



PLANNING COMMISSION REGULAR MEETING

November 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 October 16, 2019

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant (CUG) for a Public Utility Installation Including Transmission Lines and Substation – Avery Substation – Nicole Korbe, Public Service Company of Colorado, applicant; Jennifer Chester, Tetra Tech, applicant's representative
 - a. Quasi-judicial
 - b. Staff presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board - Conditional Use Grant (CUG) for a Public Utility Installation Including Transmission Lines and Substation – Avery Substation – Nicole Korbe, Public Service Company of Colorado, applicant; Jennifer Chester, Tetra Tech, applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner

3. Public Hearing – Final Major Subdivision – Poudre Heights 3rd Filing
- Poudre Heights LP, applicant/ Spike Rumley, Poudre Heights LP,
applicant's representative
 - a. Quasi-judicial
 - b. Staff presentation: Paul Hornbeck, Senior Planner
4. Recommendation to Town Board – Final Major Subdivision –
Poudre Heights 3rd Filing - Poudre Heights LP, applicant/ Spike
Rumley, Poudre Heights LP, applicant's representative
 - a. Quasi-judicial
 - b. Staff presentation: Paul Hornbeck, Senior Planner
5. Recommendation to Town Board – Final Site Plan – Poudre Heights
3rd Filing - Poudre Heights LP, applicant/ Spike Rumley, Poudre
Heights LP, applicant's representative
 - a. Quasi-judicial
 - b. Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff

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>Monday, November 4, 2019</u>	6:00 P.M.	Joint meeting with Town Board to review latest Land Use Code Update materials – First Floor Conference Room
<u>Wednesday, November 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, November 20, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, December 4, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, December 18, 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

October 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 7:01 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Victor Tallon
Doug Dennison
Kelly Hall
Jerry Bushelman
Tim Reddick
Cindy Scheuerman

Also Present:

Planning Director
Senior Planner
Town Clerk

Scott Ballstadt
David Eisenbraun
Krystal Eucker

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, Tallon, Dennison, Hall, Bushelman, Scheuerman, Reddick; 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 October 2, 2019

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

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant (CUG) for a Public Utility Installation Including Transmission Lines and Substation – Public Service Company of Colorado, applicant; Nicole Korbe, applicant's representative.

Mr. Ballstadt informed the Commission that there was an error in the posting of the public hearing and recommended postponing the hearing to the November 6, 2019 Planning Commission meeting.

Mr. Tallon moved to postpone the public hearing to the November 6, 2019 regular Planning Commission meeting; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Scheuerman, Reddick; Nays – None; Motion carried.

2. Approval – Waiver of Section III.A.2.a of Commercial Corridor Plan regarding minimum building and paving setback – Westview Addition Subdivision, Lot 1 – Joe and Patty Pike, Pikes Auto Care, applicant; Sean Pike, Pikes Auto Care, applicant's representative

Per Mr. Eisenbraun, Mr. and Mrs. Joe and Patty Pike, represented by Mr. Sean Pike, are requesting a waiver from Section III.A.2.a of the Commercial Corridor Plan regarding a 30' building and paving setback from sites that abut Main Street. The site is located on the northeast corner of 8th and Main Street and is therefore subject to the Commercial Corridor Plan design criteria.

Section Section III.A.2.a of the Commercial Corridor Plan states:

"In addition thereto, there shall be a thirty foot (30') minimum building and paving setback where sites adjoin Main Street."

The existing building already lies within this setback and the proposed renovations will not change the historical footprint of the building. Additionally, the site plan application does not include any changes to the existing pavement which also lies within this setback.

Commercial Corridor Plan Section II.B.(2) states that requests for design criteria waivers shall be subject to review and determination by the Planning Commission. The Planning Commission may grant, conditionally grant or deny any waiver request brought under this sub-section. In order to receive a waiver, the applicant shall have the burden of establishing justification for waiver approval under the following criteria:

1. Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship.
The building and paved drives already exist within the setback and to change this would be onerous and impractical on the property owner in an effort to come into compliance with the 30' setback.
2. The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and
The proposed entry feature will add a clear and safe point of egress into the business while also providing more shelter from the elements than what currently exists on the building today.
The entry feature and additional glazing also bolster the building's architectural features which further add interest to the building façade along a primary commercial corridor.
3. Approval of the waiver request will not be detrimental to the public interest.

The public interest, public safety, and public welfare will not be detrimentally impacted by the proposed building materials or architectural renovations.

The waiver is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Staff recommends that the Planning Commission approve the waiver request with the following findings of fact:

- Strict application of the applicable standard will result in a practical difficulty;
- The proposed waiver will protect the public interest equally or better than the standard for which the waiver is requested; and
- Approval of the waiver request will not be detrimental to the public interest.

Staff requests the following be entered into the record:

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

Ms. Scheuerman confirmed that it is the change in façade that prompted the waiver and not just the change of tenant.

Mr. Eisenbraun stated anytime there is a site plan application, that basically changes the use or changes aspects of the site so in this case it is largely the exterior renovations that prompted the waiver.

Mr. Ballstadt stated it is specifically the new entry.

Mr. Tallon moved to approve the waiver request with the findings of fact as stated by staff; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Scheuerman, Reddick; Nays – None; Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission

Mr. Tallon commented that he has concern that there is going to be more traffic in the area of the Charter School with Diamond Valley expanding and the safety of kids walking to and from school.

Mr. Ballstadt stated the Sports Park will be turning in their plans over the winter for staff to review and they will also be turning in their traffic study. Windsor will also have a consultant review that study to come up with the best solution possible. The recreation programming and a lot of the use of the park will be opposite time of when school is in session. The master plan for the Sports Park, which will include a traffic study will come before the Planning Commission and Town Board.

It is also determined that a corridor plan will need to be developed for the Eastman Park Drive segment from State Highway 257 to the Sports Park since the character of that area will be changing.

Mr. Eisenbraun stated he will be working with the Charter School regarding parking and traffic in the area.

2. Communications from the Town Board liaison
None; Absent
3. Communications from the staff
Mr. Ballstadt reminded the Planning Commission of the joint work session with the Town Board on November 4, 2019 beginning at 6:00 p.m.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:23 p.m.

Krystal Eucker, Town Clerk



MEMORANDUM

Date: November 6, 2019
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Public Hearing and Conditional Use Grant (CUG) for a Public Utility Installation Including Transmission Lines and Substation – Avery Substation – Nicole Korbe, Public Service Company of Colorado, Applicant; and Jennifer Chester, Tetra Tech, Applicant’s Representative
Location: One-third mile east of Weld County Road 13/Latham Parkway and one-third mile north of WCR 76
Item #: C.1.C.2

Background

The applicant, Nicole Korbe of Public Service Company of Colorado (PSCo), represented by Jennifer Chester, is requesting a Conditional Use Grant (CUG) to allow a public utility installation including transmission lines and a substation on a property known as Thornton Farm 24. The 288-acre property is located northeast of the WCR 13/Latham Parkway and WCR 76 intersection. The property was annexed to the Town on May 14, 2018, and zoned Residential Mixed Use (RMU) which allows any principal, accessory or conditional use permitted in any residential district. The single-family residential zone district requires CUG approval for public utility installations, including transmission lines and substations. The subject CUG considers the use, as well as the proposed height of structures, including the towers and fence.

Previous CUG Application Withdrawn

On December 3, 2018, PSCo submitted a CUG application for the facility on the subject site, with a location in closer proximity to residential neighborhoods and WCR 76. On February 6, 2019, the Planning Commission held a public hearing regarding the CUG application for this property. The Town Board held a public hearing for the CUG on February 25, 2019. At the Town Board hearing, there were neighborhood and Town Board concerns regarding the proposed location of the site and its proximity to existing residential. Due to concerns expressed at the February 25, 2019 public hearing, the applicant chose to withdraw the CUG application (March 20, 2019), revisit the preferred site location, and submit a new CUG application.

Subject CUG Application

The subject CUG application was submitted on August 27, 2019. The proposal significantly reduces the visual impacts associated with the prior application.

The proposed public utility installation is for a new 230-kilovolt (kV) substation and a 1.3-mile long over-head transmission line (approximately 0.4 miles being within the Town of Windsor). In

addition, underground distribution lines are planned from the substation westward to WCR 13/Latham Parkway 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 line and station would tie into an existing Platte River Power Authority transmission line.

The substation would be constructed on a 10-acre portion of the Thornton Farm 24 property. The site is located approximately 2,500 feet east of WCR 13/Latham Parkway, approximately 1,500 feet north of WCR 76, and 2,500 feet west of Northwest Estates. Please see the presentation materials for location map 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 five 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 a 10-foot chain link fence. 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, and the road will extend approximately 1,500 feet to the site. A storm water detention area is planned on the northern portion of the site and a landscaping plan shows mixed evergreen and deciduous trees in a landscape buffer along the north side of WCR 76, which is Town right-of-way. Right-of-way for WCR 76 was dedicated to the Town at the time of the annexation of the property. The overhead transmission line would extend to the proposed substation site from the northeast (Severance and unincorporated Weld County) to the town limits. Please see the presentation and application materials for additional details on the facility.

The CUG would not have an expiration date. The facility is planned to operate for the long-term. Provided the CUG is approved by the Town, the applicant would submit a site plan to the Town for review and approval and concurrently, a minor subdivision for the purchase of the site.

The Town Board public hearing on the application has been scheduled for November 25, 2019.

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 line, no development is currently proposed on the site and it is anticipated that development will not occur in the near term, as the property was purchased 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 are located to the north. The Town of Timnath is located to the west of the property. Additional development is expected in Timnath.

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.

The prior CUG application for the facility, withdrawn in March 2019, proposed the facility in closer proximity to the residential subdivisions of Northwest Estates and Roth Subdivision, as well as WCR 76. The subject CUG application would locate the facility further west and substantially further north of the residential areas. Therefore, rather than provide landscaping directly adjacent to the facility, a 50-foot wide landscape buffer is proposed along the north side of WCR 76 with the subject CUG proposal. The landscape buffer would include a combination of evergreen, deciduous, and ornamental trees (see application materials and presentation).

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 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. With the current proposed location approximately 2,500 feet west and 1,500 feet north of residential, there may be potential for future development between the facility and adjacent subdivisions. As noted herein, the property owner, City of Thornton, acquired the property for the purpose of utilizing the associated water rights. There are currently no submitted plans for development.

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 1,500 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 WCR 76 and the Roth Subdivision. Terrain to the east of the site reduces the view of the substation from properties to the east. The substation site access is located on WCR 76, within 1,000 feet from WCR 13/Latham Parkway.

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

There are no parking, loading and circulation facilities proposed. A 25-foot wide access drive of approximately 1,500 feet in length would serve 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 runoff 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 northern 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 the Town's stormwater (Grading Erosion Sediment Control Plan) permit application and construction requirements, 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 includes the agricultural land of the greater Thornton Farm 24 property and a 50-foot landscape buffer consisting of a combination of evergreen, deciduous, and ornamental trees along the north side of WCR 76. Staff will work with the applicant during the site plan review to ensure landscaping is planned and installed accordingly. Because the 50-foot landscape buffer would be located on private property (City of Thornton), a 50-foot landscape easement along the north side of the WCR 76 right-of-way would be dedicated to PSCo for maintaining the landscaping. The easement dedication would be a condition of site plan approval.

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, therefore minimizing the visual impact of those lines. In addition, a portion of existing distribution line between Brian Avenue and Latham Parkway/WCR 13 will be undergrounded while a trench is open for the new distribution lines, which will further reduce visual impact.

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 preconstruction 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.

Notifications

Municipal Code.

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

- October 25, 2019 – affidavit of letter mailed to property owners within 100 feet of site
- October 21, 2019 – property posted with a notification sign
- October 25, 2019 – legal ad published in the newspaper

Notice of hearing posted on Town's website on October 21, 2019. Additionally, notice of the public hearing was mailed and emailed to residents outside of the required notification boundary who requested to be on PSCo's project mailing list.

A neighborhood meeting was not required for this proposal; however, the applicant held a community meeting on July 9, 2019.

Mineral Owners and/or Lessees.

In accordance with Article 65.5 of the Colorado Revised Statutes, a local government shall, as a condition of final approval of an application for development, require the applicant to certify that a notice (of the initial public hearings) has been provided to mineral estate owners not less than thirty days before the date of the initial public hearings. The applicant has provided the required notice of the pending development to all such mineral owners and or lessees. Per this same article, the mineral estate owner may waive the notification requirement, which has occurred for this application (see attached waiver of notification). Additionally, the mineral estate owner has waived the right to file an objection, per C.R.S. § 24-65.5-103(5).

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. North Weld County Water District requested more information regarding the irrigation source of the landscaping along WCR 76, which would be included with the subsequent site plan application. The school district and CDOT responded with no comment/no conflicts for the proposal. Three public comments were received regarding the application (see attached public comments).

A neighborhood meeting is not required for this CUG application. However, prior to submitting the CUG application to the Town, the applicant did hold a community meeting with on July 9, 2019, to

discuss the proposal and gather neighborhood input regarding the preferred site locations. Over 1,700 postcard invitations were sent out to surrounding landowners, Staff was in attendance and the meeting was well attended (at least 50 residents).

The public comment received by staff is included in the meeting packet, along with the mineral owner waiver of public hearing notice and waiver of objection. Also included is a letter from the property owner, City of Thornton.

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 subject proposal has reduced the impacts from the previous CUG proposal by shifting the site further away from surrounding neighborhoods to the east and south, as well as WCR 76. Additionally, the proposed landscape buffer along WCR 76 is an effort to further 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 the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Grant application with the following conditions:

1. A site plan, including landscaping, is reviewed and approved by staff prior to construction of the facility.
2. 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.

Attachments

- Application Materials
- Site & Landscape Overview
- Letter from City of Thornton, Property Owner
- Public Comments
- Mineral Interests Notification and Waiver
- Mineral Interests Waiver of Right to File Objection
- Staff Presentation
- Applicant Presentation

cc: Nicole Korbe, Public Service Company of Colorado
City of Thornton, Property Owner



Nicole Korbe, Xcel Energy
1800 Larimer St, Suite 400
Denver, CO 80202
Telephone: (303) 571-7915
nicole.c.korbe@xcelenergy.com

August 27, 2019

Scott Ballstadt
Planning Director, Town of Windsor
301 Walnut Street
Windsor, CO 80550

Re: Avery Substation Project—Conditional Use Grant Application

Dear Mr. Ballstadt:

Public Service Company of Colorado (PSCo), a Colorado corporation doing business as Xcel Energy, is seeking approval of a Conditional Use Grant (CUG) from the Town of Windsor, Colorado, to construct and operate a new electric substation (Avery Substation) and 230-kilovolt transmission line (collectively, Project or Avery Substation Project). The substation is proposed to be located on a parcel owned by the City of Thornton, northeast of the intersection of Weld County Road 76 and Latham Parkway in Windsor, Colorado. The proposed transmission line will be located in unincorporated Weld County (0.5 miles), the town of Severance (0.4 miles), and the town of Windsor (0.4 miles).

On December 3, 2018, PSCo submitted a Conditional Use Grant (CUG; CUG18-008) in accordance with Windsor's Charter and Municipal Code, Chapter 16, Article 7—Conditional Use Grants. The CUG received a recommendation for approval by the Town of Windsor Planning Commission at the hearing held on February 6, 2019. Following the Windsor Town Board hearing held on February 25, 2019, PSCo withdrew the CUG application in order to address input received at the Board hearing from the Windsor Town Board and the public. PSCo considered the feedback, conducted an additional siting study, revised the proposed Project area, and held a fourth public open house prior to this resubmittal.

The CUG application form and supporting documents are included in this permit package. Per our discussion on August 8, 2019 the application form that includes the following language:

“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” was signed with the understanding that this language does not apply to Major Facilities of a Public Utility. A project representative will contact you to pay the \$621 application fee by credit card.



The following application files have been submitted on the City's eTRAKiT system:

- 1-CUG-PRE-APP: Compiled file of the complete CUG application
- 1-CUG-PRE-SITE: Site Plan: Preliminary GA
- 1-CUG-PRE-LNDSP: Conceptual Landscape Plan

We look forward to working with you during the ongoing permit process. Please feel free to provide feedback, questions, and comments to me by telephone at (303) 571-7915 or email at nicole.c.korbe@xcelenergy.com or to our permitting consultant, Jennifer Chester, by telephone at (303) 291-6299 or email at jennifer.chester@tetrattech.com.

Sincerely,

Nicole C. Korbe
Contract Agent, Xcel Energy
1800 Larimer St, Suite 400
Denver, CO 80202



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 Conditional Use Grant Submittal Package Lot: N/A Block: N/A

Subdivision: N/A

*****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)

The Project is not an existing, non conforming use as defined in Section 16-8-50 of the Code. A description of the proposed use is attached as part of the CUG Submittal Package.

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>Primarily agriculture</u>	Size:	<u></u>
*Present use of structure:	<u>N/A, Agriculture</u>	Size:	<u></u>
*Proposed use of land:	<u>Transmission line and substation</u>	Size:	<u>See attached</u>
*Proposed use of structure:	<u>N/A, no buildings proposed</u>	Size:	<u></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 day of August, 20 19

Xcel Energy

City of Thornton

Applicant (please print)

Property Owner* (please print)

Carly Rowe

See attached

Applicant's Signature

Property Owner's Signature*

303-571-7088

Phone (daytime)

Fax

Phone* (daytime)

Fax*

carly.r.rowe@xcelenergy.com

Email

Email*

Applicant's Representative (if any) Name Nicole Korbe

Phone 303-571-7915

Fax 303-294-2088

Email nicole.c.korbe@xcelenergy.com

TOWN OF WINDSOR APPLICATION

(Signature Page)

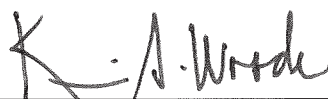
This Signature Page* represents signature to the following document associated with the Application For Conditional Use submitted by Public Service Company of Colorado to the Town of Windsor.

1. Application for Conditional Use. Page 1 of 2.

* Thornton's signature to the Application is as the property owner and is otherwise without any representations or warranties concerning the content of the Application.

CITY OF THORNTON:

By:



Kevin S. Woods, City Manager

ATTEST:



Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:

Luis A. Corchado, City Attorney



By: Joanne Herlihy, Senior Assistant City Attorney

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Glossary of Terms

Project—the Avery Substation including all electrical equipment within the security fence line, transmission line, distribution line feeders and switch cabinets, security fence and gate access drive, stormwater detention pond, landscaping and irrigation system, and any accessory equipment, structures and uses typically incidental and subordinate to the Project's principal facilities and uses.

Substation—electrical substation component of the Project.

Transmission Line—1.4 miles of overhead high voltage transmission line between the substation and interconnection point along the existing Timberline to Ault transmission line.

Distribution Line—overhead and underground distribution feeders which connect the substation to local electric customers.

Preferred Site—substation site located on Weld County Tax Assessor's parcel # 070530000033, owned by City of Thornton and illustrated on Figure 2.

1. Introduction

Public Service Company of Colorado (PSCo), a Colorado corporation doing business as Xcel Energy, is seeking approval of a Conditional Use Grant (CUG) from the Town of Windsor, Colorado, to construct and operate a new electric substation (Avery Substation) and 230-kilovolt (kV) transmission line (collectively, Project or Avery Substation Project). The substation is proposed to be located on a parcel owned by the City of Thornton (Thornton), northeast of the intersection of Weld County Road 76 (WCR 76) and Latham Parkway (Figure 1) in Windsor, Colorado. The proposed transmission line will be located in unincorporated Weld County (0.5 miles), the town of Severance (0.4 miles), and the town of Windsor (0.4 miles).

This CUG Application package was prepared per the requirements of Windsor Municipal Code (Code) Sections 16-7-50, 16-24, and 16-31-10. A permitting determination was provided by the Windsor Planning Department in August 2018 that verified the Project should be permitted through the CUG process. PSCo is seeking approval of the following Project components through this CUG application:

- Avery Substation, including all electrical equipment within the security fence line
- Overhead double-circuit 230kV electric transmission line (portion within Windsor municipal boundary, Figure 1)
- New underground distribution line feeders (up to 15) and three switch cabinets connecting the substation to existing distribution infrastructure along WCR 76 at the intersection with Latham Parkway
- Ten-foot-high substation security fence and gate
- Access drive connecting substation parcel to WCR 76
- Stormwater retention pond
- Landscaping and irrigation system along WCR 76
- Any accessory equipment, structures, and uses typically incidental and subordinate to the Project's principal facilities and uses

Project components are shown in Appendix A and B. Pending approval of this CUG, the next phase of permitting with Windsor will include Minor Subdivision and Site Plan permits that will include but not be limited to detailed engineering information for the Project.

1a. Land Use Permitting Regulatory Framework

Several state statutes apply to the Project in addition to the local land use permit regulations. The regulatory requirements are described in the following sections and Table 1. All applicable land use, environmental, and construction permits will be obtained prior to the start of and during construction as required.

1.a.1 State of Colorado

Multiple Colorado Statutory Provisions apply to the Project, including a Certificate of Public Convenience and Necessity (CPCN) from the Public Utilities Commission (PUC), notice and consultation with local permitting jurisdictions, and notice to owners of mineral interests associated with the substation site.

1.a.2 Town of Windsor

PSCo previously submitted a CUG application to Windsor for the Project on December 3, 2018 (CUG18-008). The CUG was recommended for conditional approval by the Windsor Planning Commission at its February 6, 2019, hearing. Following a Windsor Town Board hearing held on February 25, 2019, PSCo withdrew the CUG application to address input received from the Board and the public at the Board hearing. In March 2019, PSCo conducted additional siting study activities (Appendix C) to evaluate possible alternative Project site locations within the Thornton property, after which two primary alternative locations (referenced as west site and east site) were selected for further evaluation. A public open house was held on July 9, 2019, to gather feedback on the west and east site locations. Based on the additional siting study activities conducted after March 2019 and receipt of public feedback in July 2019, PSCo selected the west site as the preferred site for the substation and is presented in this CUG application.

In addition to the requirements discussed in Table 1, Windsor annexed Thornton-owned parcels # 070530000033 and # 070530000034 in May 2018 in conjunction with an Intergovernmental Agreement (IGA) that was approved by the Windsor Town Board via Resolution 2018-07 on January 8, 2018. The IGA acknowledges Thornton's intent to convey a portion of the annexed property to PSCo for use as a substation facility that is needed for service to the area and Windsor's intent to regulate construction of the substation on the PSCo site.¹

1.a.3 Weld County

A Weld County Use by Special Review and Areas and Activities of State Interest permit application (Weld County Case # USR 18-0054) was approved in September 2018 for the northern portion of the transmission line between the interconnection point with the existing Timberline to Ault 230kV transmission line and the Severance town boundary, which is located along WCR 78.

1.a.4 Town of Severance

Severance does not have land use permit requirements for the Project, but applicable right-of-way access permits will be acquired prior to construction if needed.

¹ Intergovernmental Agreement, Windsor Resolution 2018-07.

Table 1:
Land Use Permit Requirements and Applicability to Project

Jurisdiction	Title	Trigger	Statutory Reference	Status
State of Colorado	Colorado Public Utilities Commission Certificate of Public Convenience and Necessity	Need for new electrical facility in Colorado	Colorado Revised Statutes (CRS) 40-5-101, CRS et seq., and Rule 1303 4 Code of Colorado Regulations (CCR) 723-1 and Rules 3002, 3102, and 3206, 4 CCR 723-3	Approved May 2015 (Appendix C)
	Notification of Intention to Submit Permit Application for Major Electrical Facilities	Filing permit application for location, construction, or improvement of major electrical or natural gas facilities	CRS 29-20-108 (4) (a)	PSCo provided notice to Windsor on February 1, 2018, for a previous application that was withdrawn, and again on May 22, 2019, for a consultation meeting on May 24 for this application (Appendix C)
	Government and State Notice Requirements, Mineral Owners	Public hearing by a local government on an application for development	CRS 24-65.5-103	The City of Thornton is the mineral estate owner as well as the owner of the physical Avery Substation site and has provided signature on this application. In accordance with the statute CRS 24-65.5-103, the applicant will also provide notice to the City of the hearing. The City may choose to waive their right to receive the notice not less than 30 days before the hearing and may also waive their right to a separate hearing regarding notification.
Town of Windsor	Conditional Use Grant	Development of a new electric facility within the Residential Mixed Use zone district	Windsor Municipal Code (Code) Sections 16-7-50, 16-24, and 16-31-10	PSCo complying through this permit application and subsequent process for approval
	Administrative Site Plan	Development approval for any non-residential use where Town Board approval is not required	Code Chapter 17, Article 8, Sections 10, 20 and 30	PSCo to submit Administrative Site Plan permit application after approval of CUG
	Minor Subdivision	Division of a parcel of land zoned Residential Mixed Use into two to five parcels for a transfer of ownership	Code Chapter 17, Article 5, Sections 10 through 50	PSCo to submit Minor Subdivision permit application after approval of CUG
Weld County	Areas and Activities of State Interest and Use by Special Review	Development of transmission line (Major Facility of a Public Utility) in Weld County	Weld County Code, Chapter 21 Areas and Activities of State Interest	Weld County Case # USR 18-0054 was approved in September 2018

1b. Project Purpose and Need

The Avery Substation will add capacity to deliver reliable, safe and economical electric power to Windsor and the surrounding communities including Timnath, Severance, and portions of unincorporated Larimer and Weld counties. Currently two substations provide electric service to Windsor and the surrounding area. The Cobb Lake Substation, located approximately 5 miles north of Windsor near I-25, has two transformers that provide distribution level service to approximately 8,450 residential and commercial customers. The Windsor Substation, located northeast of downtown Windsor, has two transformers that provide distribution level service to approximately 8,350 residential, commercial, and industrial customers.

