX.)
EXISTING 30' ROW
WCR 76
REC. NO. A402781
S LINE, SE1/4, SEC 30 (2384.05')
S86°00'57"W (BASIS OF BEARINGS)

AVERY SUBSTATION AND ACCESS DRIVE

SHEET 3 OF 3



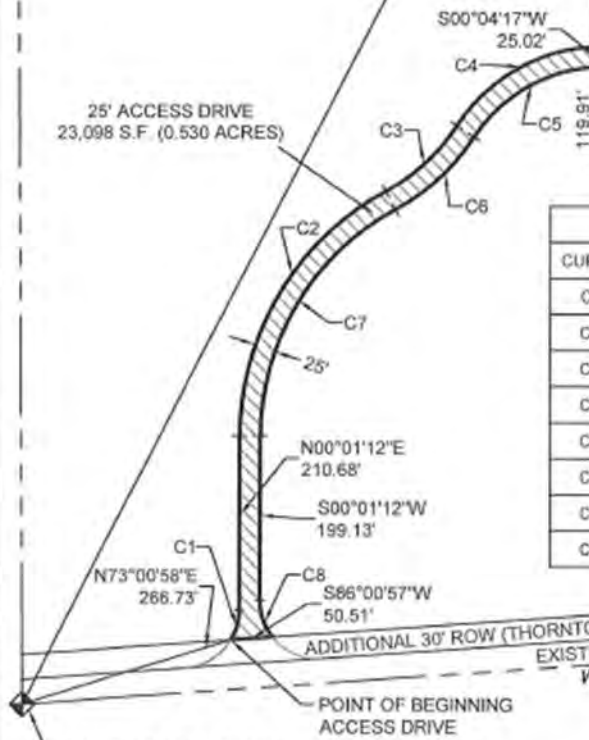
SE1/4,
SEC. 30,
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AVERY SUBSTATION
S54°44'05"E, 2055.78' TO THE
SE CORNER OF SECTION 30



25' ACCESS DRIVE
23,098 S.F. (0.530 ACRES)



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
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C2	337.50'	061°42'11"	363.46'	N30°52'17"E	346.15'
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C5	187.50'	054°24'42"	178.06'	S60°16'52"W	171.45'
C6	262.50'	028°38'52"	131.25'	S47°23'57"W	129.89'
C7	312.50'	061°42'11"	336.54'	S30°52'17"W	320.51'
C8	70.00'	038°51'14"	47.47'	S19°24'25"E	46.56'

POINT OF COMMENCEMENT
SUBSTATION & ACCESS DRIVE
S1/4 COR, SEC. 30

200 0 200
scale 1"=200' feet



12640 West Cedar Drive
Suite F
Lakewood, Colorado 80228
Phone: 303-586-5800
FAX: 303-586-5801
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ADDITIONAL 30' ROW (THORNTON FARM 24 ANNEX.) REC. NO. 4402781
EXISTING 30' ROW S LINE, SE1/4, SEC 30 (2384.05')
WCR 76 S86°00'57"W (BASIS OF BEARINGS)

DISTRIBUTION EASEMENT

SHEET 3 OF 4



SW1/4,
SEC. 30,
T7N, R67W

SE1/4,
SEC. 30,
T7N, R67W

WARRANTY DEED - REC. NO. 02068011
QUIT CLAIM DEED - REC. NO. 2826115
RESOLUTION - REC. NO. 4204939

WARRANTY DEED - REC. NO. 02068011
QUIT CLAIM DEED - REC. NO. 2826115
RESOLUTION - REC. NO. 4204939

MATCH LINE SEE SHEET 4

N-S CENTERLINE, SEC. 30

EVERY SUBSTATION

DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L

25' ACCESS DRIVE

N00°01'12"E
194.00'

N86°00'57"E
298.37'

C3

C2

C1

C5

C6

C4

S00°04'17"W
50.07'

S00°01'12"W
240.63'