The number of customers served by PSCo in the region has increased by and estimated 500 and 900 customers per year and is one of the fastest growing areas that PSCo serves. The Project will deliver electricity to customers in Windsor and surrounding communities, and back up the existing Cobb Lake and Windsor Substations, which are reaching capacity.

As a regulated public utility in Colorado, PSCo is required to supply customers with safe, reliable, and reasonably-priced electrical service. The Colorado Public Utilities Commission (CPUC) is the state regulatory body providing oversight for determining the need for new electric facilities in Colorado. A Certificate of Public Convenience and Necessity (CPCN) was filed with the CPUC on March 13, 2015. Pursuant to Colorado Senate Bill 07-100 requirements, the CPUC approved the CPCN application on May 13, 2015 (Appendix D).

1c. Project Description

PSCo is proposing to construct and operate the Avery Substation on parcel 070530000033 owned by Thornton and located within the Windsor municipal boundary. The site is approximately 10 acres in size and will be subdivided out of the larger parcel acreage through Windsor's Minor Subdivision Process.

The site is located northeast of the intersection of WCR 76 and Latham Parkway. The Avery Substation will be constructed within a 415-foot by 525-foot area of the 10-acre site. The substation will be surrounded by a 10-foot tall security fence (photo of fence material included in Appendix B). The following equipment will be within the approximately 415-foot by 525-foot fenced area: dead end structure for the transmission line, metal-clad switchgear, breakers, buss work, transformers, electrical equipment enclosure, capacitor banks, and switch cabinet to support the distribution feeders. The substation will also contain static masts for lightning protection, drive access around the equipment, and space to park a mobile transformer and a mobile breaker if needed for maintenance or emergencies. Stormwater retention will be on site and located outside of the fenced area to the northwest. The equipment within the fenced area will be installed in phases with the initial phase consisting of installation of the dead end, breakers, buss, electrical equipment enclosure, one metal-clad switchgear, and one transformer. Up to two additional transformers, five capacitor banks, and five metal-clad switchgear will be installed as customer demand in the area increases. The preliminary General Arrangement for the site is provided in Appendix A. This permit application is intended to permit all phases of the Project through ultimate build-out of the facility as depicted on the preliminary General Arrangement, and any accessory equipment, structures, and uses typically incidental and subordinate to the Project's principal facilities and uses.

Underground distribution feeders will exit the site at the southeast corner and will be placed in a 50-foot-wide easement which will overlap a 25-foot-wide substation access drive. The underground distribution feeders will continue west underground along the north side of WCR 76 in a 50-foot-wide easement to Latham Parkway, where they will connect with the existing overhead distribution line. Switch cabinets will be installed where the underground feeders connect with existing distribution along WCR 76 at the intersection with Latham Parkway and on the north side of WCR 76 across from the intersection with Harmony Ridge Parkway.

A new double-circuit 230kV aboveground transmission line will provide power to the Avery Substation. The line will originate from a tap along Platte River Power Authority's (PRPA) existing Timberline to Ault 230kV transmission line. The transmission line will cross the municipal boundaries of Windsor, Severance, and unincorporated Weld County (Figure 1). The transmission line will be constructed in a 100-foot-wide easement with steel monopole structures up to 135-feet tall and spaced approximately 800 feet apart. Two tangent structures and one dead end structure related to the transmission line will be located on the Thornton property, outside of the substation fence line, within Windsor as part of the Project. This application only addresses the portion of the transmission line and related structures located in the Windsor.

Landscaping and an irrigation system will also be installed as part of the Project in a 50-foot-wide easement along WCR 76. Project facilities are depicted on Figure 2.

During construction of the Project, a portion of the Thornton property outside of the 10-acre substation site will be used to stage construction equipment and materials including a temporary construction trailer, road base stockpiles, construction equipment, steel structures, and other related materials. One 10-hour shift per day will be worked during construction. The maximum number of construction workers at any one time will be approximately 20. The Project will not have any permanent on-site employees. Upon completion, the Project will be operated and be monitored remotely 24 hours a day, 7 days a week, 365 days a year to provide reliable electric service to PSCo's customers. On average, the substation will be visited one to two times per month for inspections and maintenance.

The Project, as a major public utility facility, and its components as described in the CUG application shall be permitted to deviate from the standards and regulations of the RMU Zoning District pursuant to Chapter 1, Article VII, Section 16-7-50(b) of the Code, including but not limited to the following: lot area and size; building/structure location; building size; open space, landscaping, trails and park areas; building/structure height and setbacks; building coverage; vehicular access; and, off-street parking and loading.

1d. Project History and Schedule

PSCo began planning the Project in 2012 to identify potential substation sites and transmission line routes. Throughout the process, PSCo has worked with Windsor, Timnath, Severance, Weld and Larimer counties, public agencies, landowners and neighbors. In total, 13 potential sites were presented to the public during the siting process between 2012 and 2016. Two additional sites were presented to the public during the fourth public open house in July 2019 (Appendix E). Table 2 summarizes PSCo's planning history over the last 7 years and the Project's anticipated schedule. The Project's anticipated

schedule is subject to permitting approvals, equipment acquisition, and construction commitments. Project construction is expected to last for 12 to 16 months and has an anticipated in-service date of spring 2021, provided that all applicable permits have been approved by winter 2019.

Table 2:
Project Planning History and Anticipated Schedule

Date	Milestone
2012	Project Need Identified, First Public Open House
2014	Second Public Open House
May 2015	Colorado Public Utilities Commission Approved Project
2016	Third Public Open House
September 2018	Permit for portion of Transmission Line in Weld County Approved
December 2018 –Fall 2019	Windsor Land Use Permitting Process (CUG, Site Plan, Minor Subdivision in Windsor)
July 2019	Fourth Public Open House
Winter 2019	Project Construction Start
Spring 2021	Target In-Service Date

The dates provided in Table 2 are not a guarantee of performance and are derived from available information at the time of this application submittal; they are to be used for informational purposes only and are subject to change. More detail about the Project history and siting process is included in Appendix C.

2. Completed Application

The complete signed Windsor CUG application form is included as part of this permit package, located behind the cover letter.

3. Application Fee

The \$621.00 CUG application fee will be paid by credit card upon submittal of this application package to Windsor.

4. Compliance with Windsor Municipal Code

The following sections describe how the Project complies with Windsor Municipal Code and meets the standards and requirements to be approved for a CUG. The Project is in the Residential Mixed Use (RMU) Zoning District (Figure 3). According to the Windsor Charter and Municipal Code, Chapter 16, Article XXIV², the intent of RMU zoning is to:

- *Provide for the development of mixed land uses in areas designed as such on the Land Use Plan Map of the Windsor Comprehensive Plan*
 - *Encourage the creation of a desirable mix of residential dwelling classifications which are compatible with, complimentary to and located on the same parcel as common recreational uses, open spaces and commercial and light industrial uses which are similar to those outlined in Section 16-24-30*
 - *Provide for improved vehicular and pedestrian traffic circulation and access*
 - *Facilitate land use arrangements which preserve desirable natural landscape features*

The Windsor Comprehensive Plan designates the site area as High-Density Estate Single Family Residential, and it is located within Windsor's Growth Management Area (GMA) on the Land Use Plan. According to the Land Use Plan, the GMA is where future development should be directed and contained and delineates areas for future annexation. GMA parcels have the infrastructure improvements to support future development and will likely experience development pressure³. Windsor annexed the parcel that contains the preferred site in 2018 so that it lies within Windsor's jurisdiction and is subject to the policies of the GMA.

The Windsor Comprehensive Plan designates the future land use of the preferred site as RMU. This future land use designation is planned to accommodate a variety of residential housing types as well as commercial and light industrial uses⁴. PSCo is aware of development plans in proximity to the Thornton parcel including a single-family residential development called Buffalo Creek⁵ proposed north of the site. The Harmony Club⁶ Subdivision plans to continue to develop additional new homes in the vacant space to the southwest of the intersection of Latham Parkway and WCR 76/East Larimer County Road 40 in Larimer County. Dates for development and construction for Buffalo Creek and Harmony Club are not publicly available.

² Windsor. 2019. Charter and Municipal Code. Available online:

https://library.municode.com/co/windsor/codes/charter_and_municipal_code Accessed June 10, 2019.

³ Windsor. 2016. Comprehensive Master Plan—Chapter 5a Land Use Plan. Available online:

<https://www.windsorgov.com/DocumentCenter/View/15320/5a-Land-Use-Plan?bidId=> Accessed June 10, 2019.

⁴ Windsor. 2016. Comprehensive Master Plan—Chapter 5a Land Use Plan. Available online:

<https://www.windsorgov.com/DocumentCenter/View/15320/5a-Land-Use-Plan?bidId=> Accessed June 10, 2019.

⁵ <https://townofseverance.org/wp-content/uploads/2017/06/7.2-BUFFALO-CREEK-ANNEXATIONS-1-5-PRELIM-8-29-16-A0237589x9D895.pdf>

⁶ <https://harmonyclub.info/harmony/>

4a. Section 16-7-50—Standards and Requirements for Conditional Use Grants

4.a.1 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.

The area generally has gently rolling hills within an area characterized by agricultural, residential, and light industrial uses. The site is located on land owned by Thornton and is currently farmed by tenants for agricultural production. The distribution feeders, access drive, and portion of the transmission line within Windsor municipal boundaries will all cross property owned by Thornton. Agricultural activities along the transmission line route can continue outside of the small area occupied by the transmission structures. The agricultural fields within the Thornton property are flood irrigated by a series of interconnected ditches and pipelines. The placement of the preferred site is located on the northern half of an irrigated field and PSCo will work with Thornton regarding future use of the remaining portion of this field not occupied by the substation.

There are several existing residential subdivisions located in the vicinity of the preferred site including WildWing to the northwest, Northwest Estates to the east, and Roth Subdivision and the Ridge at Harmony Road to the south, and Harmony to the southeast (Figure 2). Rural residential and agricultural properties are intermixed with the higher density residential subdivisions.

Various types of infrastructure exist around the site. A Box Elder Sanitation District sewage lift station is located to the north of the Thornton property at the intersection of WCR 78 and Latham Parkway, just east and across Latham Parkway from the WildWing Subdivision entrance. This facility is a small graded and graveled site with aboveground piping and a utility building. Existing overhead electric distribution lines run parallel to County Road 76 and Latham Parkway. The existing Timberline to Ault 230kV transmission line is visible to the north and the Fort Collins Loveland Water District elevated water storage tank is visible to the west.

Avery Substation is an important part of the electric system infrastructure in this area to support the rapid development in the region. Existing water, sewer, and electric infrastructure is located in the area and visible to residents and travelers along Latham Parkway and WCR 76 and the addition of a substation and transmission line will not be out of character.

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

The Avery Substation will operate as a private facility and can be considered a “passive” use of land, exhibiting non-commercial characteristics. Aboveground components of the substation will be grey galvanized metal and will vary in height with the dead end (72-feet tall) and static mast structures (55-feet tall) being the tallest. All other equipment within the substation fence line, including switches and buss, are expected to be less than 35 feet in height. The substation yard perimeter fence will be a 10-foot mesh fence. National Electric Safety Code requirements will determine the material, height, and spacing of the substation equipment.

Each of the proposed transmission line structures will consist of a single, galvanized grey color, steel pole with arms supporting six conductors and two static wires, which provide lightning protection. The pole heights will be a maximum of 135-feet tall as determined during final design based on topography and span length between structures. These heights will provide the necessary ground clearance for the conductor at mid-span. Spans between the poles will be approximately 800 feet, depending on topography. This will be confirmed during the final design of the Project and in coordination with Thornton to minimize impacts to ongoing agricultural production on their remaining property.

Upon final construction and restoration, the substation site boundary will be located a minimum of 1,500 feet from existing neighboring subdivision boundaries as indicated in Table 3. This distance will minimize the scale of the facility from viewers surrounding the substation and the traveling public on Latham Parkway and WCR 76. Measurements in table 3 were taken from the edge of the substation site boundary to the edge of each subdivision boundary. The distance from homes to the substation site boundary and from homes to substation equipment will be greater than what is shown in Table 3.

Table 3:
Distances to the Nearest Subdivisions

Subdivision	Preferred Site
Northwest Estates	2,370 feet
Roth	1,505 feet
Ridge at Harmony Road	1,525 feet
Harmony	2,505 feet
WildWing	2,810 feet

To screen the site, PSCo proposes to plant trees along WCR 76 as depicted in the Conceptual Landscape Plan provided in Appendix B. Trees will be planted along WCR 76 and will provide more immediate screening for residents and travelers versus planting the trees farther away around the substation fence. Existing trees planted along the southeast corner of the WildWing subdivision, north side of the Ridge at Harmony, along the perimeter of Harmony, within the Roth and Northwest Estates neighborhoods will partially screen views towards the site from the surrounding residential areas (Figure 6). Existing vegetation at the wetland along WCR 76, Lee Lake riparian areas, and irrigation ditches along the northern boundaries of the Thornton property screen the preferred site from Latham Parkway and WCR 78. The Conceptual Landscape Plan for the site is further discussed in Section 7.

Existing topography will also screen the preferred site, as the gently rolling hills will shield parts of the substation equipment from view. The preferred site sits at a lower elevation than WCR 76 and there is a highpoint in the topography between the site and the road that will further screen ground equipment from viewers located to the south (Roth and Ridge at Harmony subdivisions). In addition, existing vegetation along an irrigation canal along the northwest side of the preferred site will screen views from residences located in the WildWing subdivision.

Visual simulations are included in Appendix B to demonstrate what the finished Project will look like from surrounding neighborhoods.

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

The substation does not require any occupied buildings to be placed on site. This section discusses the location of the substation equipment footprint and transmission line alignment. The preferred site was positioned within the larger Thornton property to maximize setbacks and bring substation equipment away from surrounding roads and existing subdivisions. The selection of the transmission line and substation site design gave consideration to screening options, the local existing topography, existing infrastructure on site, and avoidance of sensitive areas such as wetlands and wildlife habitat. Separation distances from surrounding subdivisions are shown in Table 3. There is one occupied residence on the Thornton property, located approximately 0.3 mile to the west, which is leased to a tenant by the City of Thornton. Screening, setback distances, the proposed transmission line alignment, existing infrastructure, and sensitive resources are discussed in Table 4.

Table 4:
Site Evaluation Summary

Criteria	Preferred Site
Screening	Topography and setbacks provide natural screening by using scale to reduce the amount of the substation that is visible. Existing and proposed landscaping will screen the view from the nearest subdivisions (Roth and Ridge at Harmony) as well as other surrounding neighborhoods.
Setback Distance	Substation equipment is approximately 1,500 feet from WCR 76 and is more than 1,900 feet away from the closest existing residential subdivision. Per Sec. 16-24-40 of the Code, Lot area and height requirements, all commercial and light industrial uses in an RMU zoning district shall be required to be set back a minimum of 25 feet and shall meet all of the offset requirements set forth in this Code for each respective type of commercial or light industrial land use.
Proposed Transmission Line Alignment	Transmission line is routed to minimize angle structures which are larger than in-line, tangent structures.
Existing Infrastructure	Site position avoids existing irrigation ditches to minimize agricultural effects. Distribution feeder installation may temporarily impact Thornton irrigation ditch operation, but construction is expected to occur outside of the growing season.
Wetlands and Wildlife	Access drive and distribution feeders avoid wetlands and are adjacent to existing linear features such as driveways and irrigation ditches. The site is more than 1,000 feet from wetlands along WCR 76 and wetlands associated with Lee Lake. The transmission line will be marked with bird diverters, per coordination with Colorado Parks and Wildlife (CPW).

4) Adequate provision of parking, loading and circulation facilities

No public parking spaces are needed for the Project, although an access drive from WCR 76 for maintenance trucks and equipment will be incorporated into the substation design. A drive aisle for maintenance trucks and equipment will be located within the substation fence and surrounding the electrical components. During construction, an additional portion of the Thornton property will be used to stage construction equipment and materials and will include a temporary construction trailer, road base stockpiles, construction equipment, steel structures, and other related materials. This equipment will be removed at the end of the construction phase and the area returned to pre-construction conditions. The access drive will be approximately 1,512 feet in length from WCR 76 to the substation access gate. Vehicles visiting the site for ongoing substation maintenance operations will be able to pull completely off

WCR 76 onto the access drive. Access to the transmission line structures will be down line from the access drive.

The Project provides adequate on-site parking and loading and circulation facilities for the intended use.

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

Effects to off-site vehicular and pedestrian traffic are not anticipated. During operation, the Avery Substation will be visited one to two times per month on average for inspections and maintenance. The Avery Substation will operate 24 hours a day, 7 days a week, 365 days a year to provide reliable electric service to PSCo customers. No permanent on-site employees will be required as part of the Project. Vehicles visiting the site for ongoing substation maintenance operations will be able to pull completely off WCR 76 onto the access drive.

During construction, there will be a temporary increase in traffic coming and going to the site; however, the maximum number of construction workers at any one time will be approximately 20 workers for a period of 12 to 16 months. The temporary effects as a result of construction are not expected to adversely affect the local traffic.

No permanent impacts to off-site vehicular and pedestrian traffic circulation are anticipated.

6) Potential effect of the use of storm drainage in the area

The site consists of gently sloping terrain; the most prominent topographical feature is a berm located near the eastern boundary (Figure 5). The major water feature in proximity to the preferred site is Lee Lake, located northeast of the Thornton-owned parcels. Several small wetlands exist adjacent to WCR 76, east of the site, and wetlands associated with Lee Lake. Various irrigation ditches and canals used for flood irrigation, are present within the Thornton-owned parcels. A wetlands delineation will be completed prior to construction. The substation footprint will not affect or modify the berm, wetlands, or permanently impact agricultural canals and ditches.

The Avery Substation will introduce approximately 7 acres of new impervious area, mainly consisting of a gravel substation pad and gravel access road. The drainage design will incorporate permanent drainage and detention facilities to mitigate impacts from construction. The drainage design will accommodate the requirements set forth by the Town of Windsor Stormwater Ordinance and will follow technical guidance provided by the Town's Storm Drainage Criteria and the Urban Drainage and Flood Control District. An extended detention basin will provide detention, water quality treatment, and rate control. The drainage design will reduce the peak discharge from the site for all storm events and will specifically demonstrate that the peak discharge for the 100-year event will be reduced to a rate less than the peak discharge of the pre-development 10-year event. A stormwater management plan (SWMP) will be created and stormwater management features incorporated into the design of the substation as necessary.

The pre-development area currently drains to a privately-owned irrigation ditch. PSCo will coordinate with Windsor to determine the Town's preference for post-construction discharge. The drainage design will

match the point of discharge to the ditch and will reduce the peak discharge rate for storms up to the 100-year event. PSCo will obtain a letter of consent from the owner, if applicable.

Construction of the transmission line will not create runoff in excess of previous site levels and will not change existing topography or adversely affect drainage. There will be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the transmission line.

PSCo will coordinate with Windsor and incorporate drainage facilities at the substation as appropriate. PSCo will comply with permit application requirements, Town Standards, and construction protocol to ensure that the Project does not affect water quality. Prior to construction, a Storm Water Permit for Construction Activities will be obtained from the Colorado Department of Public Health and Environment and a site-specific SWMP will be developed.

7) Adequacy of planting screens where necessary

The Project is sited in an agricultural field with existing subdivisions located to the east, south, and west. Vegetation in the area consists of primarily agricultural crops and riparian areas along the drainageways. Landscaping associated with residential areas is located at subdivision boundaries and within individual residential lots. The majority of the native vegetation in this area has been removed and replaced with crops such as wheat, grain, corn, and barley.

Views towards the site will be partially screened by topography and/or existing vegetation associated with residential development as discussed in Section 2. A Conceptual Landscape Plan (Appendix B) was developed for the Project.

Street trees are proposed along WCR 76 between Latham Parkway and just east of Brian Avenue (in the Roth subdivision) to screen views from the Ridge at Harmony, Harmony, and Roth subdivisions (Appendix B). A variety of evergreen and deciduous trees are proposed to provide year-round visual interest and screening. Groupings of trees will be placed intermittently along the roadway and arranged to appear more natural and in line with the rural character of the existing landscape setting. For residences to the south, the proposed screening will help to reduce views of the substation equipment and transition structures. Furthermore, the use of vegetation along the road will allow for intermittent screening of the substation that will help to decrease the traveler's visibility of the substation as they approach and pass adjacent to the site. The purpose of the landscape concept is to screen views for those in proximity to the site that have the most potential to experience greater visual impacts (i.e., direct, open views). Viewers located farther away are likely to experience less visual impact because the existing screening and distance from the substation will decrease potential views.

Per Sec. 16-10-10 of the Code, no substantial impediments to visibility between the heights of 3 and 8 feet will be placed at street intersections.

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

Chemicals that may be used during construction and operation are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials will not be drained onto the

ground or into streams or drainage areas. Enclosed containment will be provided for trash disposal. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials. No hazardous materials will be stored on site and no hazardous materials will be generated by the Project.

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. All activities will follow best management practices for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

Short-term effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust, construction equipment exhaust (fumes), and clearing and preparing areas for construction (dust). The short-term effects are not expected to cause a public nuisance. If a nuisance arises during construction, the nuisance will be mitigated in coordination with Windsor. Substation operations will not require on-site staff and will be monitored remotely. Visits from personnel will be limited to emergencies or maintenance and inspection activities and increased fumes, exhaust and dust during operation is not expected.

PSCo will apply for a Colorado Department of Public Health and Environment Air Pollutant Emissions Notice (APEN) for land development prior to construction and follow state standards to control the release of fugitive dust related to construction, if necessary. The APEN will be required for a disturbance greater than 5-acres and/or a construction duration longer than 6 months.

Electric and magnetic fields (EMF⁷) exists wherever electricity is produced or used and surrounds any electrical appliance or wire that is conducting electricity and are present at substations. The PUC provides oversight regarding EMF and reasonableness determinations associated with noise. PSCo applied for a CPCN for the Project from the PUC, which determined that the projected EMF and noise from the Project were reasonable and approved the application. More details about EMF, including a list of additional research sources, can be found on the Avery Substation Project website⁸ and was provided as a handout at the public open house (Appendix E).

The Project will not cause hazardous conditions, potential air or water pollutants, or other noxious influences.

⁷ The electric power consumers use daily is a 60 Hertz (Hz) alternating current, meaning that electric charges move back and forth 60 times a second. "EMF" is used in reference to these 60 Hz fields, called "extremely low frequency" or "power frequency" fields. These are distinct from the much higher frequency fields associated with radio and TV waves, and cell phone signals.

⁸<https://www.transmission.xcelenergy.com/staticfiles/microsites/Transmission/Xcel%20EMF%20Avery%20factsheet%20WEB%202019-July.pdf>

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

The Avery Substation will occupy 10 acres, operate as a private facility and can be considered a “passive” use of land, i.e., exhibiting non-commercial characteristics. The Project is consistent with and supportive of the future development of the surrounding area as permitted by the existing zoning. The Project will serve the growing electrical needs of the surrounding area, supporting electric services to various developments in the area and encouraging the creation of a desirable mix of residential dwellings. The addition of trees along WCR 76 will assist in screening the public from its viewshed and provide natural landscape features.

Land occupied by the substation and transmission line pole foundations will be removed from agricultural use. The area around and between the transmission line poles can continue to be used for agricultural purposes. Land not used by the substation or its access road will remain open for continued agricultural use or development as a mixed-use residential area pursuant with the Windsor Comprehensive Plan. Areas disturbed during construction of the Project will be restored in coordination with the landowners and their current land use.

Sensitive natural resources were considered in identifying the location for the Avery Substation and transmission line to minimize potential affects. In addition, PSCo has communicated with wildlife agency representatives regarding the Project and will continue to coordinate with them throughout design and construction of the Project and will comply with all regulatory requirements.

Wetlands will be avoided by placing the substation, transmission line and distribution feeders associated with the Project away from wetland boundaries. The Project is within the Cache La Poudre sub basin watershed (HUC8-10190007) of the South Platte Watershed Boundary. There are no perennial or intermittent streams within the preferred site. The Project is not anticipated to have any impacts to wetlands or waters to cause downstream depletions of water.

Seasonal restrictions will be implemented to avoid constructing near habitat during certain seasons (such as nesting) as recommended by Colorado Parks & Wildlife and U.S. Fish & Wildlife agency guidance. The electrical components of the transmission line and substation will be adequately separated to minimize the risk of avian electrocution, and bird diversion devices will be installed where necessary to minimize the risk of avian collisions with the transmission line. Electrocution of birds typically is not associated with transmission lines greater than 138kV because generally the electrical components are separated enough that a bird can avoid contact with two of them, which will fatally complete a circuit.

In July 2019, a resource list was generated from U.S. Fish and Wildlife (USFWS) Information for Planning and Consultation (IPaC) website. There is no designated critical habitat for listed species within the Thornton-owned parcels or along the preferred transmission line route, according to the IPaC. Prior to construction, a site visit and additional biological surveys will be conducted to confirm the potential habitat for state and federally listed species for species provided in Table 5.

Table 5:
Threatened and Endangered Species with Potential to Occur

Species	USFWS / CPW Status	Suitable Habitat / Potential to Occur in Preferred Site
Birds		
Least tern (interior population) (<i>Sterna antillarum</i>)	Endangered / Endangered	Suitable habitat for the least tern includes water bodies with sandy or pebbly lakeshores. This habitat is not present in the Project area. Only to be considered by USFWS if water-related activities affect species downstream. Water depletions of the Platte River will not occur as a result of this Project. Therefore, impacts are not anticipated.
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	Threatened / Threatened	Suitable habitat for the Mexican spotted owl includes conifer forests and canyon habitat. These habitat types are not present in the Project area. Therefore, impacts are not anticipated.
Piping plover (<i>Charadrius melodus</i>)	Threatened / Threatened	Suitable habitat for the piping plover includes sandy lakeshores and sandbars. Suitable habitat is not present in the Project area. Only to be considered by USFWS if water-related activities affect species downstream. Water depletions of the Platte River will not occur as a result of this Project. Therefore, impacts are not anticipated.
Whooping crane (<i>Grus Americana</i>)	Endangered / Endangered	Only to be considered by USFWS if water-related activities affect species downstream. Water depletions of the Platte River will not occur as a result of this Project. Therefore, impacts are not anticipated.
Invertebrates		
Arapahoe snowfly (<i>Arsapnia arapahoe</i>)	Candidate / —	Known or believed to occur in nearby Larimer County. Not known in Weld County. Therefore, impacts are not anticipated.
Mammals		
Canada lynx (<i>Lynx canadensis</i>)	Threatened / Endangered	Found in boreal forests. Known or believed to occur in nearby Larimer County. Not known in Weld County. Therefore, impacts are not anticipated.
North American wolverine (<i>Gulo gulo luscus</i>)	Proposed Threatened / Endangered	Found in areas with deep persistent snow late into the spring (April 15 to May 14). Known or believed to occur in nearby Larimer County. Not known in Weld County. Therefore, impacts are not anticipated.
Preble's meadow jumping mouse (<i>Zapus hudsonius preblei</i>)	Threatened / Threatened	Suitable habitat includes riparian habitat and native grassland communities. Agriculture fields used for alfalfa or hay production near water features may also be suitable habitat. May use irrigation ditches with suitable vegetation structure. Site visit will determine suitability of habitat and if additional surveys are needed.
River otter (<i>Lontra canadensis</i>)	— / Threatened	Lives near bodies of water such as lakes, large rivers, and streams. Overall range includes the South Platte River. Known to occur in the Cache La Poudre River in Laramie County. Site visit will determine suitability of habitat and if additional surveys are needed.

Table 5:
Threatened and Endangered Species with Potential to Occur

Species	USFWS / CPW Status	Suitable Habitat / Potential to Occur in Preferred Site
Fish		
Brassy minnow (<i>Hybognathus hankinsoni</i>)	— / Threatened	Small creeks and rivers. Freshwater creeks and lakes. No impacts to waters are expected. Therefore, impacts are not anticipated.
Greenback cutthroat trout (<i>Oncorhynchus clarkia stomias</i>)	Threatened / Threatened	Known or believed to occur in nearby Larimer County. Found in the Arkansas and South Platte River drainages. Not known in Weld County. No impacts to waters are expected. Therefore, impacts are not anticipated.
Lake chub (<i>Couesius plumbeus</i>)	— / Endangered	Freshwater creeks and lakes. No impacts to waters are expected. Therefore, impacts are not anticipated.
Pallid sturgeon (<i>Scaphirhynchus albus</i>)	Endangered / —	Only to be considered by USFWS if water-related activities affect species downstream. Water depletions of the Platte River will not occur as a result of this Project. Therefore, impacts are not anticipated.
Plants		
Colorado butterfly plant (<i>Gaura neomexicana</i> var. <i>coloradensis</i>)	Threatened / —	Typical habitat for the plant includes early to mid-successional riparian habitat which is not present in the Project area. However, the plant has been documented along ditches and in wet meadows. Site visit will determine suitability of habitat and if additional surveys are needed.
North Park phacelia (<i>Phacelia formosula</i>)	Endangered / —	Expected to occur in Larimer and Jackson Counties. Known only to occur at sites 8,000 to 8,300 feet in elevation. Project area is below 5,000 feet in elevation. Therefore, impacts are not anticipated.
Ute ladies'-tresses (<i>Spiranthes diluvialis</i>)	Threatened / —	Ute ladies'-tresses typically occur in riparian edges and wet meadows along perennial streams. However, some populations have been found in irrigated fields. Site visit will determine suitability of habitat and if additional surveys are needed.
Western prairie fringed orchid (<i>Platanthera praeclara</i>)	Threatened / —	Only to be considered by USFWS if water-related activities affect species downstream. Water depletions of the Platte River will not occur as a result of this Project. Therefore, impacts are not anticipated.

4.a.2 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.

The Project conforms to the lot size, building location, building size, open space, and height limitations for the RMU zoning district as outlined in Section 16-24-40 of the Windsor Code. Section 16-8-30 of the Windsor Code outlines accessory uses and structure requirements not discussed in Section 16-24-40. These requirements are also discussed in Table 6 along with Project compliance.

Table 6:
Regulation Requirements for the Project⁹

Regulation	Requirement	Project Compliance
Sec. 16-24-40—Lot, area and height requirements	(1) Residential uses. All residential uses shall meet all of the density, setback and offset requirements set forth in this Code for each respective type of dwelling unit. For example, all single-family dwelling units in an RMU zoning district shall have a minimum lot size of six thousand (6,000) square feet, a minimum setback requirement of twenty (20) feet and a minimum offset requirement of five (5) feet. Likewise, all other residential uses shall meet all of these similar types of requirements for the respective types of dwelling units.	Not a residential use; not applicable.
	(2) Commercial and light industrial uses. All commercial and light industrial uses in an RMU zoning district shall be required to be set back a minimum of twenty-five (25) feet and shall meet all of the offset requirements set forth in this Code for each respective type of commercial or light industrial land use. The density requirements for all commercial and light industrial uses shall meet all of the building coverage requirements outlined in Paragraph 16-24-60(a)(1) of this Chapter.	Site is located approximately 1,500 feet from WCR 76. Avery Substation equipment will be set back a minimum of 25 feet from the property line. See below for compliance under Paragraph 16-24-60(a)(1).
	(3) Maximum lot area for commercial and light industrial uses. No more than twenty-five percent (25%) of the total lot area in an RMU zoning district may be used for any commercial and/or light industrial uses.	Not a commercial or light industrial use; not applicable.
	(4) Maximum height requirements. Except as otherwise provided for in this Code, the maximum height of any building in an RMU zoning district shall not exceed thirty-five (35) feet in height. Appurtenances such as clock towers or cupolas which are an integral part of any principal structure shall not exceed forty-five (45) feet in height.	No occupied buildings are proposed for the Project. Static masts (up to 55 feet tall) for lightning protection and transmission line dead end structures (up to 72 feet tall) will be the tallest Project features within the substation fence line. Transmission line structures outside of the substation fence will be a maximum of 135-feet tall. These structures are included in this application and heights approved through the CUG.
Sec. 16-24-40—Lot, area and height requirements	(5) Minimum parcel size. The minimum parcel size required for an RMU development site shall be any size parcel which will accommodate all of the density, setback, offset, open space and building coverage requirements outlined herein for residential mixed use developments.	The 10-acre parcel size is adequate to accommodate all requirements for the RMU district.
Sec. 16-24-50—Site planning; internal relationships	(a) Vehicular access. (1) The design and layout of the street system within an RMU zoning district shall provide for an efficient, cost-effective and safe transportation system that will meet the Town's needs for convenient movement of people, goods and services. (2) Single-family detached and attached dwelling units may have direct access from accessory off-street parking areas to a street. Vehicular access to off-street parking and loading areas accessory to multiple-family dwelling units shall be so designed, limited, combined and located so as to minimize traffic congestion on streets and promote safe and efficient traffic flow without excessive interruptions from driveways and entrances to parking areas.	Vehicular access to the site will be provided by means of a private access drive from WCR 76, no street system is proposed. No residential uses are proposed. No trails are proposed. No public parking spaces will be required as no public access will be allowed. The facility will not be staffed but maintenance and repair vehicles will be able to park within the substation fence or on the access drive, neither of which will be located alongside WCR 76.

⁹ Measurements provided in Table 6 may change based on final engineering, but they will meet all applicable requirements.

Table 6:
Regulation Requirements for the Project⁹

Regulation	Requirement	Project Compliance
	(3) Trails. See Paragraph 16-24-60(b)(4) below. (c) Off-street parking and loading. (1) The off-street parking requirements in the RMU zoning district shall be in compliance with the provisions outlined in Section 16-10-30. (2) The off-street loading area requirements in the RMU zoning district shall be in compliance with the provisions outlined in Section 16-10-40.	
	(b) Pedestrian access. (1) Pedestrian walkways shall be provided and shall form a logical, safe and convenient system for pedestrian access to all dwelling units and principal pedestrian destinations, such as churches and schools. Intersections of pedestrian walkways and street intersections shall be held to a minimum, and such walkways shall be otherwise located and designed so as to minimize contact with vehicular traffic. (2) A building or lot shall not be required to have frontage on a public street, provided that every structure containing dwelling units which does not have frontage on a public street shall have access to a pedestrian walkway, court or other area designated as and guaranteed for general public use.	Not applicable; no pedestrian access will be provided to the site.
	(c) Off-street parking and loading. (1) The off-street parking requirements in the RMU zoning district shall be in compliance with the provisions outlined in Section 16-10-30 herein. (2) The off-street loading area requirements in the RMU zoning district shall be in compliance with the provisions outlined in Section 16-10-40.	No public parking spaces will be required because no public access will be allowed. The facility will not be staffed, but maintenance and repair vehicles will be able to park within the substation fence or on the access drive, fully off WCR 76.
	(d) Yards, courts and open spaces between buildings. Yards, courts and open spaces between buildings shall be designed and arranged in such a manner so as to ensure that all of the following requirements are met: adequate privacy and ventilation; access to and around buildings, off-street parking areas and loading areas; adequate space for landscaping; adequate spacing between buildings for security and visibility; and adequate space for recreational purposes and other functions being provided in the residential areas of the development site.	Not applicable; no occupied buildings are proposed.
Sec. 16-24-60— Open space and landscaping	(a) Open space requirement. The minimum livable open space and landscaping requirements in the RMU zoning district shall be as follows: (1) The total building coverage for all principal and accessory uses on any given RMU development site shall not exceed forty percent (40%) of the site area and shall preferably cover no more than thirty-three percent (33%) of the site area.	No buildings are proposed on site. Landscape designs are available in Appendix B.
Section 16-8-30. Accessory uses and structures	(b)(1)(a) Unless specifically authorized by the provisions of this Code, no fence, wall, or other architectural screening device shall exceed six (6) feet in height.	The substation yard perimeter fence will be a 10-foot mesh security fence and the height approved through this CUG.

4.a.3 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.

The substation yard perimeter fence will be a 10-foot mesh security fence and the height approved through this CUG. No accessory uses will be required for the Project.

4b. Section 16-31-10—Notification Requirements for Public Hearings and Neighborhood Meetings

The Project will meet notification requirements as listed under Section 16-31-10, although it does not require a neighborhood meeting as part of the CUG application. Neighborhood meetings are required for oil and gas, mineral extraction, annexation, major subdivision and rezoning applications. A fourth public open house was held on July 9, 2019, to inform the public of the proposed sites and gather feedback. A summary of the public open house is included as Appendix E. Xcel Energy will keep the public informed through the email subscription list, direct mail, website, and hotline. Additional communications will include a postcard and website update to the public about the substation site selected and included in this CUG permit submittal.

PSCo will meet all applicable requirements related to hearing notices as required by Section 16-31-10 of the Windsor Municipal Code.

5. Additional Information

5a. Neighbor and Public Involvement

Since 2012, PSCo has held four separate open house meetings to provide an opportunity for the public to learn about the Project and provide comment. Notifications for the open houses listed in Table 2 were mailed to potentially affected individuals and included meeting time and location and the Project website address. PSCo held the fourth public open house on July 9, 2019. A summary report is provided in Appendix E.

5b. Public Agency Coordination

Since the initial development phase of the Project, PSCo has continued to coordinate with several agencies. Coordination with these agencies provided information about the area, potential effects, and alternatives. These agencies have included:

- Colorado Parks and Wildlife
- U.S. Fish and Wildlife Service, Colorado Ecological Services Field Office
- Colorado State Historic Preservation Office
- U.S. Army Corps of Engineers

5c. Municipal and County Coordination

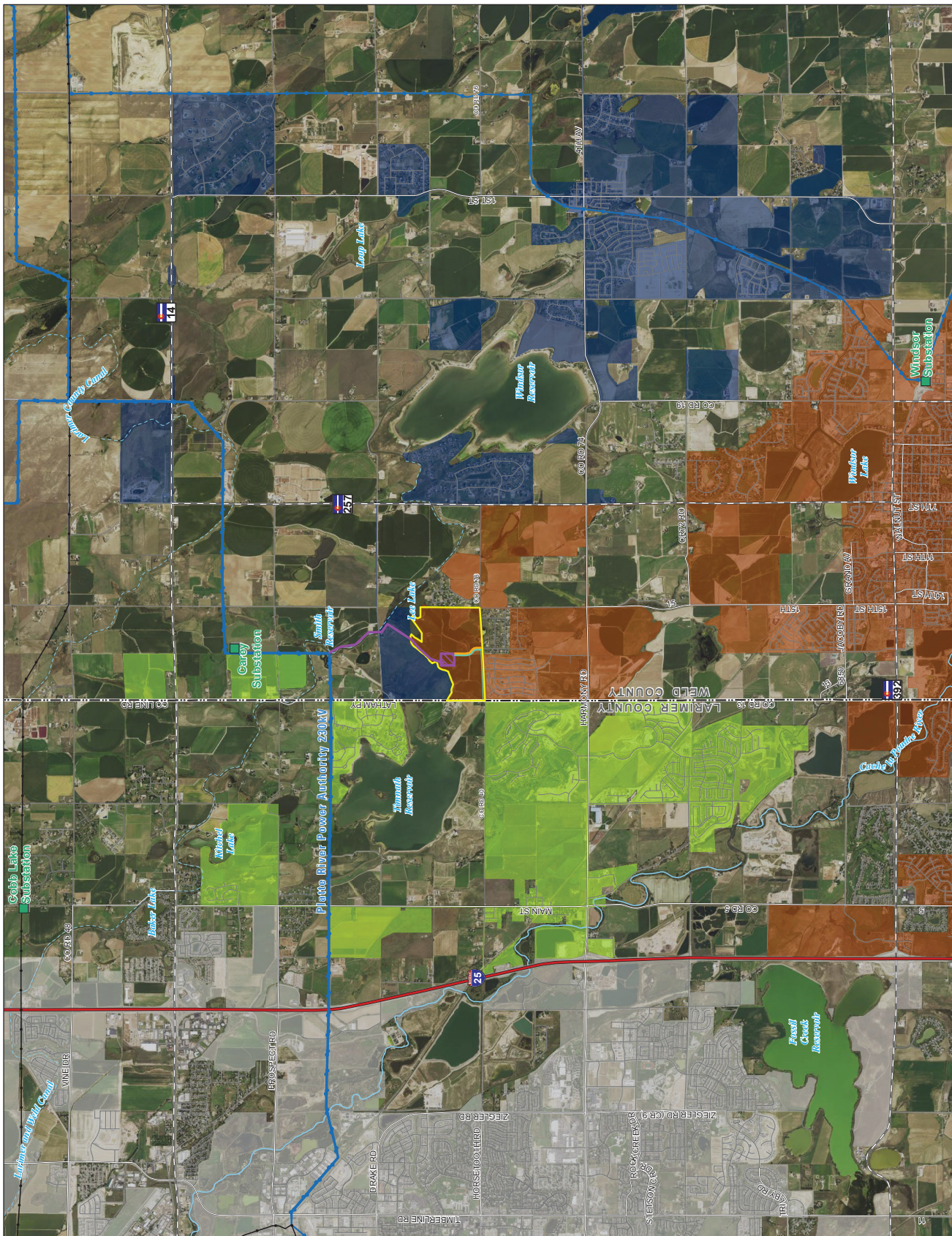
PSCo has conducted meetings with the municipalities and counties surrounding Windsor to ensure these stakeholders are informed of the Project and receive updates. PSCo has received a letter in support of the Project from Thornton, the property owner (Appendix F). Severance does not have land use permit requirements for the Project but may require a right-of-way access permit prior to construction work in any town road right-of-way, which will be applied for if required. A Weld County Use by Special Review and Areas and Activities of State Interest permit application (Weld County Case # USR 18-0054) was approved in September 2018 for the northern portion of the transmission line between the interconnection point with the existing Timberline to Ault 230kV transmission line and the Severance town boundary, located along WCR 78. All applicable land use, environmental, and construction permits, and conditions will be met prior to the start of construction. No approvals are required from Larimer County for the Project. PSCo continues to engage local stakeholders as needed to gather input regarding the design of the Project.

5d. Operational Plan

The Project will operate as part of the larger electrical grid and delivery system maintained by Colorado's electric providers. Information on daily operations is included in Section 4.a.1 (5).

Avery Substation Project

Figure 1
Project Area



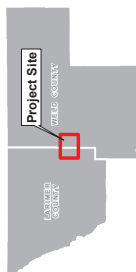
NAP Imagery, 2017



0 4,450 8,900 Feet

Revised: 8/9/2019

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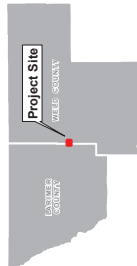
Avery Substation Project

Figure 2
Preferred Site Overview

- Subdivision
- City of Thornton-owned Land
- Project Facilities**
 - Proposed Distribution Switchgear Box
 - Preferred Substation Site
 - Preferred Substation Site Transmission Line Route
- Easements on Thornton Property**
 - Substation Access Drive (25')
 - Distribution Feeders (50')
 - Landscape (50')
 - Transmission Line (100')
 - WCR 76 Existing ROW (60')
 - WCR 76 Additional ROW (30')
- Plate River Power Authority**
 - Existing 230kV Transmission Line
- Hydrology**
 - Stream/Artificial Path
 - Intermittent Stream
 - Canal/Ditch

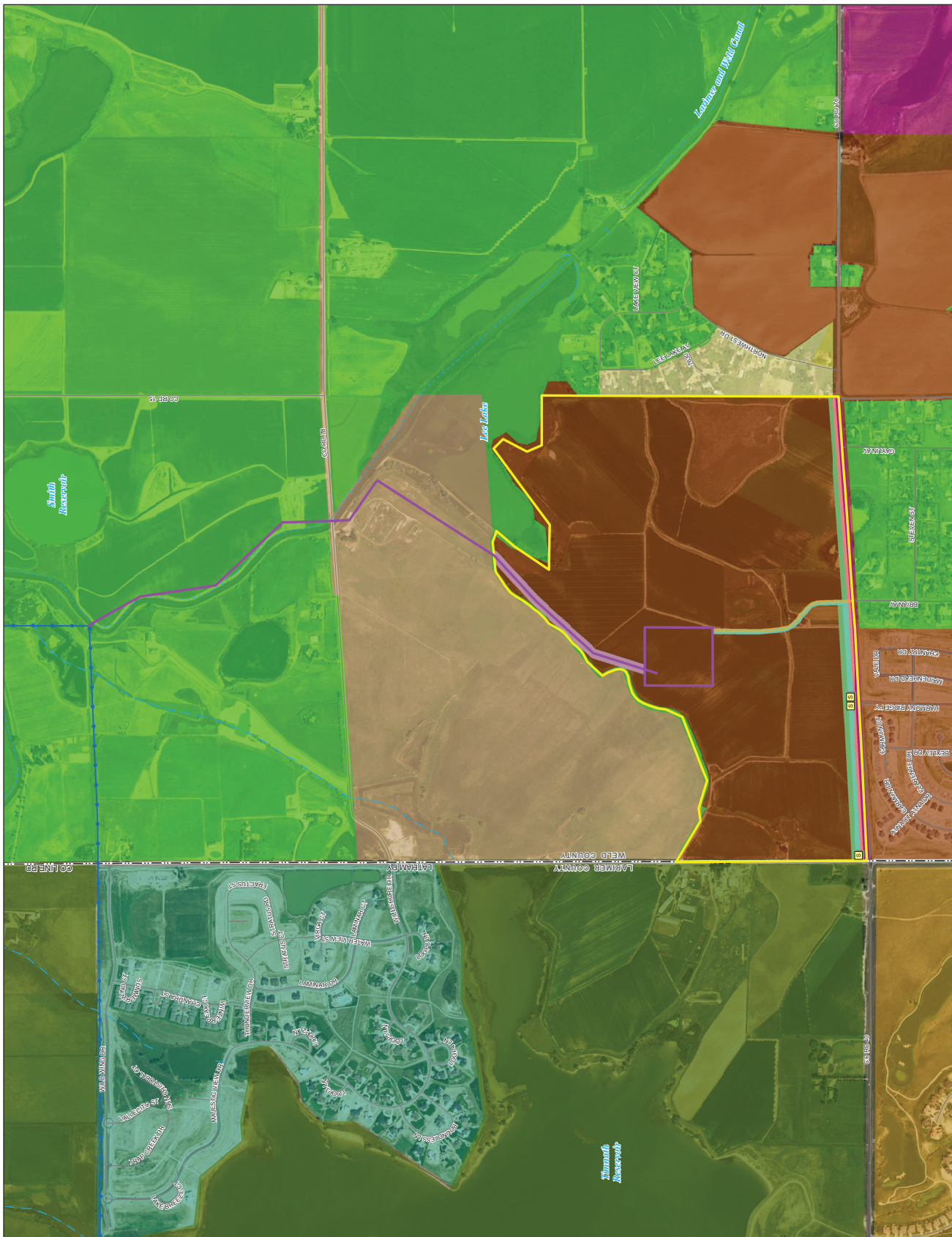
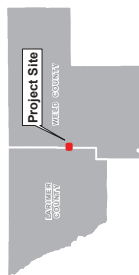


Revised: 8/16/2019
NOT FOR CONSTRUCTION



Avery Substation Project

Figure 3
Zoning





NOTE: SEE SHEET 2 FOR REFINEMENTS

TETRA TECH

SHEET

1 OF 2

CONCEPTUAL LANDSCAPE PLAN

AVERY SUBSTATION

DATE	06/22/2019
NO.	
CONCEPTUAL LANDSCAPE PLAN	
NOTES	
DRAWN	BB, SH
CHECKED	BB
APPROVED	BB
PROJECT NO.	10018
HORIZ. SCALE	
VERT. SCALE	
NOT FOR CONSTRUCTION	

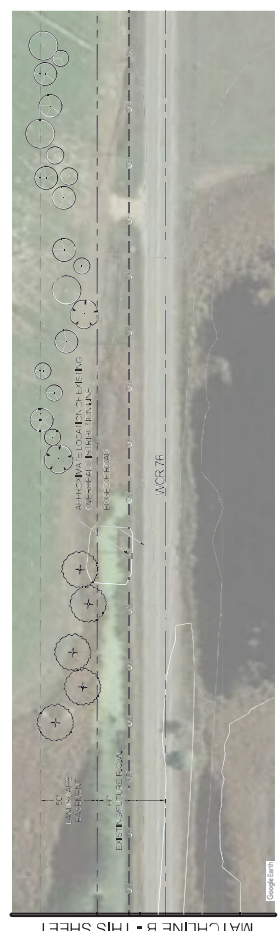
25 YEARS
Redland
WHERE GREAT PLACES BEGIN
220 West Canal Street, Lombard, Illinois 60148
REDLAND.COM



1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT



3 LANDSCAPE PLAN ENLARGEMENT

TREE QUANTITIES	
52	DECIDUOUS TREES
21	ORNAMENTAL TREES
74	EVERGREEN TREES

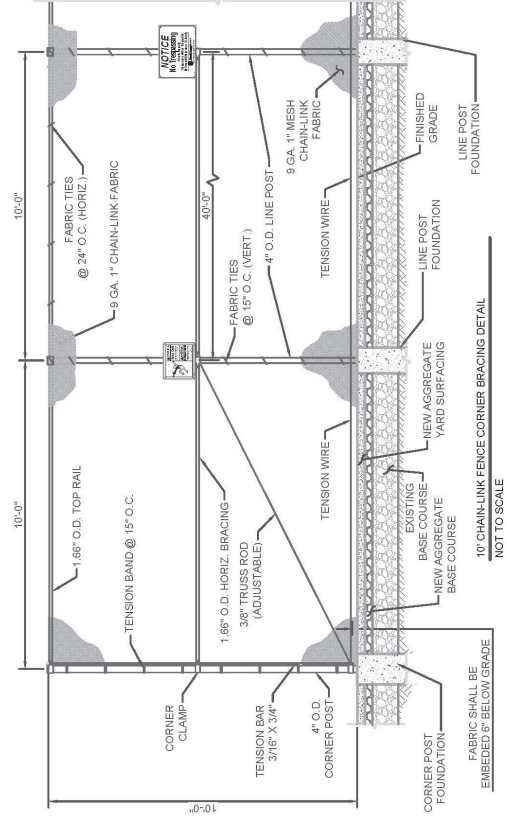
LEGEND

- Diagram illustrating the relationships between various tree species and their categories:

 - CONIFEROUS TREES**
 - BUR OAK (*QUERCUS MACROCARPA*)
 - WESTERN WHITE OAK (*QUERCUS SPECIOSA*)
 - COTTONWOOD (*POPULUS DELTOIDES*)
 - WESTERN HEMLOCK (*PSEUDOTSUGA DOUGLASSII*)
 - KENTUCKY COFFEE TREE (*GYNOCARDIUM DOUGLASSII*)
 - EVERGREEN TREES**
 - THORNAPPLE (*COTONEASTER SP.*)
 - TATARIAN MAPLE (*ACER TATARICUM*)
 - CONIFEROUS TREES**
 - AUSTRALIAN PINE (*PINUS SP.*)
 - ROCKY MOUNTAIN JUNIPER (*JUNIPERUS SP.*)



0 25 50 100
SCALE: 1" = 50'

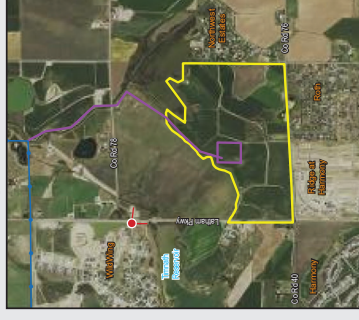




VISUAL SIMULATION

WildWing
Subdivision Entrance

VICINITY MAP



- Photo Location
- City of Thornton-owned Land
- Preferred Site
- Proposed Transmission Line
- Existing Transmission Line



Existing Condition



Simulated Condition

Simulations depict landscaping five years after installation.