REC. NO. 4402781

ADDITIONAL 30' ROW (THORNTON FARM 24 ANNEX.)
S LINE, SE1/4 SEC 30 (2384.05')

S86°00'57"W (BASIS OF BEARINGS)

N86°01'21"E
2382.21'

S86°01'21"W
2365.54'

EXISTING 30' ROW
WCR 78

POINT OF BEGINNING

POINT OF COMMENCEMENT
DISTRIBUTION EASEMENT
S1/4 COR, SEC. 30

N03°58'51"W
60.00'

S86°00'57"W
345.00'

200 0 200
scale 1"=200' feet



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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	312.50'	061°42'11"	336.54'	N30°52'17"E	320.51'
C2	262.50'	028°38'52"	131.25'	N47°23'57"E	129.89'
C3	187.50'	054°24'42"	178.06'	N60°16'52"E	171.45'
C4	137.50'	053°28'15"	128.32'	S59°48'38"W	123.71'
C5	312.50'	028°38'52"	156.25'	S47°23'57"W	154.63'
C6	262.50'	061°42'11"	262.69'	S30°52'17"W	269.23'

DISTRIBUTION EASEMENT

SHEET 4 OF 4

SW1/4,
SEC. 30,
T7N, R67W

WARRANTY DEED - REC. NO. 02068011
QUIT CLAIM DEED - REC. NO. 2826115
RESOLUTION - REC. NO. 4204939

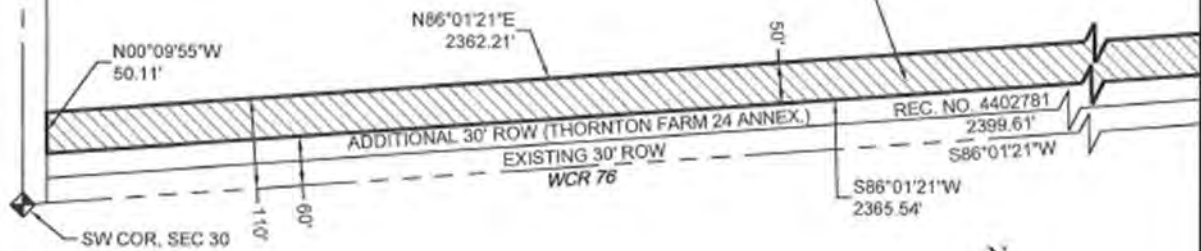
30' ROW DEDICATION
REC. NO. 4329277

N00°09'55"W
2643.29'

LCR 1
WCR 13

MATCH LINE SEE SHEET 3

DISTRIBUTION EASEMENT
175,472 S.F. (4.028 AC.) M/L



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200 0 200
scale 1"=200' feet

FILED IN PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, ON 11/11/11 BY CLERK OF THE DISTRICT OF COLUMBIA

TRANSMISSION EASEMENT

SHEET 2 OF 3

MATCH LINE SEE SHEET 3

TRANSMISSION LINE EASEMENT
280,003 S.F. (6.428 AC.) M/L

N00°14'40"W
1261.67'

SE1/4,
SEC. 30,
T7N, R67W

WARRANTY DEED - REC. NO. 02068011
QUIT CLAIM DEED - REC. NO. 2826115
RESOLUTION - REC. NO. 4204939

50'
100'

S89°55'43"E

230.00'

POINT OF
BEGINNING

AVERY SUBSTATION

S1/4 COR. SEC. 30

1724.12'
S36°21'02"W

25' ACCESS DRIVE

50' DISTRIBUTION ESMT

S LINE, SE1/4 SEC 30 (2348.05')
S86°00'57"W (BASIS OF BEARINGS)



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200 0 200
scale 1"=200' feet