Site Plan Overview

- ## Project Facilities

- Platte River Power Authority**

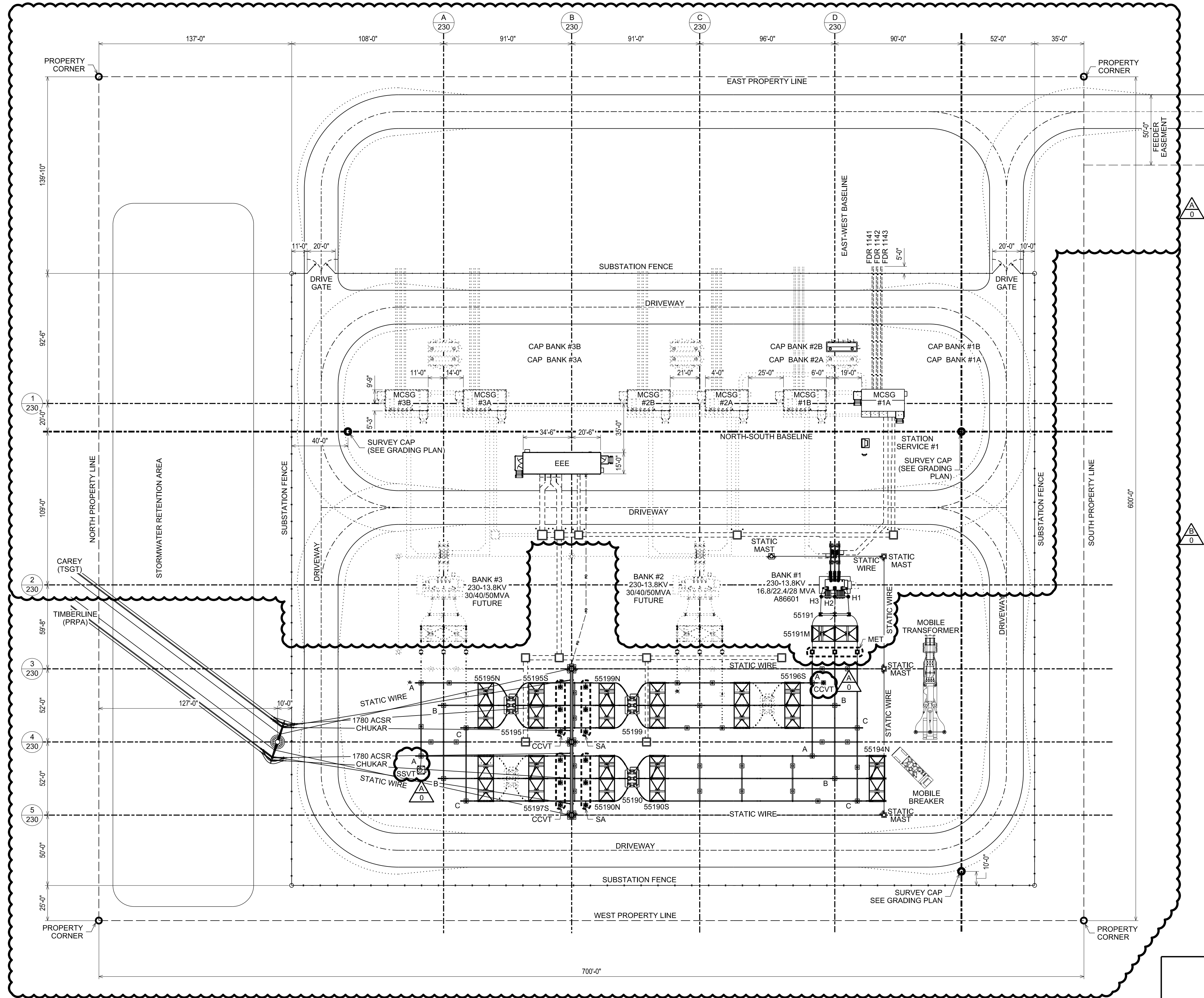
- ## Hydrology

-

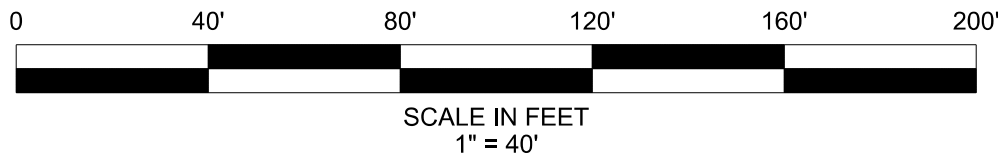
Revised: 10/4/2019

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PRELIMINARY
NOT FOR CONSTRUCTION



REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

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
GENERAL ARRANGEMENT

AVER

0961-001.001S01

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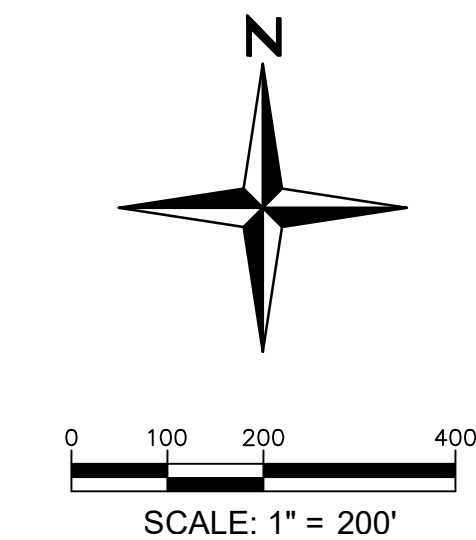
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NOTE:
SEE SHEET 2 FOR
TREE TYPES



AVERY SUBSTATION
CONCEPTUAL LANDSCAPE PLAN

SHEET

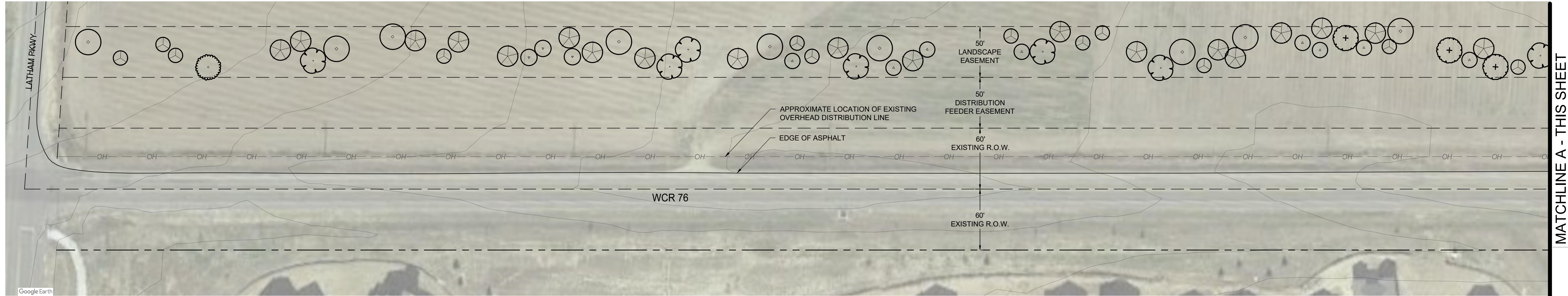
1 OF 2

DATE	NO.	NOTES
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10/04/2019	2	CONCEPTUAL LANDSCAPE PLAN - 2ND SUBMITTAL

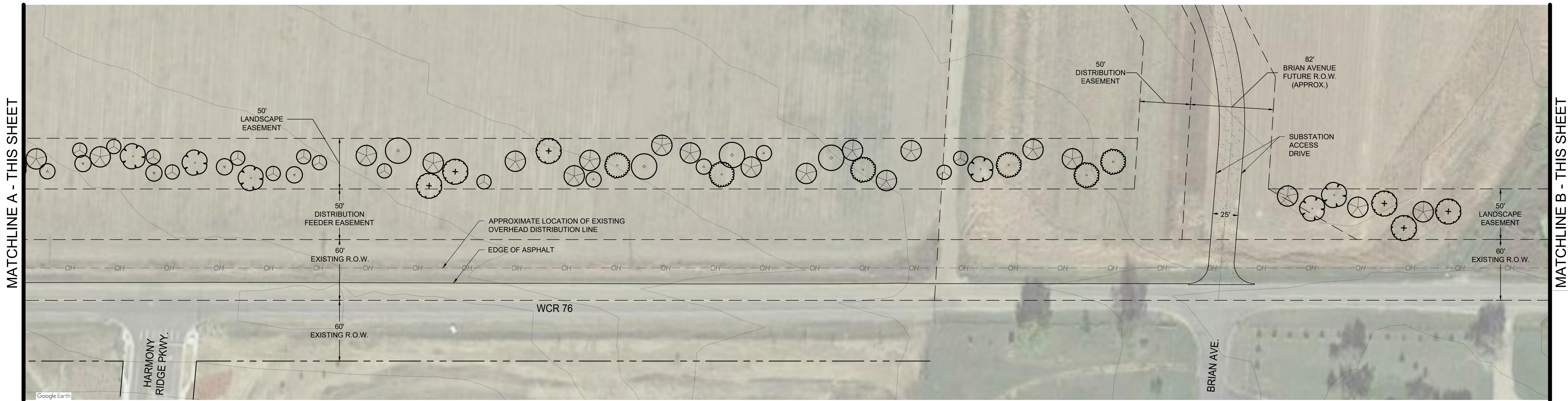
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APPROVED	BB
PROJECT NO.	10018
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VERT. SCALE	1" = 20'

**NOT FOR
CONSTRUCTION**

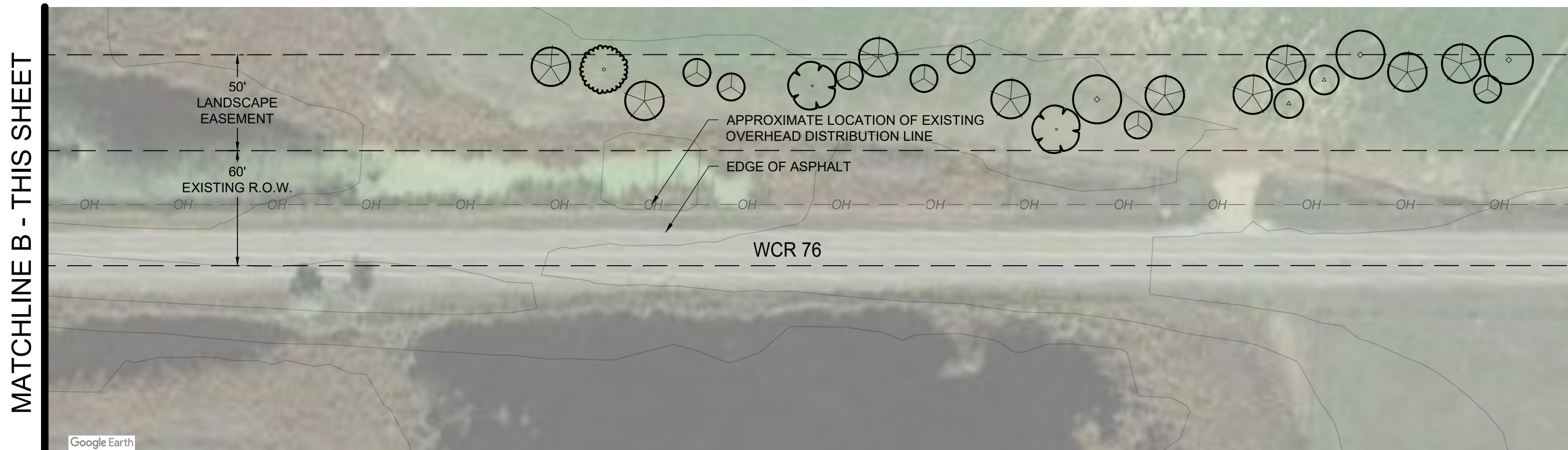
I:\2019\19018 - Avery Substation\CAODB\Drawings\19018_Landscape Base.dwg Job Sheet 2, Oct 04, 2019 - 1:12 pm, Bradley



1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT

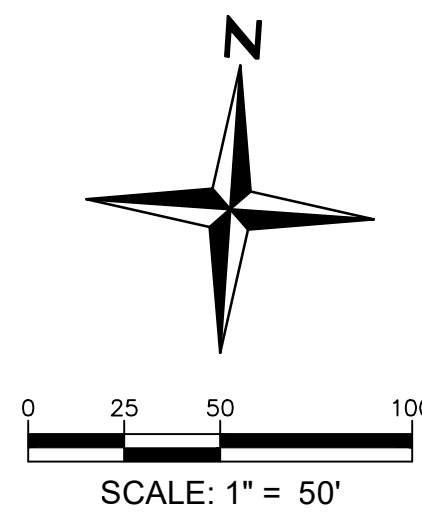


3 LANDSCAPE PLAN ENLARGEMENT

LEGEND

- | DECIDUOUS TREES | ORNAMENTAL TREES |
|---|--|
| BUR OAK (<i>QUERCUS MACROCARPA</i>) | THORNLESS HAWTHORN (<i>CRATAEGUS CRUS-GALLI 'INERMIS'</i>) |
| WESTERN CATALPA (<i>CATALPA SPECIOSA</i>) | TARTARIAN MAPLE (<i>ACER TATARICUM</i>) |
| WESTERN HACKBERRY (<i>CELTIS OCCIDENTALIS</i>) | EVERGREEN TREES |
| KENTUCKY COFFEE TREE (<i>GYMNOCLADUS DIOICUS</i>) | AUSTRIAN PINE (<i>PINUS NIGRA</i>) |
| | ROCKY MOUNTAIN JUNIPER (<i>JUNIPERUS SCOPULORUM</i>) |

TREE QUANTITIES	
48	DECIDUOUS TREES
21	ORNAMENTAL TREES
78	EVERGREEN TREES



DRAWN	BB, SH
CHECKED	BB
APPROVED	BB
PROJECT NO.	10018
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
08/22/2018	1	CONCEPTUAL LANDSCAPE PLAN
10/04/2019	2	CONCEPTUAL LANDSCAPE PLAN - 2ND SUBMITTAL



Infrastructure Maintenance Center
12450 Washington Street
Thornton, CO 80241
www.ThorntonCo.gov

November 4, 2019

Mr. Shane Hale
Town Manager
Town of Windsor
301 Walnut Street
Windsor, Colorado 80550

RE: Public Service Company of Colorado (PSCo) Town of Windsor Conditional Use Grant (CUG) Application #CUG19-002 - Planning Commission and Town Board Hearing

Dear Mr. Hale:

The City of Thornton (City) has been notified of the scheduled Town of Windsor Planning Commission Hearing on November 6, 2019, and the Town Board Hearing on November 25, 2019 for PSCo's CUG application for the Avery Substation Project. Representatives from the City will not be attending the hearings but instead submit the following statement regarding the proposed Avery Substation site on property owned by the City near the northeast corner of Weld County Road 76 and Weld County Road 13/Latham Parkway.

The City is cooperating with PSCo to identify potential locations for an electric substation (Avery) and ancillary facilities on land owned by the City and located in the Town of Windsor. The two parties have considered site options on the City of Thornton property in an effort to satisfy the community, financial, and operational requirements of developing the Avery Substation.

The City understands that, based on community feedback on two alternative sites presented to the public on July 9, 2019, PSCo selected the location proposed in the current CUG application (#CUG19-002) as the preferred site for the Avery Substation. The City is working with PSCo on the selected site to make it available for the Avery Substation.

Sincerely,

City of Thornton, a Colorado
home rule municipal corporation

By 
Brett E. Henry, Executive Director – Infrastructure

From: [New Beginnings Chiropractic](#)
To: [planningtechs](#)
Subject: Avery Substation
Date: Thursday, October 3, 2019 2:29:04 PM

Town of Windsor:

This is a letter in support of the Avery Substation project, application number 19-002, which will serve thousands of people in Windsor, Severance, Timnath and Larimer and Weld Counties. Our region has experienced rapid growth for many years and we must ensure safe, reliable infrastructure to power our homes and businesses.

I run a chiropractic practice in Windsor and understand the importance of this project for myself and for my health care business.

Thank you for your attention and 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,
Dr. Tiffany Wall DC



1215 Main St. Suite A
Windsor, CO 80550
www.newbeginningschirodc.com
newbeginningschirodc@gmail.com
970-372-5101

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From: [Eric Vannoy](#)
To: [planningtechs](#)
Subject: Avery substation
Date: Tuesday, November 5, 2019 6:40:46 AM

Dear Board members,

I would like to take this opportunity to thank you for reconsidering this new location. This planned site takes into consideration the needs of Public Service AND the Neighbors that will be impacted. This new site allows All the homes in the vicinity to share the unsightly structure from a distance, not overly impacting any one neighborhood.

I was originally opposed to the first site due to the numerous problems it created but think that all involved listened to the outcry of the community and responded with an option that satisfies our, my concerns.

Thanks you again,

Eric Vannoy
36925 Gaylin Ave, Windsor, CO 80550

Joan Glabach

37076 Soaring Eagle Circle

Severance, CO 80550

glabjoan@yahoo.com

RE: Proposed Avery Substation Site

I am still opposed to any substation near residences. However, I do also enjoy having electricity, etc. Therefore, I believe Xcel has worked diligently to mitigate the pros and cons submitted to them by many people being affected by the future substation. I am satisfied (not happy) with the now proposed West site because it is much further from the wetland ponds and out of the view of most of the Roth Subdivision neighbors who have resided there for over 40 years. I feel it is fair to put a substation in the area being newly developed and that the more recent residents should be affected versus long standing homeowners.

I still have health concerns for all people near a substation, because my daughter and granddaughters have lived in a house for 22 years with large transmission poles in their backyard. This past year my 22 year old granddaughter had 7 enlarged lymph nodes removed, and her 16 year old sister had a procedure done on her heart at Children's Hospital to address Tachycardia. Their next-door neighbor had a stroke at age 45. Another neighbor's daughter has brain cancer. I fault those large poles in the backyards.

I still prefer that the substation be located in an industrial area far away from where people are living and raising children.

November 6, 2019

Windsor Town Board:

Windsor Town Planning Commission:

We would like to thank the Town of Windsor for listening to concerns of the residents in the area and for asking Xcel to work with Thornton on an alternative site for the Avery Substation. We would also like to thank Xcel and Thornton for working together in finding another site that is not directly opposite of Roth Subdivision.

We prefer the West Site instead of the East Site. The West Site is a good compromise between Northwest Estates, Roth Subdivision, Harmony Ridge, Harmony Club, Wild Wing and the residents of unincorporated Weld and Larimer Counties. The West Site does not impact the wetlands or irrigation ditches and will involve fewer bends in the overhead distribution lines which will reduce cost.

It is nice to have vegetative screening of the substation; however, we are concerned that with so many trees (over 140 trees) on the north side of CR 76 that the nice views of the mountains and Timnath Reservoir to the northwest will be compromised along CR 76. The increased number of trees along CR 76 may also impact the drifting of the snow onto CR 76. One option is to thin the trees out some on the western side of the substation so that the views to the mountains and reservoir are not compromised. Some of the proposed trees could be placed closer to the substation for screening.

We would like to suggest that the entities of Timnath, Severance, Windsor, Thornton and Xcel form an intergovernmental agreement to help fund a bike/pedestrian trail under the overhead transmission lines to connect with other planned trails in the area. It would be similar to the Power Trail in Fort Collins.

We would also like to suggest that the entities which are part of this intergovernmental agreement along with any new developers in the area help fund a 10-15' tall wall around the substation. The wall is for visual reasons as well as safety and security of the substation. This would take the place of the proposed wire fencing. 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 precast panel walls for screening at the substation. The wall would provide extra screening of all the substation equipment located near the ground. The construction of this type of wall is cost effective and economical and is similar to sound barrier walls located along busy roads and highways. See Exhibits for examples of decorative walls and screening.

The substation located near Harmony and Timberline has a wall. The substation located at 23rd Avenue and 10th Street in Greeley has a wall. In the long run everyone will benefit from a 10-15' tall wall, especially any future developments.

In closing, we prefer the West Site, and ask that you be mindful of preserving the views to the mountains and Timnath Reservoir when placing so many trees along CR 76.

Sincerely,

Bert and Rosalyn Leautaud
36933 County Road 15, Windsor, CO 80550, (970) 402-8491

Attachments

Exhibit 1 - Timberline and Prospect Substation Decorative Wall and Vegetation Screening

Exhibit 2 - Timberline and Prospect Substation Decorative Wall (same as Exhibit 3)

Exhibit 3 - Timberline and Prospect Substation Vegetation Screening

Exhibit 4 - Wetland at Proposed Avery Substation in Roth Subdivision

Exhibit 5 – Harmony and West of Timberline Substation Decorative Wall

Exhibit 6 – Harmony and West of Timberline Substation Decorative Wall and Vegetation Screening













Infrastructure Maintenance Center
12450 Washington Street
Thornton, CO 80241
www.ThorntonCo.gov

October 7, 2019

Mr. Joel Hendrickson
Sr. Agent, Siting and Land Rights
Xcel Energy/Public Service Company of Colorado
1800 Larimer Street, Suite 400
Denver, CO 80202

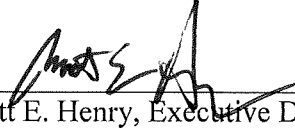
Re: Mineral Estate Owner - Waiver of Right to Notice by Certified Mail for Initial Public Hearing – C.R.S. § 24-65.5-101 et seq./Notification of Surface Development (“Notification Statute”) - Public Service Company of Colorado Conditional Use Grant Application (CUG: CUG 19-002) - Town of Windsor, Colorado

Dear Mr. Hendrickson:

This letter shall serve to confirm that the City of Thornton, a home rule municipal corporation in the County of Adams, state of Colorado, as a mineral estate owner, waives notice of the public hearing before the Town of Windsor Planning Commission set for Wednesday, October 16, 2019, regarding Public Service Company of Colorado’s pending application for development in Windsor (CUG: CUG 19-002) pursuant to C.R.S. § 24-65.5-103(5). You may present this letter to the Town of Windsor to confirm that the public hearing notice requirement for mineral estate owners under the Notification Statute has been met.

Sincerely yours,

City of Thornton, a Colorado
home rule municipal corporation

By 
Brett E. Henry, Executive Director-Infrastructure

Attachment

**NOTICE OF PUBLIC HEARING
BEFORE THE TOWN OF WINDSOR PLANNING COMMISSION
WINDSOR, COLORADO**

A PUBLIC HEARING will be held by the Town of Windsor Planning Commission on Wednesday, October 16, 2019 at 7:00 p.m. in the Town Hall, 301 Walnut Street, Windsor Colorado, to consider a Conditional Use Grant application for a new electric substation, a new 230 kV electric transmission line and new electric distribution feeder lines submitted by Public Service Company of Colorado (CUG: CUG 19-002).

The location and legal description of the property that is the subject of the hearing is as follows:

Section 30, Township 7 North, Range 67 West, of the 6th Principal Meridian, County of Weld, State of Colorado

October 1, 2019



Infrastructure Maintenance Center
12450 Washington Street
Thornton, CO 80241
www.ThorntonCo.gov

October 15, 2019

Mr. Scott Ballstadt
Director of Planning
Town of Windsor
301 Walnut Street
Windsor, Colorado 80550

Re: Mineral Estate Owner – Waiver of Right to File Objection – C.R.S. § 24-65.5-101 et seq.”) – Public Service Company of Colorado Conditional Use Grant Application (CUG: CUG 19-002) – Planning Commission Hearing – October 16, 2019 – Town of Windsor, Colorado

Dear Mr. Ballstadt:

This letter shall serve to confirm that the City of Thornton, a home rule municipal corporation in the County of Adams, state of Colorado, as a mineral estate owner, waives its right to file an objection to the above-captioned application for development no later than 30 days following the initial public hearing set for Wednesday, October 16, 2019 pursuant to C.R.S. § 24-65.5-103(5).

Sincerely yours,

City of Thornton, a Colorado
home rule municipal corporation

By 

Brett E. Henry, Executive Director – Infrastructure



Conditional Use Grant

Thornton Farm 24

Public Utility Installation
Including Transmission Line &
Substation

Carlin Malone, Chief Planner

Planning Commission November 6, 2019



Conditional Use Grant

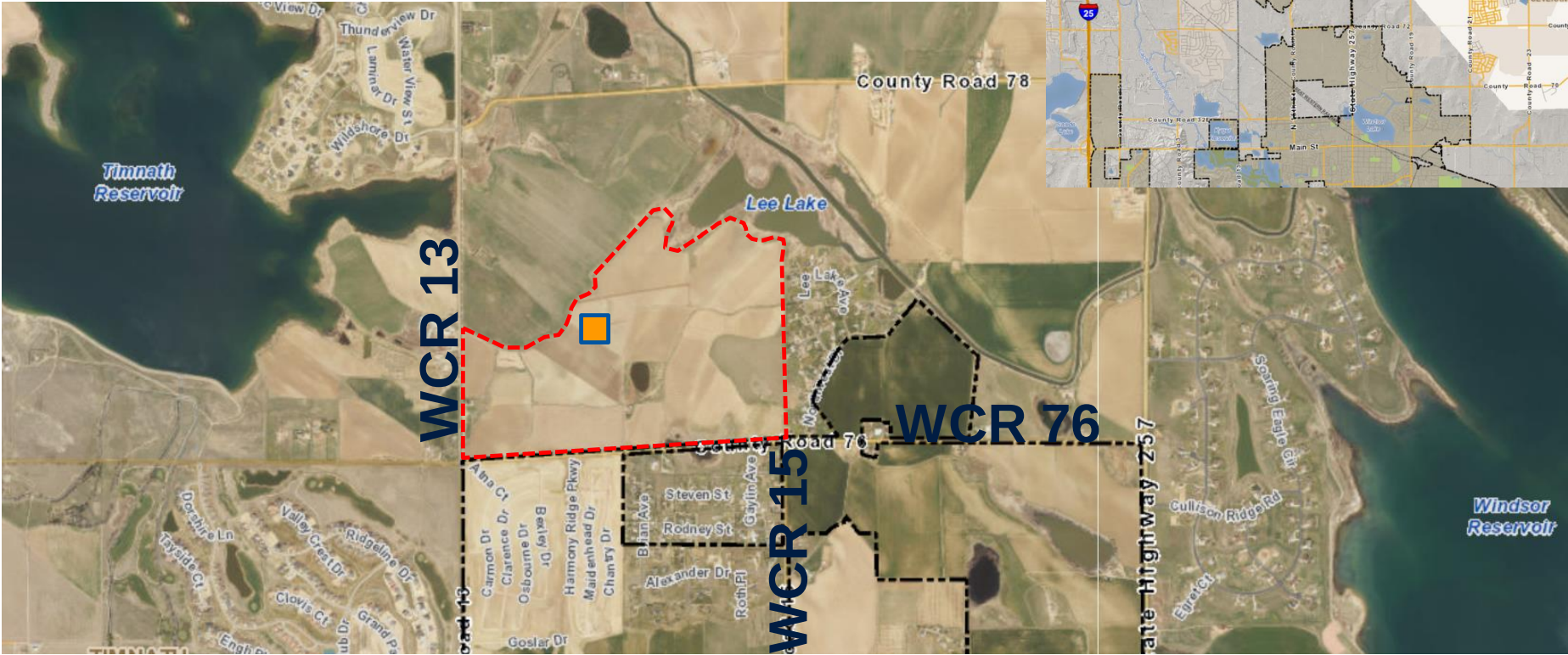
Article VIII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

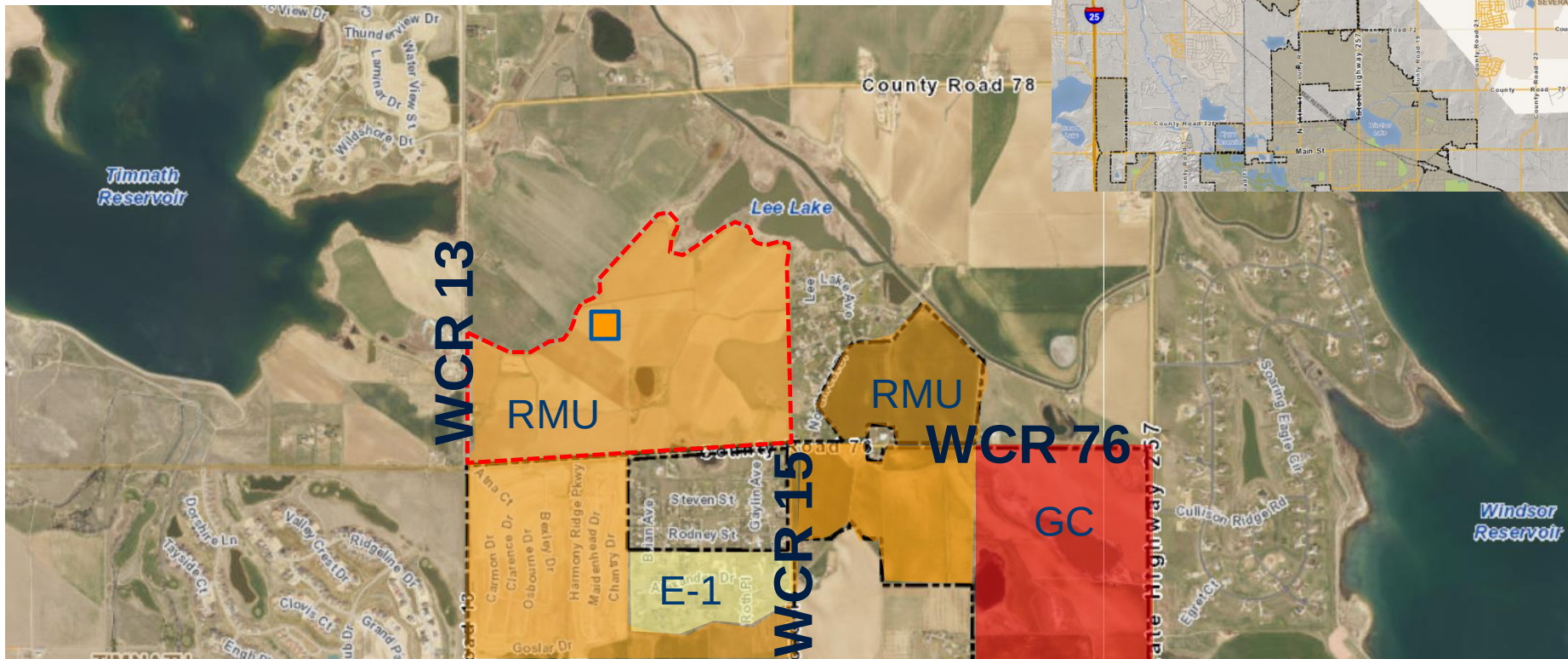
Sec. 16-7-10. Purpose.

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.



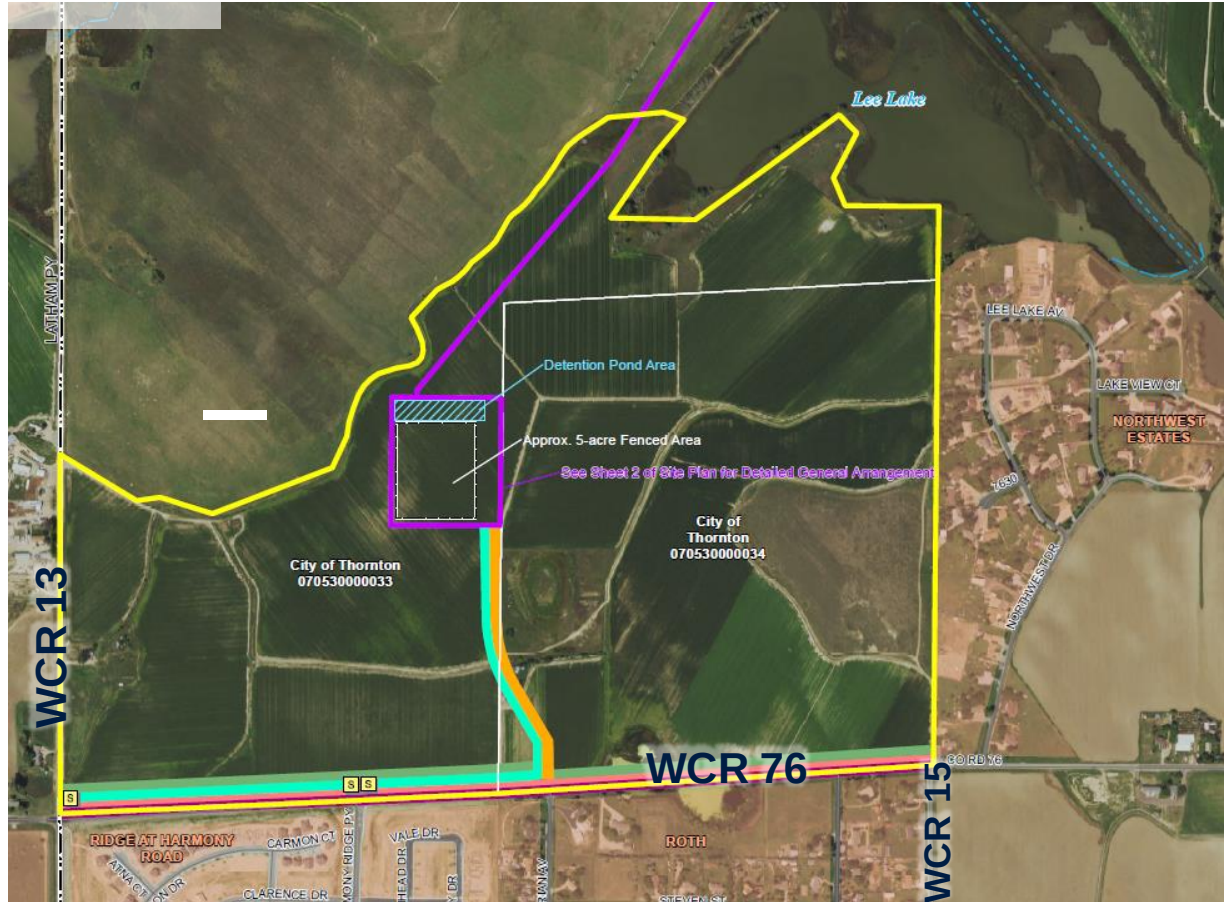
Site Vicinity Map





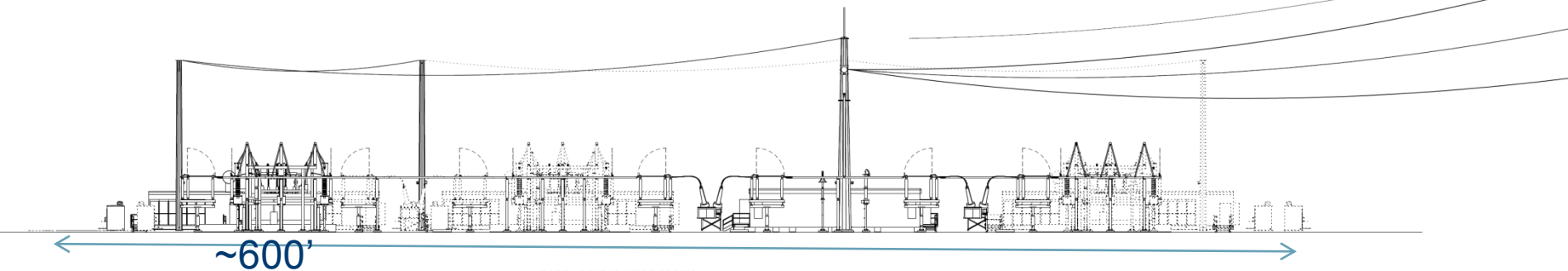
Site Location

- 288-acre agricultural site
 - 5-acre station site; 1,500' from WCR 76
 - Includes overhead transmission lines to northeast of station site; future underground distribution lines along WCR 76;
 - existing overhead distribution lines between Brian Ave and WCR 13 to be underground
- Low to medium density residential to south, east
- Agricultural uses & low density residential to north, west

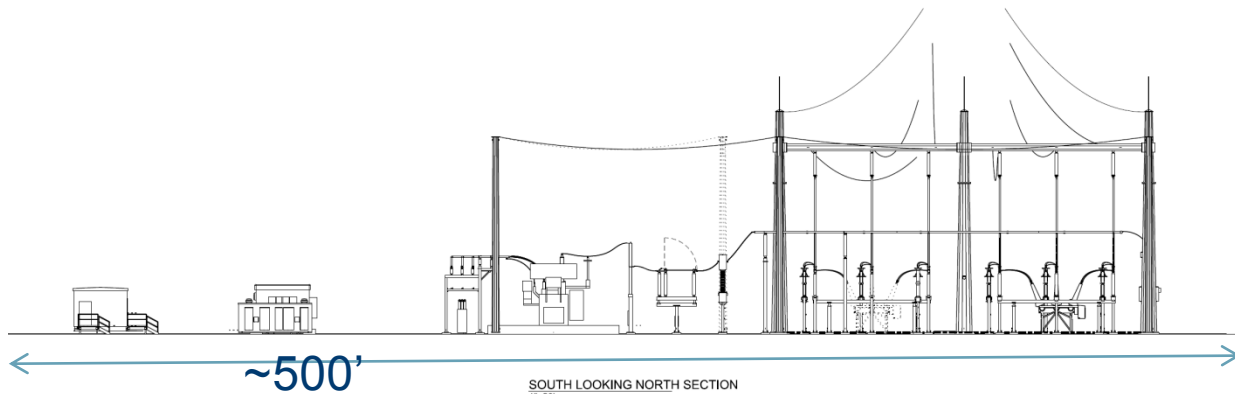


Elevations

- Ground equipment, grey metal, up to 35' in height
- Towers from 55' to 75'
- Transmission towers, grey metal, between 100' and 135' in height



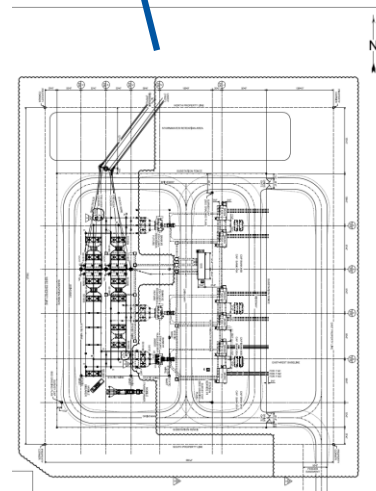
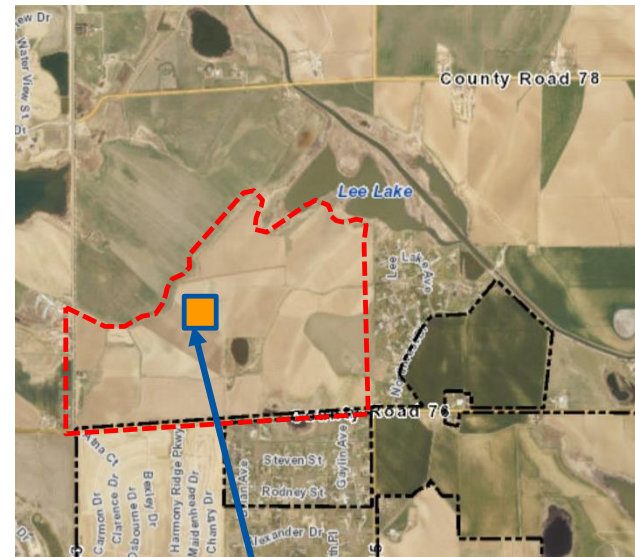
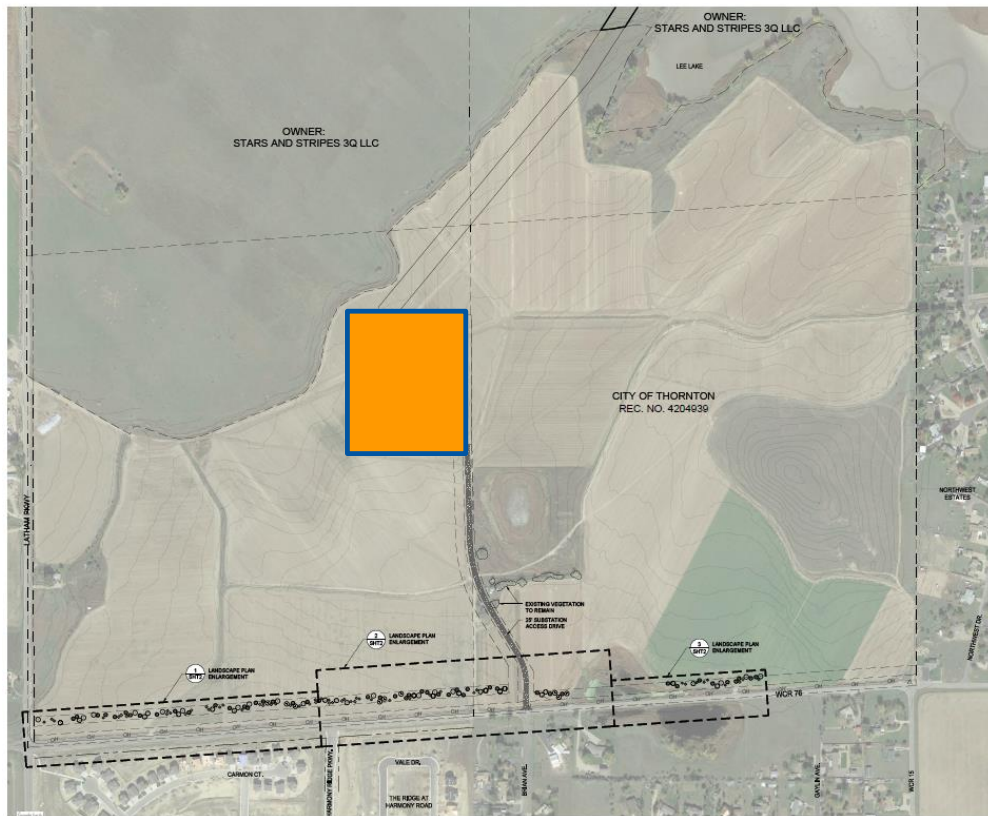
EAST LOOKING WEST SECTION



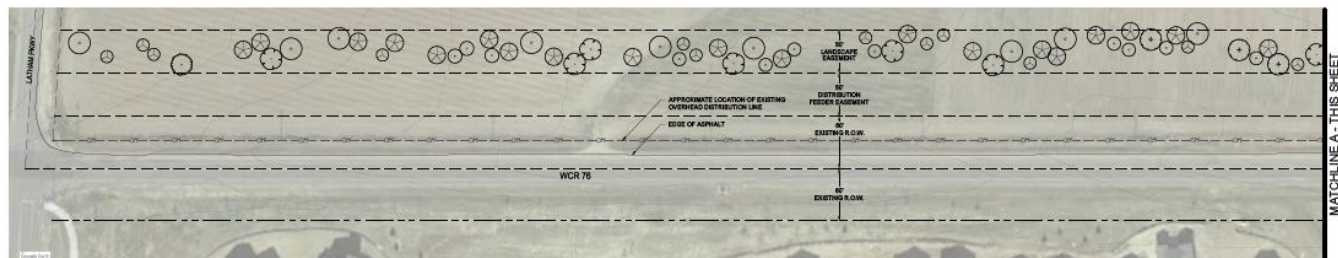
SOUTH LOOKING NORTH SECTION
1"=50'



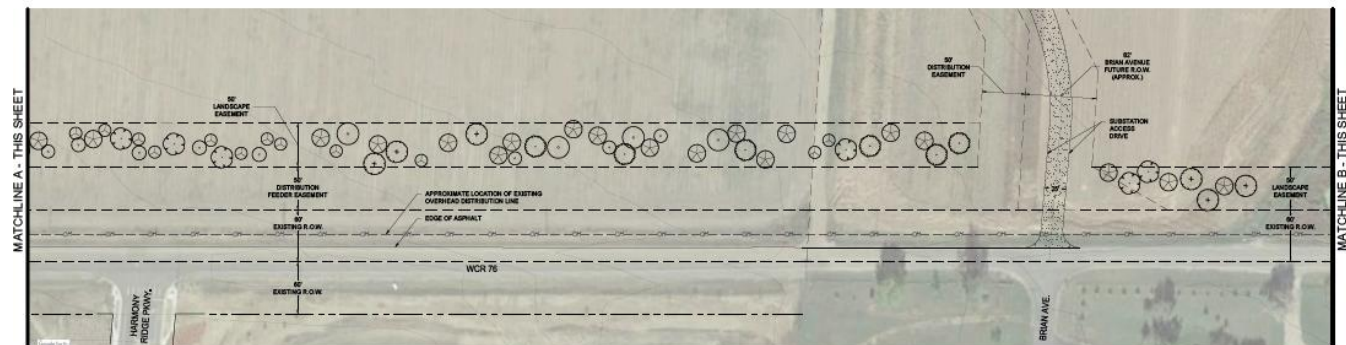
Site & Landscape Overview



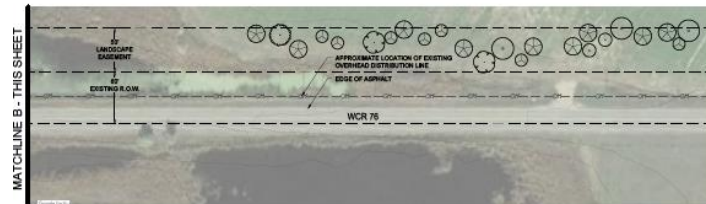
Landscape Overview



1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT



LEGEND

DECIDUOUS TREES	ORNAMENTAL TREES
BUR OAK (<i>QUERCUS MACROCARPA</i>)	THORNLESS HAWTHORN (<i>CRATAEGUS CRUG-GRILLI</i> / <i>INDICA</i>)
WESTERN CATALPA (<i>CATALPA SPECIOSA</i>)	TATARIAN MAPLE (<i>ACER TATARICUM</i>)
WESTERN HAWKBERRY (<i>COLUTE OCCIDENTALIS</i>)	EVERGREEN TREES
KENTUCKY COFFEE TREE (<i>GYMNOCLADUS DIORICA</i>)	AUSTRIAN PINE (<i>PIRUS AUSTR</i>)
	ROCKY MOUNTAIN ANEMONE (<i>ANEMONE SCOPULORUM</i>)

TREE QUANTITIES
40 DECIDUOUS TREES
20 ORNAMENTAL TREES
70 EVERGREEN TREES





Conditional Use Standards & Requirements

1. The **character** and the **quality of the area** in which the use will be located.
2. The **physical appearance** of the use, including suitability of architecture, landscaping.
3. Appropriate **location of the building or buildings** on the lot.
4. Adequate **provision of parking, loading and circulation** facilities.
5. Potential effect of the use upon **off-site vehicular/pedestrian traffic circulation**; potential traffic congestion.
6. Potential effect of the use on **storm drainage** in the area.
7. Adequacy of **planting screens** where necessary.
8. Provision of **controls to avoid hazardous conditions** or eliminate air / water pollutants, other noxious influences.
9. The **general compatibility** of the proposed use with the area in which it is to be located.



Conditional Use Standards & Requirements

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

- 288 acre agricultural site
 - Location approximately 1,500 feet from WCR 76
- 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 between 100' and 135' in height, towers between 55' and 75'
- 10' chain link fence
- Access drive
- Detention area
- Landscaping along southern boundary of parcel (WCR 76)

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

- Site set back 1,500' to the north from WCR 76
- Terrain to the east
- Distance between WCR 13 and site - 2,500+ feet / Distance between residential to east - 2,500+ feet



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. Provision of controls to avoid hazardous conditions or eliminate air / water pollutants, other noxious influences.**
 - Trash removed; limited hazardous substances; emergency plans
- 8. 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 RMU zoning district with CUG
 - Long-term use
- 9. Adequacy of planting screens where necessary.**
 - 50' landscape buffer along southern boundary of parcel/WCR 76; seasonal crops

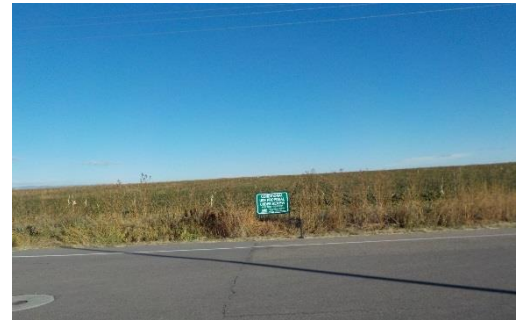


- 10-25-19 – affidavit of letter mailed to property owners within one hundred (100) feet of site
- 10-21-19 – property posted with a notification sign
- 10-25-19 – legal ad published in the newspaper
- 10-21-19 – posted on Town's website

Town Board public hearing: 11-25-19

A neighborhood meeting is not required for this proposal; community meeting held July 9, 2019.