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TRANSMISSION EASEMENT

SHEET 3 OF 3

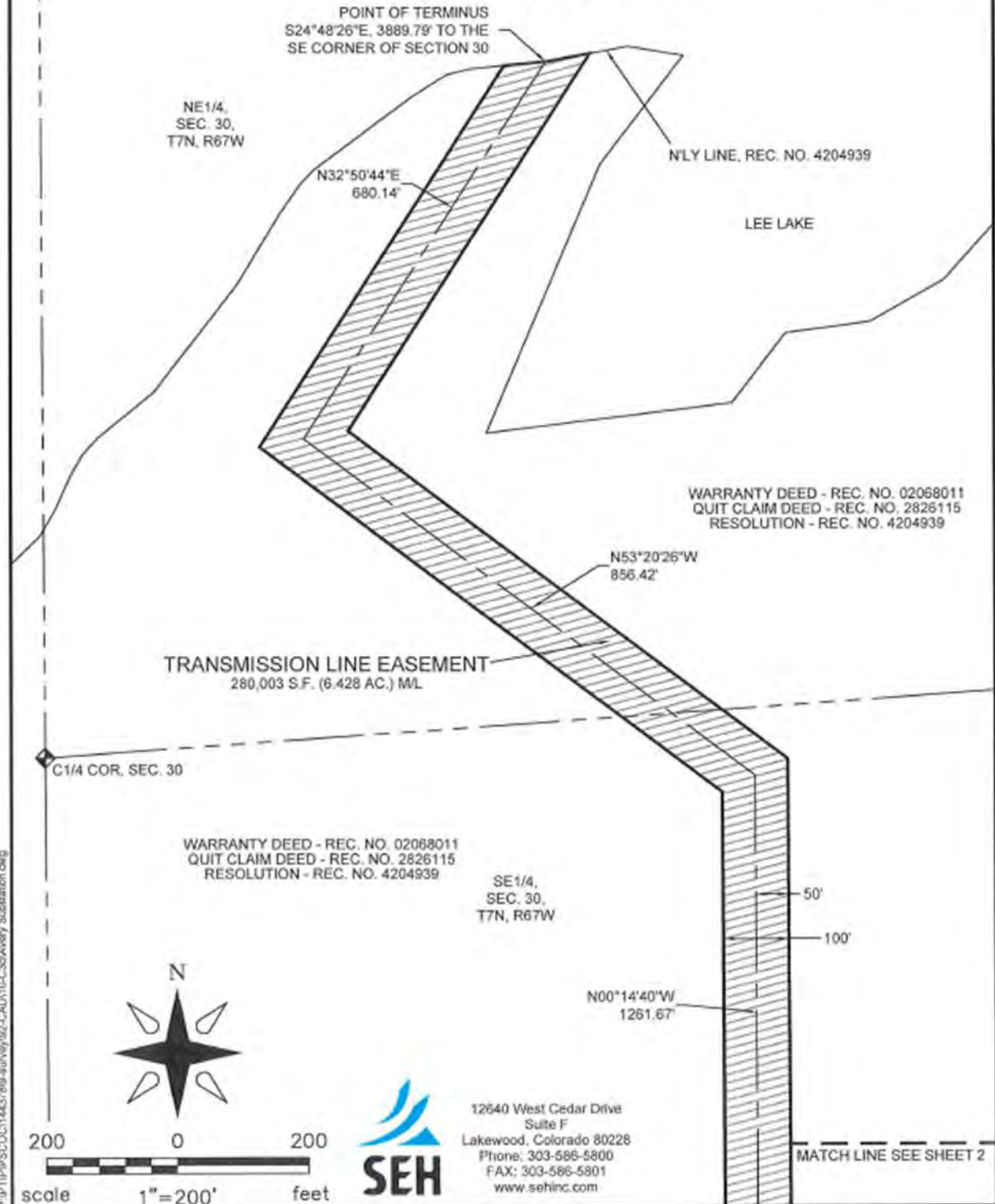


EXHIBIT F

DEPICTION OF LARGER PARCEL, THE PROPERTY AND EASEMENTS