- One public comment received
- Mineral owner/lessee notification satisfied





Recommendation

Staff recommends 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. 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 and 10' fence per International Building Code requirements.



Conditional Use Grant

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Public comment documents
- Mineral owner/lessee waiver of notification letter & waiver of object letter
- Testimony from public hearing
- Recommendation



Avery Substation Project

**Conditional Use Grant: Windsor Planning Commission Hearing
November 6, 2019**

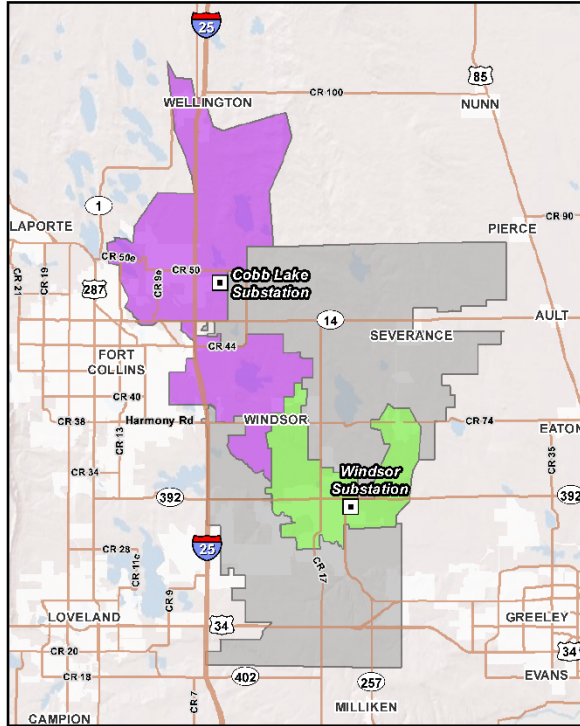
Avery Project Update

- What we've been doing:
 - Evaluating feedback and issues raised earlier this year
 - Windsor Planning Commission Hearing (2/6/19)
 - Windsor Town Board Hearing (2/25/19)
 - Gathering stakeholder input on project location and revised design
 - Public Open House (7/9/19)
 - Community Member Conversations (residences & businesses)
 - Revising Windsor CUG application (submitted late August 2019)

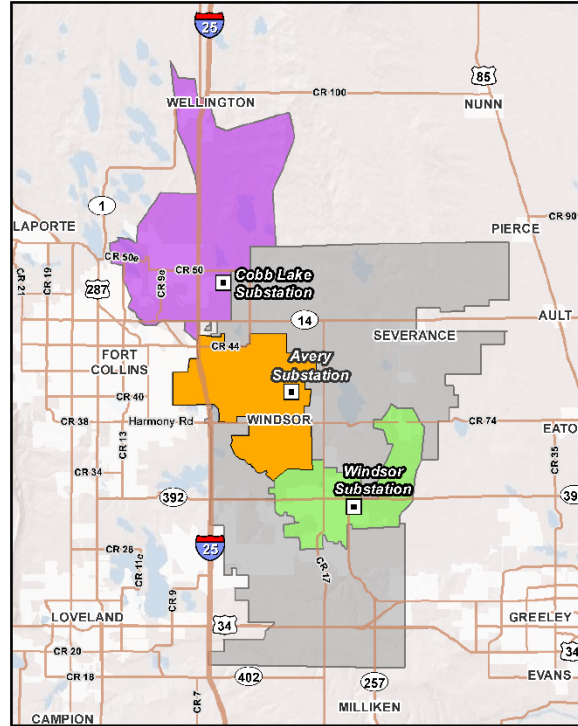
Location Driven by Electrical Demand

- ***Can the substation be placed farther away where there are fewer homes?***
 - System planning review confirmed this area provides the ability to safely and reliably serve the area now and in the future while also considering:
 - Length of new transmission line required
 - Length of new distribution feeder lines required
 - Siting evaluation
 - Distribution substations need to be near the customers they are serving
 - This area is one of the fastest growing in Xcel Energy's service area – including Windsor, Timnath, and Severance
 - Cobb Lake and Windsor Substations have been serving this area but they are reaching capacity
 - This area is midway between the two existing substations and is at the end of existing feeders
 - Areas to the east would be outside of Xcel Energy's service territory

Areas Served by Substations



Existing



Revised with Avery Substation

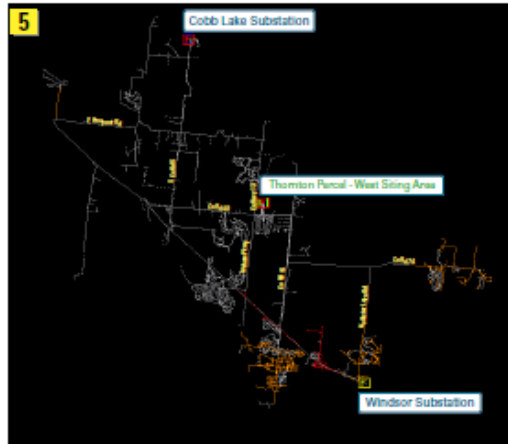
Substation Service Areas

-  Avery
-  Cobb Lake
-  Windsor
-  PVREA

Heat Maps

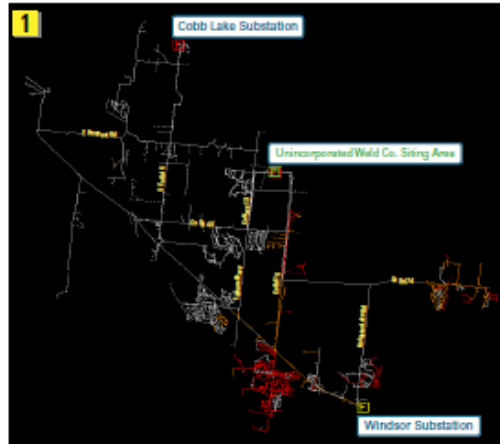
Illustrative of System Performance

Proposed Site

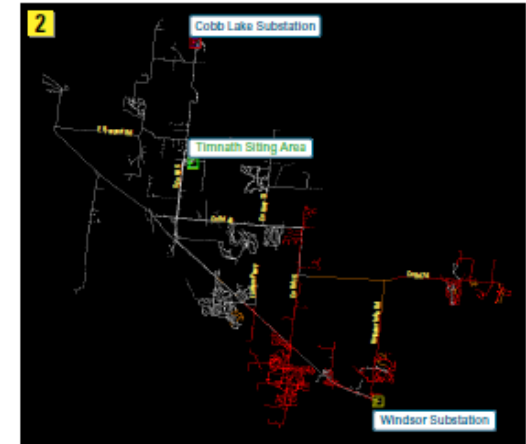


- Normal Condition
- Edge of Acceptable Range
- Outside Acceptable Range

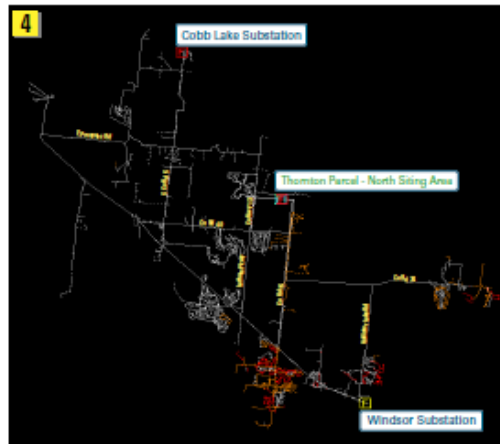
Unincorporated Weld Co. Siting Area



Timnath Siting Area



Thornton Parcel – North



Previously Considered Avery Substation Site



Community Benefit

- ***Why are some experiencing issues and others are not?***
 - Issues include:
 - Outages
 - Power quality – especially in summer
 - As the system becomes more constrained, increased risk of issues/outages – even if not experiencing issues now
 - Affects ongoing residential and retail/commercial development
- ***Who benefits from project? Where will the distribution feeders go?***
 - New feeders will tie into the existing distribution system to serve existing homes in surrounding subdivisions as well as newer developments and future residential and business customers
 - Substation is necessary to provide stability and resiliency to the system, including Windsor and surrounding areas

Substation on Thornton Property

- ***Can the substation be moved north and/or can other locations on Thornton property be evaluated?***
 - Evaluated multiple locations on the 288 acres owned by Thornton
 - Considered impacts to:
 - agricultural operations
 - irrigation ditches
 - wetlands & wildlife
 - viewshed of surrounding community
 - technical considerations such as transmission line and distribution line length
 - Identified a new west site option and rotated east site option

Thornton Property Site Evaluation

-  Thornton Property
-  Currently Proposed Site
-  Area Previously Evaluated

West Site

Maximizes distance from subdivisions, no impact to wetlands or irrigation ditches, acceptable to Thornton

Close to lake & wetlands

Close to homes, lake and wetlands, longer distribution feeder lines

Impact to irrigation ditches, close to wetland & pond

Closer to WCR 76 & 13, not as far as proposed from subdivisions as proposed site

Close to WCR 76 & 13, close to homes, could impact future development potential of retail corner

Closest to WCR 76, space constrained, could impact irrigation ditches

Impact to wetlands, irrigation ditches, agricultural operations

Original Site & Rotated Site

Close to homes & WCR 76

East Site

Lee Lake

LEE LAKE AV

LAKE VIEW CT

NORTHWEST ESTATES

7630

NORTHWEST DR

CO RD 76

RIDGE AT HARMONY ROAD

CARMON CT

VALE DR

ROTH

8

Gather Stakeholder Input

- Fourth Project Public Open House
 - July 9, 2019
 - 1,700+ invited/notified by postcard
- 18 project staff representatives
- 42 members of the public signed in
- Individual contact to 75+ Windsor businesses; connected with ~35 through meetings, phone calls, and personal visits
- Corresponding website update with revised materials, including public open house information
- Asked for feedback on two site options located on Thornton-owned property

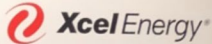


Public Feedback

Public Open House Attendance			
Jurisdiction	Subdivision	Total	Percent
Windsor	Ridge at Harmony	9	22%
	Not Applicable	1	2%
Weld County	Northwest Estates	8	19%
	Roth	16	38%
Timnath	Wild Wing	1	2%
Severance	Soaring Eagle Ranch	4	10%
Fort Collins	Not Applicable	2	5%
Greeley	Not Applicable	1	2%
Total		42	100%

Feedback indicates that the public:

- Understands the need for the project
- Prefers the western site option, because it:
 - Maximizes distance to surrounding neighborhoods
 - Is more adequately screened from the existing topography and proposed landscaping
 - Better addresses concerns regarding wetland & wildlife impacts

Avery Substation Project 

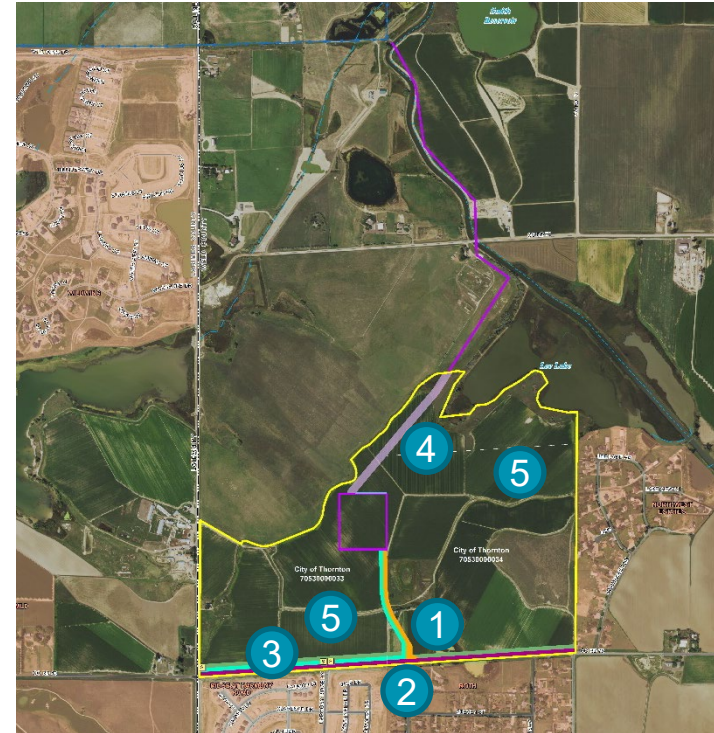
Please Provide Your Feedback
Place a dot in the box corresponding to your answer to each question.

YES Do you feel that the Avery Substation is needed to support existing customer demand and future growth in this area?	NO
WEST SITE OPTION Which of the substation site options do you prefer?	EAST SITE OPTION
NO YES Do you have any concerns regarding the adequacy of the existing topography and proposed landscaping to screen the substation site from the adjacent roadways and surrounding neighborhoods?	YES NO
YES Which site better addresses concerns about wildlife and wetland impacts?	NO

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Proposed Site – West Site Option

- 1 Over a quarter of a mile from nearest subdivision boundary – more than double the distance of the original site proposed
- 2 Worked with landowner to align access drive and distribution feeder lines with Brian Avenue to accommodate potential future development
- 3 Landscape easement along WCR 76 proposed to include over 140 trees
 - Mixture of deciduous, ornamental, and evergreen to provide year round interest
 - Street trees provide more immediate screening benefit to nearby residences and travelers along WCR 76 than if placed along substation fence line
- 4 Reduced transmission line length results in fewer poles, including a reduced number of large angle structures
- 5 Topography provides screening by placing the site lower in elevation in order to not block mountain views from homes to the east and places the site behind a hill which screens views from WCR 76 and neighborhoods to the south



Visual Mitigation

- Distance and topography help minimize appearance and screen site
- Undergrounding existing distribution line (approx. 12 poles) south of the substation site, along WCR 76
- Evaluated whether a wall around the substation would provide added benefit
 - Large, high walls are not consistent with the architectural aesthetic of the surrounding area
 - Distance and topography screen much of what would be screened by a wall and minimize the effectiveness
- Worked with Town staff on street tree landscape plan concept
 - Provides immediate screening benefit by being closer to residential areas south of WCR 76 and travelers along the road than if placed closer to site
 - Meets Town landscaping standards/requirements
 - Consistent with landscaping concepts in nearby newer residential developments
 - Compliments existing mature vegetation in established neighborhoods

Landscape Design Concept

- 1 Site sits lower than neighborhood to east, below mountain view
 - 2 Existing hill screens lower portion of substation site
 - 3 Mature vegetation and/or newly installed plantings provide additional layer of screening
 - 4 140+ new trees proposed
- Existing distribution to be placed underground





Existing distribution to be placed underground

Existing Condition

Ridge at Harmony

Harmony Ridge Parkway & WCR 76, looking northeast



Topography & proposed trees screen view of substation site

Existing trees provide additional screening

Simulated Condition

Simulation depicts landscaping five years after installation.

Existing distribution to
be placed underground



Existing Condition

Roth Neighborhood

Gaylin Avenue, south of WCR 76, looking northwest



Existing trees provide
additional screening

Topography & proposed trees screen view of substation site

Simulated Condition

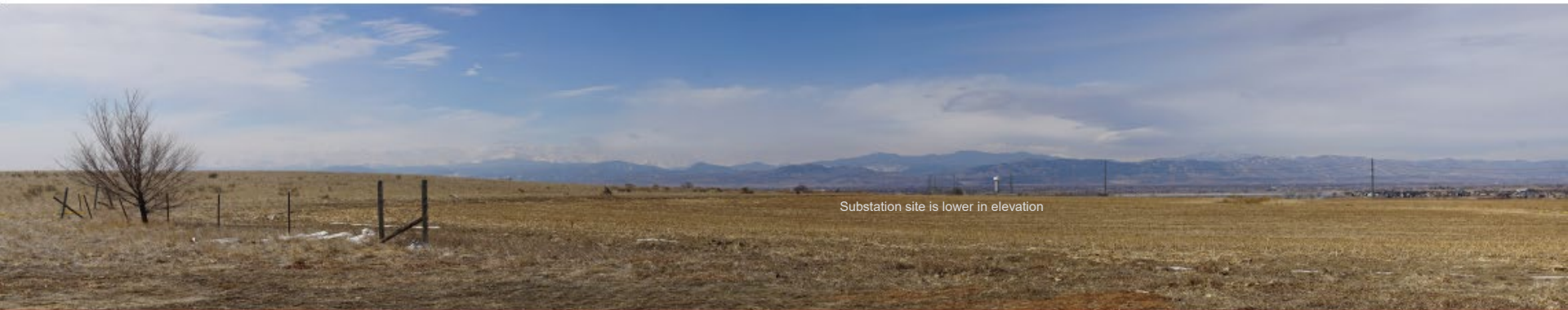
Simulation depicts landscaping five years after installation.



Existing Condition

Northwest Estates

Eastern Thornton property line, north of berm, looking west



Simulated Condition



Existing Condition

WildWing

Wildshore Way at Latham Parkway/Weld County Road 13, looking southeast



Simulated Condition

Distance & existing vegetation
screen views

Boxelder Sanitation Lift Station



Existing Condition

Timnath Reservoir
Latham Parkway/Weld County Road 13 looking southeast



Simulated Condition



Existing Condition

Harmony

Neighborhood trail looking towards intersection of Latham Parkway and WCR 76



Simulated Condition

Compliance with Windsor Code

- Thornton property annexed into Windsor May 2018
 - IGA acknowledges Thornton's intent to convey a portion of property for use as a substation facility and Windsor's intent to regulate construction of the substation
- Residential Mixed Use zoning district
 - Provide for development of mixed land uses, including commercial and light industrial
 - Utility facilities are considered a suitable use in this zone district upon conditional approval
- Revisions to site location and site design to address public feedback
- Project meets all applicable code standards and requirements for approval of a CUG

Project Next Steps

- Upon CUG approval, submit Minor Subdivision and Site Plan applications
- Begin construction Spring 2020, pending permit approvals
- In service Spring 2021 and providing reliable electric service to the community





MEMORANDUM

Date: November 6, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Final Major Subdivision – Poudre Heights 3rd Filing – Poudre Heights LP, applicant/ Spike Rumley, Poudre Heights LP, applicant's representative
Location: Tract I of Poudre Heights Subdivision 1st Filing, Northwest of 7th Street and New Liberty Road at the terminus of River Place Drive
Items #: C.3 C.4

Background / Discussion

The applicant, Mr. Spike Rumley of Poudre Heights LP, has submitted a final major subdivision plat, known as Poudre Heights Subdivision 3rd Filing. The subdivision encompasses approximately 92 acres and is zoned Residential Mixed Use (RMU).

The proposal is summarized as follows:

- 266 single-family residential lots on approximately 51 acres (average lot size 8,351 square feet)
- 127 multi-family lots for 2, 3, and 4 unit buildings on approximately 8 acres
- 76 tracts (including open space, private drives, and utility & drainage easements) on approximately 14 acres;
- 1 future development tract for possible clubhouse on ½-acre;
- Approximately 19 acres of public right-of-way dedication
- Extension of the B.H. Eaton Ditch Trail from Poudre Heights Park to the Poudre River Trail

A total of four access points are provided to the subdivision. Three access points are extensions of existing dead-end streets in Poudre Heights 1st filing. Another access point is the extension of Merlin Lane from the Hilltop Subdivision. Two new streets within the development will provide possible future connections to an adjacent parcel to avoid isolating it without access.

A number of lots on the eastern portion of the subdivision fall within the 100 year floodplain. These lots will be removed from the 100 year floodplain by raising their elevation with fill and completing of a Letter Of Map Revision with the Federal Emergency Management Agency (FEMA).

The applicant held neighborhood meetings on June 24, 2015, and August 14, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. Please see the enclosed neighborhood meeting notes for discussion topics and responses.

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 June 24, 2015. Notifications for this meeting were as follows:

- June 14, 2015 – legal ad published in the papers
- June 12, 2015 – affidavit of mailing to property owners within 300 feet of the subject property

A second neighborhood meeting was held on August 14, 2018. Notifications for this meeting were as follows:

- July 30, 2018 – affidavit of mailing to property owners within 300 feet
- July 27 & 31, 2018 – display ad published in the newspapers

Public Hearing notifications for Planning Commission and Town Board public hearings were as follows:

- October 21, 2019 - property posted with a notification sign
- October 17, 2019 - legal notice posted on the Town of Windsor website
- October 25, 2019 - legal ad published in the Tribune
- October 24, 2019 – affidavit of letters mailed to the adjacent property owners

Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.

Attachments

Application Materials
PowerPoint presentation

Neighborhood Meeting Summary

copy: Spike Rumley, applicant



LAND DEVELOPMENT & CONSTRUCTION CONSULTING, LTD.

October 23, 2017

Mr. Paul Hornbeck
Planning Department
Town of Windsor
301 Walnut Street
Windsor, Colorado 80550

Re: Final Major Subdivision and Plat
Poudre Heights Subdivision Third Filing.

Dear Mr. Hornbeck:

We are submitting the Final Major Subdivision and Final Plat Application for the Poudre Heights Subdivision Third Filing (Third Filing).

This application is to re-plat the Poudre Heights Subdivision Second Filing, Tract "I". The legal description of the property is Tract I, Poudre Heights Subdivision Second Filing, Recorded in the County of Weld, Colorado, on August 12, 2003, Reception No. 3094269.

Poudre Heights Subdivision Third Filing consists of 92.126-acres and is zoned Residential Mixed Use (RMU). Sloping from a bluff on the west, east toward the Poudre River valley. The slope varies from approximately 10 percent to approximately 2 percent. Current use of the property is agricultural. Irrigation for the land has been provided by an irrigation ditch that bisects the property. The ditch has been piped from the north to south boundaries of the property. The subdivision is a portion of a previously platted and developed residential project.

We have worked with the Army Corp of Engineers to evaluate the project to insure it is in compliance with state and national environmental standards. A cultural survey and endangered species inspection and report have been developed, submitted and approved by various state agencies and the Army Corp. A Nationwide Permit has been issued by the Corp for development of the subdivision.

The Poudre Heights Third Filing Subdivision RMU zoning allows for the development and construction of residential buildings. The subdivision plan we submit consists of individual, single-family detached and attached lots (townhomes). Each residential home will be built on a separate, fee-simple lot.

The land for the subdivision was annexed into the Town of Windsor. Its residential use and character has been determined and provided for in the Comprehensive Plan. We propose the project used be as a residential subdivision, which is in conformance with the Town's Comprehensive Plan and approved Amended Master Plan and Zoning. The Third Filing is consistent with the currently approved Preliminary Subdivision Plan and Plat. Currently use of the property is agricultural.

South and west portions of the Third Filing are designed as single family residential lots reflecting the single-family character exhibited in the Second Filing. The Second Filing was

previously platted and has been developed as single-family homes. That Filing is nearly built out. Our proposed single-family lot design is consistent with the quality and character of the adjacent neighborhood.

We propose a total of 267 single family lots ranging in size from approximately 6,050 to 18,000 square feet located in the west and south portions of the subdivision. This area is bound on the west by the property line along the top of the bluff east to the open-space trail easement. This portion of the site slopes from west to east allowing a mix of single-family housing types with the opportunity for a variety of architectural styles, including walkout and garden level basements.

A trail and utility easement runs from the north boundary to the Poudre Heights Park defining the east side of the single family lot area. This easement is a designated trail and utility easement and will contain various utilities and the Windsor Trail, which will connect the park to the Poudre Trail along the sites north boundary. North and east of the subdivision the land is not developable with the Poudre River dominating the area.

Along the east portion of the trail and utility easement is 15.5-acre parcel for attached, multi-family, townhomes lots. The multi-family area consists of 127 townhomes in 47 buildings. The architectural configuration is often referred to as "single-family attached" homes. Each townhome is constructed on individual lots. Private alleyways service each townhomes attached, two-car garage. All the common area tracts and areas around the buildings will be landscaped. A Homeowner Association, or other entity, will maintain the drives and common areas.

The total number of lots proposed for Poudre Heights Subdivision Third Filing is:

Proposed:	127 townhomes lots.
Proposed:	<u>267 single-family lots.</u>
Total:	394 lots

Vehicular circulation utilizes dedicated, public streets throughout. In the townhome area alleys provide access to each garage. Automobile circulation through the site connects the both single-family and townhome areas to the Town's primary street system at four primary and three secondary locations. We request a variance to the Town of Windsor Design Criteria and Construction Specifications, Division I Streets. The details of the variance request is provided under separate letter by Lamp Rynearson dated October 23, 2017.

Street names have been submitted and previous reviewed for approval. A list of street names is included with this application and the names reserved for use by the Third Filing. These names are consistent with the street naming convention requirements.

Landscaping is to be provided in common areas and along the Trail and Utility easement. Landscape materials utilized, and installation techniques described, are consistent with the planting installed in the Second Filing. The materials used are in conformance with the Town of Windsor's suggested plant material schedule. The Trail and Utility easement will contain a portion of the Town of Windsor Trail. It is scheduled to be constructed in conformance with agreed standards and the area landscaped.

The Poudre River Trail runs adjacent to the subdivision primarily along the north property line. Land for the trail has been dedicated and construction of the trail has been completed as part of the Poudre Heights project.

Included in the Town's Master Utility Plan is a 27-inch sanitary sewer transfer main. This main has been designed to be installed from the project's north boundary and connect with the existing main in Riverplace Drive. The design and location of the sewer transfer main is included in the utility plans. This main is scheduled to provide service to areas north and west of Poudre Heights.

Poudre Heights Third Filing has been identified as part of the Windsor sanitary sewer service area. We request sanitary sewer service be provided by the Town of Windsor. Sanitary sewer connections have been constructed to the site in three locations and will extend through the subdivision in accordance with the utility plans.

Potable domestic water will be provided by The Town of Windsor. Water rights will be provided in amounts to be agreed with the Town. Potable water pipes are currently installed to the boundary of the subdivision in three locations. Potable water piping will be installed to serve the subdivision and as set forth in the Windsor Water Service Master Plan.

Irrigation will be provided utilizing a non-potable, gray water system. The gray water irrigation pond is in place and water rights have been provided to allow for irrigation. The non-potable, irrigation system is designed to be installed throughout the Third Filing. The Poudre Heights Master Association maintains and operates the irrigation system. Terracon Consultants Inc. previously certified the detention and irrigation pond as meeting the requirements of the State of Colorado. The State Engineering has accepted their certification. Irrigation pipe is installed to the boundary of the site where it will be connected. Evaluation of existing system to provide adequate irrigation water to the subdivision has been provided with this submittal. The evaluation confirmed the existing system and water provided are more than adequate to meet the demand.

Storm water control utilizes engineered water quality/control systems and will be installed in accordance with Town of Windsor's drainage requirements and the Final Storm Water Drainage Report. We request approval of the Report. The pond, located at the east edge of the site, north of Riverplace Drive and adjacent to Weld County Road 17 (7th Street), is designed and approved to serve as the on-site detention pond with controlled discharge to the Poudre River. The subdivision's general slope from west to east, promotes surface drainage to the water clarity ponds, the detention pond and ultimately, the Poudre River utilizing streets, storm-water piping and drainage swales.

CenturyLink is the designated provider of landline telephone service to the project. Gas and electrical service will be provided by Xcel Energy Company as it is in their tariff area. We have received confirmation from both companies that service is available to the site.

The Third Filing Subdivision will be constructed in phases. The civil site development is proposed to be completed in five (5) phases. Vertical construction is proposed to be completed in 16 phases. Twelve building phases will be in the single-family areas and four in the townhome multi-family area. The civil phases shown in the phasing plan are numbered but may not be built in the sequence of construction numerically shown. As the demand for housing in different areas changes the phasing sequence may reflect this. These likely changes are due to the demands of the economy, and continuity requirements for streets and utilities. Phases may be constructed in any order or more than one phase constructed at a time due to changes in product demand. However, a checkerboard pattern of development will not be allowed. A systematic development of the subdivision allows for a coordinated, smooth flow of construction and discourages developed areas from deteriorating due to lack of use. During the construction period erosion control measures, emergency access and utility services will be provided.

Access to adjacent parcels will be maintained for use by their owners. The site does not directly impact County Roads and no improvement plan has been provided.

We will be proposing a Metropolitan District for the development, installation and maintenance of the public improvements for the subdivision.

Approximately eight acres of land for public parks has been previously dedicated to the Town of Windsor. Additional improvements of the Windsor Trail easement will be installed, including extending the trail. The Poudre Heights Park has been constructed on a portion of the land dedicated.

In summary, Poudre Heights Subdivision Third Filing will be a desirable addition to the Town of Windsor. It is located in a beautiful, convenient location, which presents us with a unique opportunity to build a quality project. We request your approval of the Poudre Heights Subdivision Third Filing.

Sincerely,

Poudre Heights LP
by: LDCC Management III GP LLC (General Partner)
by: Land Development and Construction Consulting Ltd,
(Manager)
Gail E. Rumley, President

POUDRE HEIGHTS, LP INTEROFFICE MEMORANDUM

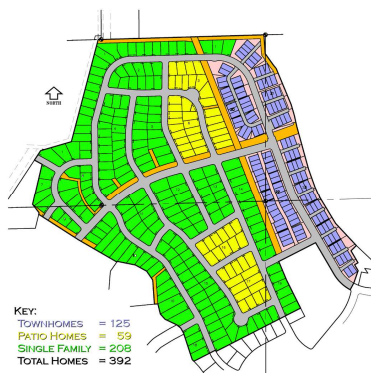
TO: PAUL HORNBECK
FROM: SPIKE RUMLEY
SUBJECT: POUDRE HEIGHTS SUBDIVISION THIRD FILING, NEIGHBORHOOD MEETING
DATE: 06/24/2015
CC: FILE

Presenters: Spike Rumley, Nathan Rumley
Attendees: Attached list of individuals
Location: Town of Windsor Community and Recreation Center
Date: June 24, 2015

A) In accordance with the requirement set forth by the Town of Windsor (Town) Municipal Code and Planning Commission requirement, a neighborhood meeting was held for 1.25 hours at the Windsor Community and Recreation Center Aspen room.

B) Spike Rumley introduced himself and Nathan Rumley as developer representatives of the project. He explained to the audience how the neighborhood meeting was meant to show concerned parties what was being submitted to the Town as plans for development of the Poudre Heights Third Filing property. Spike disclosed the three items currently being submitted to the Town for their review and approval included a the Plat, Preliminary Major Subdivision and Preliminary Site Plan applications. He further explained what a Plat, major subdivision and site plan submittals are and the reason for each one of them.

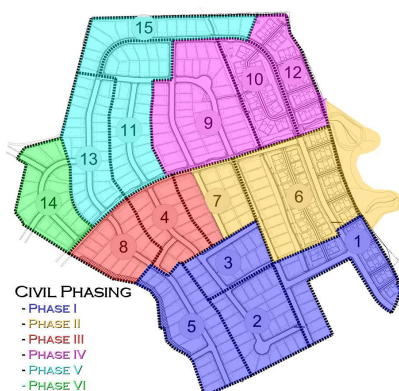
C) After explaining what and why the neighborhood meeting was being held Spike presented the first slide of the presentation which consisted of the overall Plat, color coded to show the proposed areas planned for single family, patio home & townhomes. He showed on the drawing where the BH Eaton Ditch runs through the site, the Poudre trail location and how storm water would flow across the site. He also explained that the property was being designed and platted for all housing types to be sold an a fee simple basis. Below find a copy of the diagram presented:



D) The next slide presented was the Preliminary Site Plan for the townhome portion of the project. Spike discussed how the Site Plan was designed and why. He explained the townhomes would be constructed in structures consisting of two, three and fourplex buildings. He went on to explain that the townhomes would have two car attached garages, cluster mail boxes and would have individual trash cans for each home. He was asked if a single or multiple trash service companies would service the trash collection to which he responded that a single trash company would be contract with for the whole townhome community. He was also asked why Riverplace Drive changed names at as it continued through the site. He responded that it was a Town naming requirement when streets change direction at the bend the name changes. Spike was also asked about the colors for the buildings and if they would be consistent. Spike responded by saying there would be a color palette scheme for the buildings. The building would have various color and exterior materials. Below is a copy of the image presented for the townhome site plan.



E) The next slide presented the current Preliminary Phasing Plans, both civil and building. He explained about how dirt would have to be moved from the West side of the project to the East side to meet the proposed grading plan. He also explained that some areas would be lower and others higher than the existing grades on the site. He told the audience we are working with, and have submitted documents to, the Corp of Engineers and FEMA for approvals of proposed grades to take affected areas out of the floodplain. The attendees were curious about the construction process and what to expect so Spike gave them a quick summary about the development process from overlotting the site to building construction. The audience was concerned about prevailing winds form the North and what would be done to keep the dust down. Spike explained there are rules in place regulating the development process that include utilizing erosion control measures and watering of the disturbed soils to help keep the dust levels down. He discussed that although dust can't be prevented all together that mitigation techniques would be used, such as watering trucks, to help control it. Below please find a copy of the phasing plan presented:



F) The next slide presented consisted of proposed townhome elevations for the multifamily section of the project. The audience asked question such as how many square feet the townhomes would be and if there were plans to keep investors from purchasing and renting them out. Spike explained that the homes would be sold in the same fashion as a single family house. He said the townhomes designs and price points we expected to be high enough that it would likely deter investors looking for product. Below please find an example of the elevations presented of the townhome elevations.



G) Questions & Answers:

At the end of the presentation Spike opened the meeting to questions from the attendees which consisted of the following:

- Q) How long is the project expected to last?
A) Projected at 5 years but is directly tied to market conditions.
- Q) Asked if other entrances to the side could be implemented to help cut down on traffic through Second Filing?
A) Explained that the other sides of the site prevent access from being located on them. he told the attendees we have introduced the idea to the owners of the water ski lakes and Martin Lind's haul road as possible access points for construction traffic but have not received a yes or no.
- Q) Asked if we would be building all of the homes?
A) It is our intention for Poudre Height, LP to build all of the townhomes/patio homes but only part of the single family homes.
- Q) Asked who, if any, other builders had been selected to construction the homes?
A) Said that we had not spoken with some of the larger builders such as Ryland, KB or DR Horton but had been contacted by several local builders interested in the lots. He didn't disclose who those builders were for propriety reasons. He explained to the attendees that there would be architectural design control in place for other builders. The audience liked this.
- Q) Asked if the fences would be vinyl?
A) Responded that traditionally we have utilized wood fences on other projects but are considering using vinyl on this site. Let them know that we were not fans of all white vinyl fences and are exploring other options, both vinyl and otherwise, to construct the fences.

Q) Asked about if a traffic light is planned for the 7th street access?

A) Spike explained that if there becomes enough traffic to justify a traffic light, that in his experience the Town at that point would issue a warrant for the installation of the light.

After all questions were received and answered the meeting was adjourned.

POUDRE HEIGHTS LP

NEIGHBORHOOD MEETING | JUNE 24,
2015

PLAT, SUBDIVISION, SITE PLAN

NAME

ADDRESS

BRIAN TEDDY	1666 PLATTE RIVER DR.
Chuck Cummins	31013 VCR 17 Windsor
Mel Coulson	1757 Dolores River Dr.
Cheryl + Max Parrish	1020 Dry Creek Ct,
Paul Harbeck	Town of Windsor
Chuck Beth	
Larry Odan	
Donna Wagner	
Eva + Greg Juskowski	1677 Colorado River Dr
Jyn R. Higgins	1703 Jumper River Dr.
Matthew + Lisa Shawson	1689 Colorado River Dr.
Dianne Essett	1031 Riverplace Dr
Carla Moore	1017 Dry Creek Ct



LAND DEVELOPMENT & CONSTRUCTION CONSULTING, LTD.

Poudre Heights Subdivision Third Filing

Neighborhood Meeting:

Location: Windsor Community Recreation Center
Date: August 14, 2018
Time: 6:00 pm
Attendees: 23 individuals plus Windsor representative

Introduction of Poudre Heights Subdivision Third Filing to attendees:

Spike Rumley introduced himself, Nathan Rumley as representatives for Poudre Heights LP and Paul Hornbeck as the Town of Windsor's planning representative. All attendees represented themselves as residents of Poudre Heights Second Filing.

Introductory statements included a review of the zoning, housing types that could be constructed under RMU zoning and a general overview of the separation of the project into a single-family area and a multi-family area. The size of the two project areas was described with the single-family occupying approximately 76 acres and the multi-family approximately 15 acres. The site is bound on the south by the Second Filing, on the west by the bluff, and on the north and east by the Poudre River and the Poudre River Trail. Open space is located to the north and east of the project. West of the subdivision is the River Dance Project.

The presentation showed a slide depicting Poudre Heights Third filing exhibiting 394 lots made up of 127 townhomes, 266 single-family lots and one undetermined.

Traffic

The subdivision plan exhibiting the layout of the street system, circulation patterns and connection points to the existing street system were reviewed. The recently updated Traffic Study completion within recent months was presented in response to an attendee's question.

The question of a second entry to the Third Filing from New Liberty was asked.

In response it was clarified the Third Filing does not have any continuity with New Liberty and so a direct new entry was is not possible. The Third Filing does have street connections to adjacent streets at four primary locations and two secondary locations.

Questions concerning what improvements to the New Liberty and 7th Street intersection were proposed by the Town were asked.

One attendee insisted traffic control had been determined to be a round-a-bout. It was explained that when the traffic volume reached a certain level where it met “Warrants” for a new control design it would be installed. At this time the intersection did not meet the demand level requiring added control. It was explained that at this time no final decision had been made and approved for future vehicular traffic control as far as we currently know.

Lot Sizing

Review of the location of the new housing areas as they relate to the Poudre Heights Park, the Poudre Trail and proposed Windsor Trail with connection to the part and Poudre Trail were presented. One attendee wondered if the smaller, patio home size lots were adjacent to the park. It was shown on the subdivision plan that they were adjacent.

Single-family lot sizes were reviewed with the two different primary sizes shown on the Site Plan. The two lot sizes presented were 55 foot street front lots and 65 foot street front lots. This allowed for different housing types to be constructed with one potential of being a patio home size lot. It was explained that some of the smaller lots were clustered together and could be patio homes. There are 66 of these lots.

The townhome area was described which exhibits 127 individual lots in various building configurations of two, three and four unit structures.

In response to a question about basements.

It was presented that the townhomes will not have basement due to the high water table and a few single-family homes may not have them. Which single-family lots has not been confirmed at this time but will be defined by the geotechnical reports developed in the future.

Pricing

Concern was expressed about new home pricing and if it would have a negative effect on the current re-sale pricing in the Second Filing.

It was indicated that currently we expect the townhomes could be priced around \$350,000 and the single-family, depending on type, around \$425,000 and \$500,000. Also discussed was the upward pressure new residential pricing will have on existing home values.

Parking

The question of adequate parking in the Townhome area was a concern expressed by one of the attendees.

It was responded that each of the townhomes has a two car garage. Along with the street and on-site parking there were 409 parking spaces available. This is approximately three parking spaces per unit. The person asking the question appeared satisfied with this number.

Storm Water & Drainage

The effect of previous flooding events in the Poudre Heights Subdivision was a concern of the attendees.

It was explained that a diversion and control gate had been constructed in the B. H. Eaton Ditch which provides control of the amount of water flowing through the ditch and allows diversion of excess flows to the Poudre River.

Additionally it was explained that the area east of the Trail and Utility Easement would receive fill to meet requirements of FEMA for freeboard above the required floodplain elevations and a Nationwide Permit had been issued by the Army Corp of Engineers allowing for the installation of the fill. This additional elevation from fill will also force floodwater to the east and back to the Poudre River.

Also explained is water from the Hilltop Estates project is being directed through a pipe to the east side of the project and allowed to flow into the detention/irrigation pond. The size of the pond had been determined to allow for the stormwater flows from the project and also accommodate the irrigation water. The construction of the pond has been certified and approved by the Colorado State Engineer.

Phasing

A question was presented concerning how the project was to be built. All at one time or a part at a time and what area would the building begin in.

It was explained that the initial building area would be the single family homes adjacent to the Second Filing. The rate of development was estimated to be about 60 residential homes built and sold per year. This could result in a build-out of about five or six years. The effect of economic variation was explained that could effect the build-out period.

Question about timing.

Responding to when the patio homes and townhomes were to be constructed it was presented that they are anticipated to be constructed in conjunction with the single-family homes however would be started after the single-family lots as they were in more demand.

Utilities

Gas and electricity are to be supplied to the site by XCEL Energy.

Irrigation Water

Questions concerning water were asked.

It was presented that the irrigation water requirements had been previously provided for and it would be delivered by the Poudre Heights Master Homeowner Association. The Association has the pumping equipment in place and storage has been constructed and is functioning. Mr. Ted Ullmann, president of the Master Association Board, responded to questions concerning adequacy of available water resources, pumping capability and agreement for provision of water resources to irrigate the new landscape areas. He verified that adequate gray water resources are in place to provide for the Third Filing requirements.

Questioned about why the storage pond water volume went up and down.

Mr. Ullmann explained the amount of water stored at any time varied and was regulated by a consulting operator depending on demand and requirements to return water to the Poudre River. Also explained was the pump equipment and usage. He explained that there were three pumps in the pump-house. During current pumping operations to supply existing landscape areas only one pump was necessary with the other two remaining idle. The three pumps are adequate to provide water resources to the total built out project. The attendees appeared satisfied with his explanations.

Fire Service

Some concern was expressed about adequate service by the Fire Department to the project and if they were aware of the additional demands that could develop.

Paul Hornbeck explained that the Fire Department was aware of the project and had the opportunity to review the subdivision design and make design requests. It was explained that the Fire Department had made requests in the past that resulted in modifications to the subdivision plan design allowing roads to be linked and the reduction of cul-de-sac streets design. Mr. Hornbeck confirmed that the Fire Department had approved the design.

After answering all of the questions that were presented the meeting was adjourned at 7:30.



Final Major Subdivision

Poudre Heights 3rd Filing

Paul Hornbeck, Senior Planner

Planning Commission, November 6, 2019



Subdivision

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

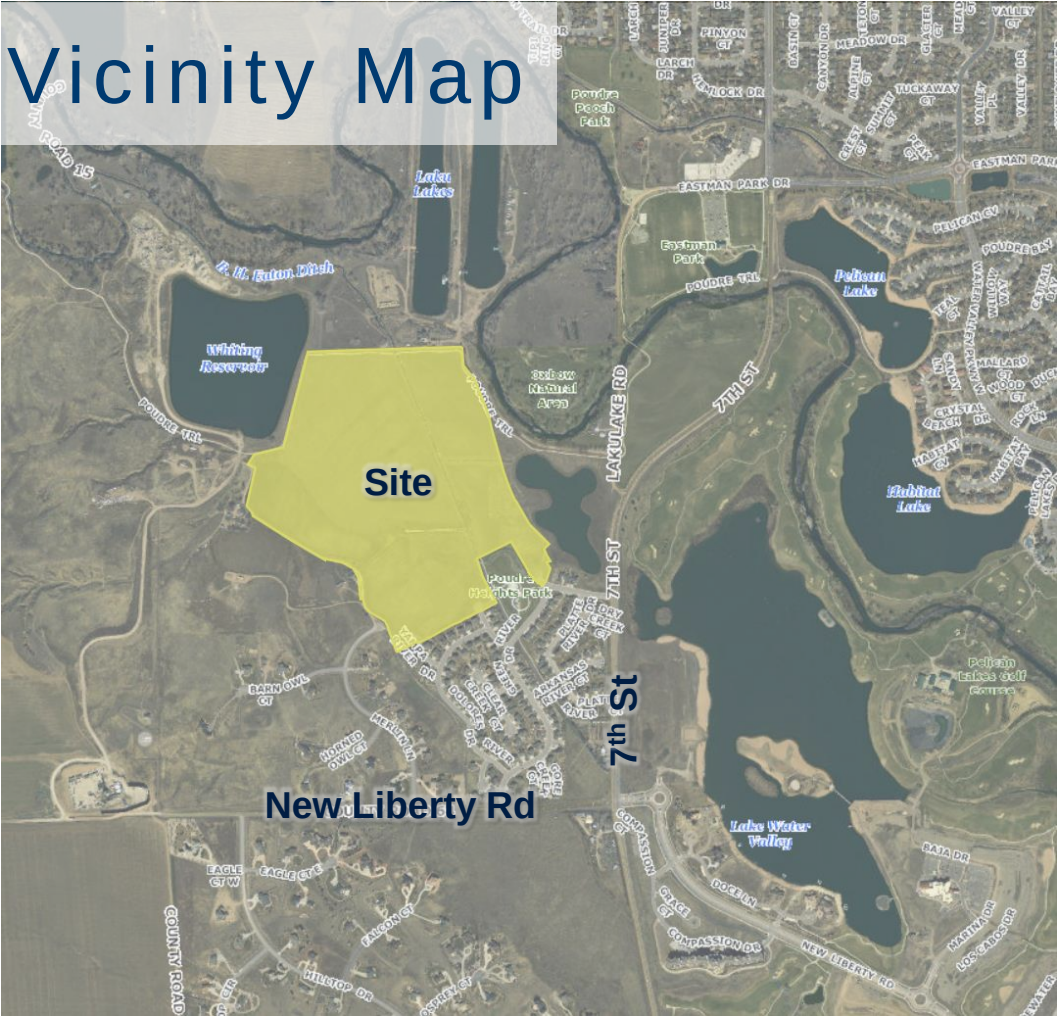
Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

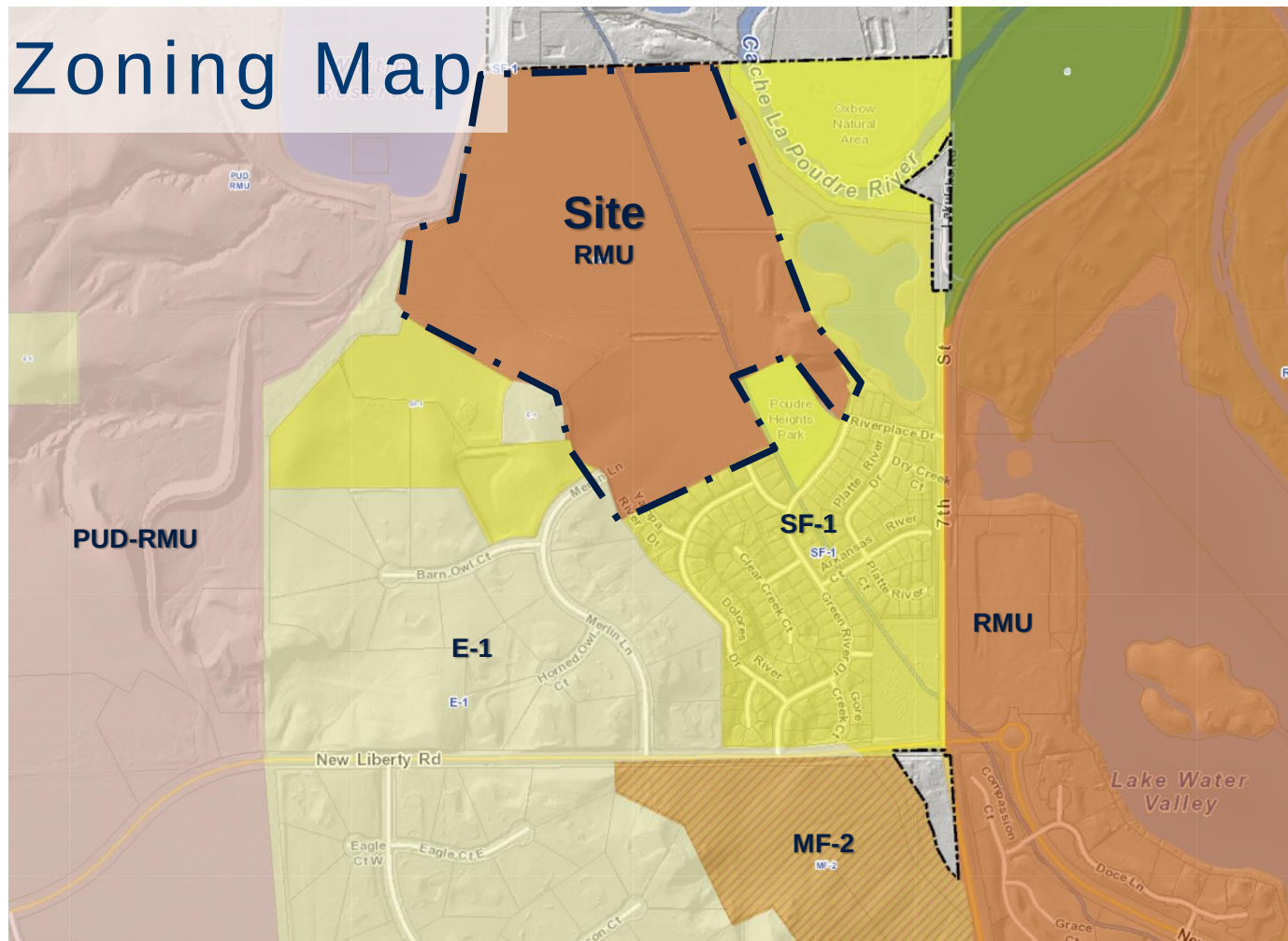
- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.



Site Vicinity Map



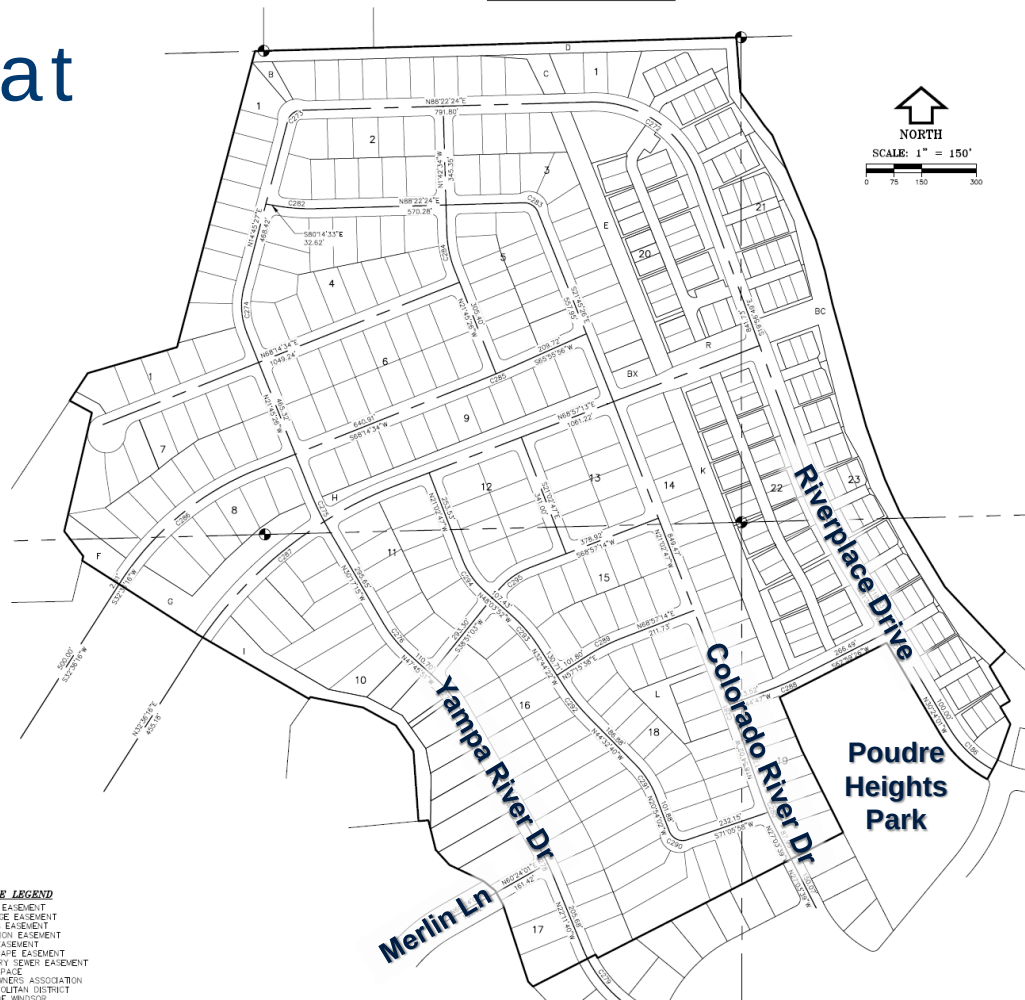
Zoning Map





Final Plat

CENTERLINE EXHIBIT



TRACT TABLE LEGEND

UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT
AE - ACCESS EASEMENT
IE - IRRIGATION EASEMENT
TE - TRAIL EASEMENT
LE - LANDSCAPE EASEMENT
SE - SANITARY SEWER EASEMENT
OS - OPEN SPACE
MHA - HOMEOWNERS ASSOCIATION
MD - METROPOLITAN DISTRICT
TOW - TOWN OF WINDSOR
PRT - POUDBRE RIVER TRAIL



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.



Public Notification

June 24, 2015 Neighborhood Meeting:

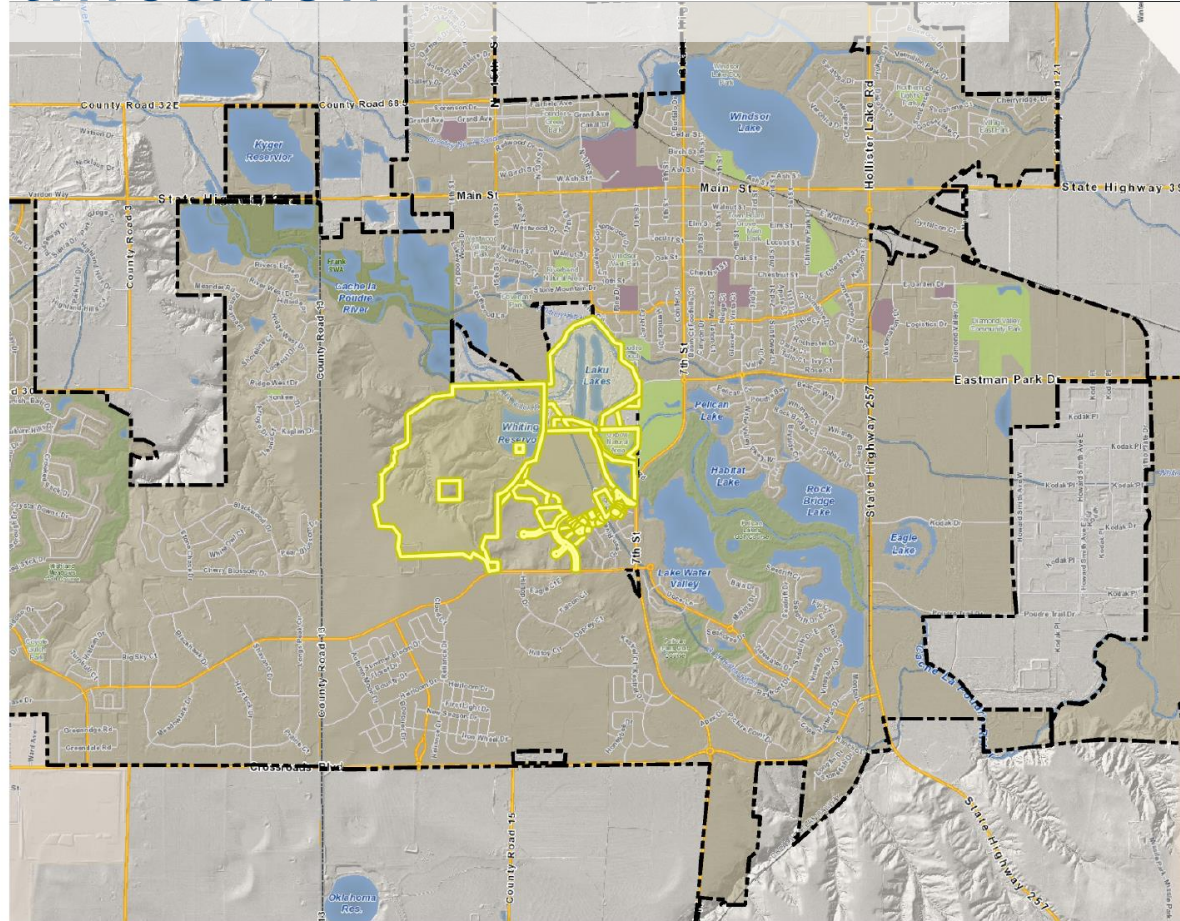
- June 14, 2015 – affidavit of mailing to property owners within 300 feet
- June 12, 2015, – display ad published in the newspapers

August 14, 2018 Neighborhood Meeting:

- July 30, 2018 – affidavit of mailing to property owners within 300 feet
- July 27 & 31, 2018 – display ad published in the newspapers

Notifications for this meeting were as follows:

- October 21, 2019 - property posted with a notification sign
- October 17, 2019 - legal notice posted on the Town of Windsor website
- October 25, 2019 - legal ad published in the Tribune
- October 24, 2019 – affidavit of letters mailed to the adjacent property owners





Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.



Major Subdivision

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- 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: November 6, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Recommendation to Town Board – Final Site Plan – Poudre Heights 3rd Filing - Poudre Heights LP, applicant/ Spike Rumley, Poudre Heights LP, applicant's representative
Location: Tract I of Poudre Heights Subdivision 1st Filing, Northwest of 7th Street and New Liberty Road at the terminus of River Place Drive
Items #: C.5

Background / Discussion

The applicant, Mr. Spike Rumley of Poudre Heights LP, has submitted a final site plan, known as Poudre Heights Subdivision 3rd Filing – Site Plan. The site plan encompasses approximately 15 acres and is zoned Residential Mixed Use (RMU). A total of 127 townhomes are being proposed, along with HOA maintained open space. A mix of two-, three-, and four-unit buildings are proposed.

The proposal is summarized as follows:

- 127 townhome units in 47 buildings
- Access is provided from private drives
- 2 car garages per unit, 20 off-street guest parking spaces, and adjacent parking on public streets for up to 135 cars

Building architecture is summarized as follows:

- Maximum building height of 28 feet
- Generally two story buildings with one story elements on all buildings
- Pitched roofs with varied rooflines
- Primary finish materials of brick and stone veneer, fiber cement lap siding, and hardboard wood siding with stucco finish
- Small yards with each unit

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

Notifications are not required with site plans.

Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments shall being addressed.

Attachments

Application Materials
PowerPoint presentation

copy: Spike Rumley, applicant



LAND DEVELOPMENT & CONSTRUCTION CONSULTING, LTD.

October 23, 2017

Mr. Paul Hornbeck
Planning Department
Town of Windsor
301 Walnut Street
Windsor, Colorado 80550

Re: Final Site Plan Application
Poudre Heights Subdivision Third Filing

Dear Mr. Hornbeck:

We are submitting the Final Site Plan Application for the Poudre Heights Third Filing.

Poudre Heights Subdivision Third Filing is a 92.126 acre residential development. The project site is zoned Residential Mixed Use (RMU) which allows for multi-family housing. A 15.5 acre portion of the Subdivision is designated for attached, multi-family (townhome) housing. The multi-family homes proposed are built on separate lots and individually owned. Each townhome will be sold as a single-family attached home. Included in the subdivision are landscaped common areas and access drives.

The site is essentially flat with some slope from north and west to the east. The area will be filled insure the lots meet FEMA's lot elevations standards. The site is within the 100 year floodplain for the Poudre River. The Army Corp of Engineers has provide a nationwide permit allowing installation of fill in this area which removes it from the floodplain area. All buildings and lots will meet national and local elevation standards.

The Third Filing multi-family area is located east of the Trail and Utility easement and northeast of the Poudre Heights Park along Riverplace Drive. The north and east boundaries are defined by the Poudre River Trail and Poudre River. Green River Drive runs near the south entry to the project. Vehicular access will be from a number of locations but Riverplace Drive serves the site from the south. Poudre Heights Park is adjacent to the Windsor Trail and the south portion of the site. Open space is adjacent to the site on the north and east sides of the project. These are splendid amenities for residents of the area.

Townhome buildings will consist of two, three and four individual homes in each structure. The homes will feature a two-car attached garage. These garages front on alleyways leading directly to a public street. Five different floor-plans are being provided mixed in different combinations resulting in a variety of building elevations. Included are two (2) ranch floor-plans, a design many people desire. Also provided are a First Floor Master plan, a 2-bedroom two-story and a 3-bedroom two-story floor-plan. The unit mix we proposed is shown below but we request that flexibility in floor-plan location be allowed to provide for changes based on potential homeowners needs or desires. Total building footprint coverage of the site, including garages but excluding second floors, is 254,633 square feet.

Poudre Heights consists of 127 multi-family townhomes in 47 buildings configured in seven (7) different formats.

The project density is 8.2 units per acre which is consistent with the RMU zoning. The site plan is in conformance with the Amended Master Plan and Comprehensive Plan. It provides multi-family housing, a very desirable housing type for Windsor, as stated in the Comprehensive Plan.

The Site Plan utilizes the concept of "neighborhood design" with buildings exhibiting similar, but varied, architecture and color combinations. Complementary designs in clustered groups of two to four buildings we call "neighborhoods". This mitigates the repetitive appearance sometime exhibited by multi-family projects. The various architectural elevations, including colors and materials, are included in the site drawings.

The Site Plan exhibits 20 duplex buildings, 21 triplex buildings and 6 four-unit buildings. Varied architectural design and varied finish colors and materials give buildings the appearance of large homes. Floor plans range in size from 1,459 to 1,882 of livable square feet. Buildings vary in height from 21'-0 1/4" feet to 27'-8 1/2" feet. Lots size varies from 2,192 to 3,531 square feet with an average of 2,876 square feet. Each unit has an attached, two-car garage with direct alley access. Garages do not front a public street. Automobiles are separated from pedestrian and landscaped areas on the site.

BUILDING DATA

Unit Type	Designation	Unit Livable			Livable	Building Total	Total on Ground
		1st floor	2nd floor	Garage			
Wide Ranch	R35	1,459	0	508	1,459	1,967	1,967
Narrow Ranch	R32F	1,331	551	420	1,882	2,302	1,751
Main Floor Master	MFM	1,145	449	490	1,594	2,084	1,635
2-Bedroom, 2 story	2-BR	963	670	423	1,633	2,056	1,386
3-Bedroom, 2 story	3-BR	922	905	422	1,827	2,249	1,344

Each townhome fronts directly to a landscape area. Front entry doors will be accessed from walks serving each unit from common sidewalks. A pedestrian oriented design, provides landscaping around each building. A small, private yard for the use the owner is provided with each unit. Each yard will be fenced.

The site balances various uses. These uses are townhomes, streets, landscape sidewalks and alleys. Open-space is 62% and building coverage 38 % of the site. See below:

	Description	Area (SF)	% of site
a)	Building coverage	254,633	38.0
b)	Parking	3,765	1.0
b)	Drives/alleyways	99,336	14.0
d)	Landscape	298,447	44.0
e)	Walkways	17,494	3.0
	Total	673,675	100.0

Sidewalks encourage pedestrian circulation and connect to adjacent trails, open space and nature areas. The Parks Department requested an extension of the Windsor Trail be installed. This is included in the Subdivision Plan.

Site development and building construction will be completed in conjunction with the balance of the Subdivision. Flexible phasing will provide for vehicular access, emergency access and utility services for the Subdivision and its multi-family component. Two access points will be provided and a looped water system will be constructed for each phase.

The site slopes gently from west to east. Storm water will be carried both on the surface and in stormwater pipes to water clarity and detention ponds located along the east boundary. The detention pond has been constructed and also serves as the gray water reservoir. Two additional water clarity ponds are included to filter storm water. The Site Plan and Plat define the building lots, easements and tracts for streets, drainage, common areas and alleys.

Landscape will be provided as shown in the Landscape Plan. Materials include mulched plant beds, grass, accent planting and deciduous and evergreen trees. Irrigation will be provided throughout utilizing a gray water system. The system will be operated by the Master Homeowner Association. Water shares for irrigation have been provided.

Project identification signage will be placed at the entry. Public streets will have signage installed in accordance with the Town of Windsor Code. Street names have been selected.

Lighting of alleys and building porches utilize wall mount, photocell controlled fixtures. Post lighting is provided at mailbox locations. Street lighting will be provided by Xcel Energy and installed in accordance with the Town Specification for public streets.

The site is located in the Windsor sanitary sewer service area. We request service be provided by the Town of Windsor. A 27 inch diameter sewer transfer main is designated in the Master Plan to connect from the south to north site boundary. We propose this be installed in the Trail and Utility Easement and connect to the existing main.

Telephone service will be provided by CenturyLink. Gas and electrical service is scheduled to be provided by Xcel Energy. Both have confirmed service is available. Mail service will be provided by the U. S. Post Office. Mail kiosk locations have been tentatively approved by the Postmaster. Final locations will be set after approval of the site plan.

The Poudre Heights Site Plan exhibits architecturally appealing buildings located in a quality environment. The design conforms to the Comprehensive Plan, Master Plan and Zoning. The design balances the use of the site between building and common area. Landscape is provided throughout and will be installed with the building construction. Pedestrian uses are an important consideration and have been provided for utilizing trails, sidewalks and landscaped areas. Located in a beautiful, convenient, location the development provides an opportunity to provide a quality townhome project to the Town of Windsor.

Sincerely,

Poudre Heights LP
by: LDCC Management III GP LLC (General Partner)
by: Land Development & Construction Consulting Ltd(Manager)
Gail E. "Spike" Rumley, President



Final Site Plan

Poudre Heights 3rd Filing

Paul Hornbeck, Senior Planner

Planning Commission, November 6, 2019



Final Site Plan

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

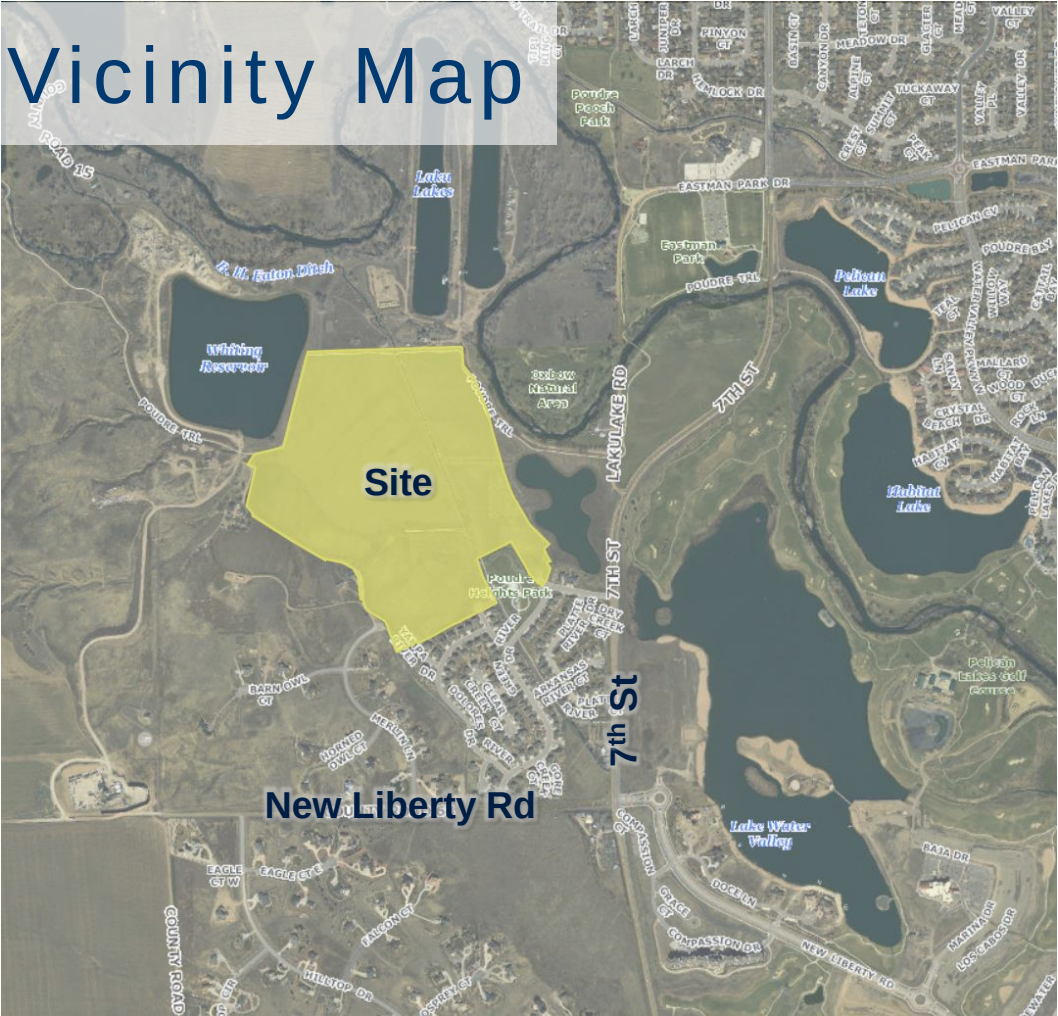
Sec. 17-7-20. Purpose.

The purpose of the site plan procedure is to:

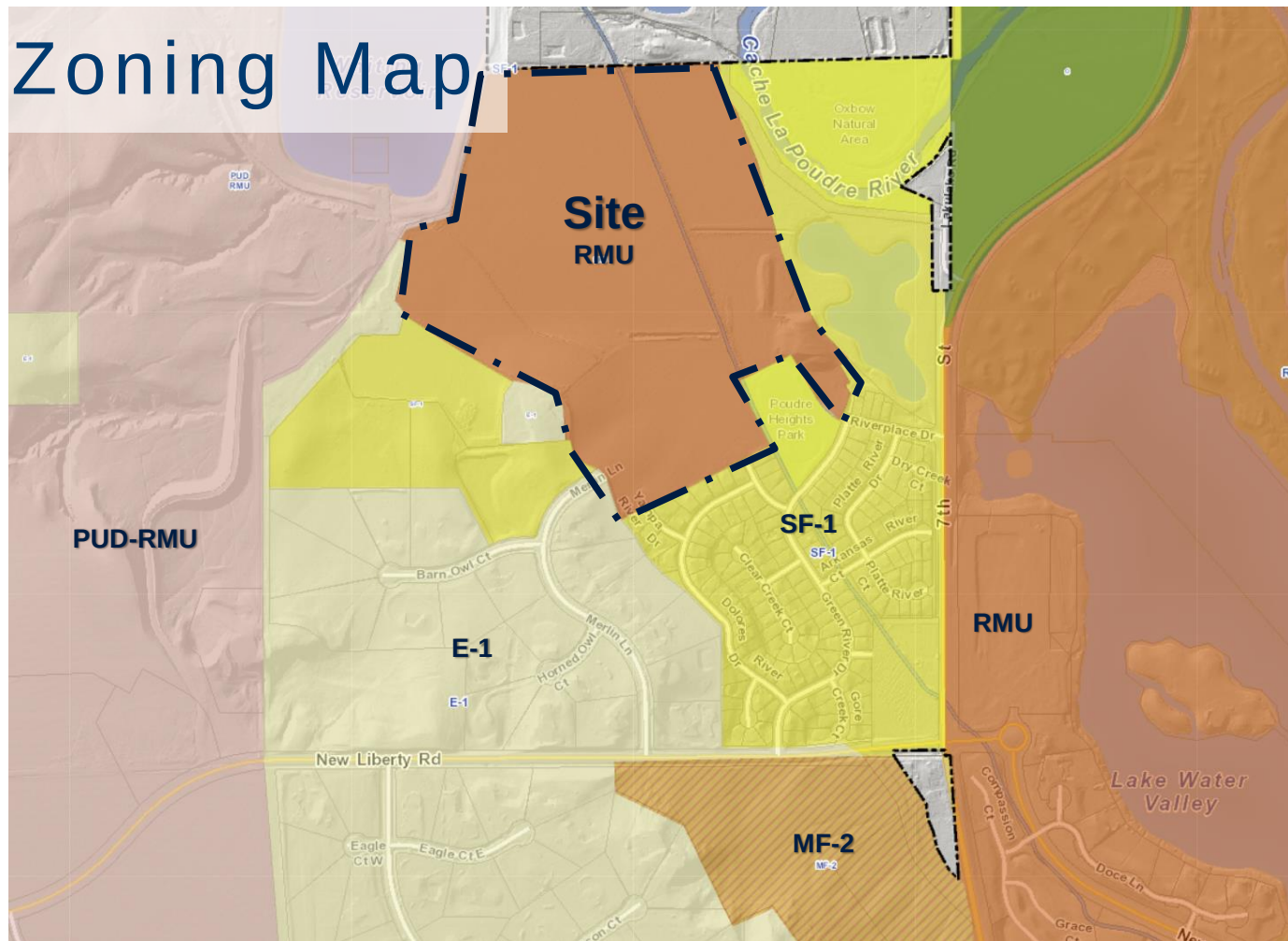
- 1) Develop land as a unit development.
- 2) Develop land zoned for multifamily, commercial or industrial uses.
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 4) To amend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



Site Vicinity Map



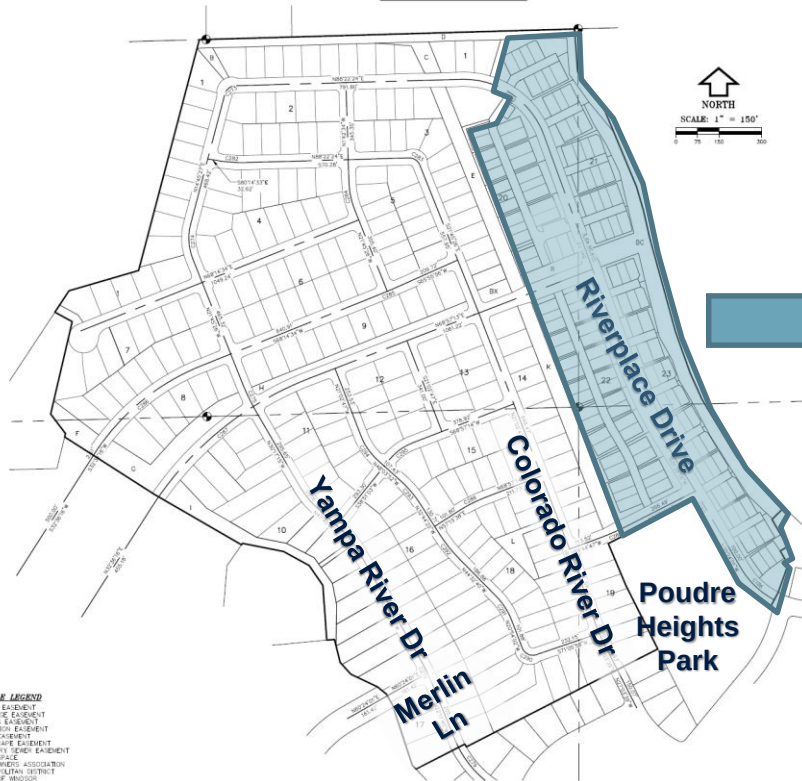
Zoning Map





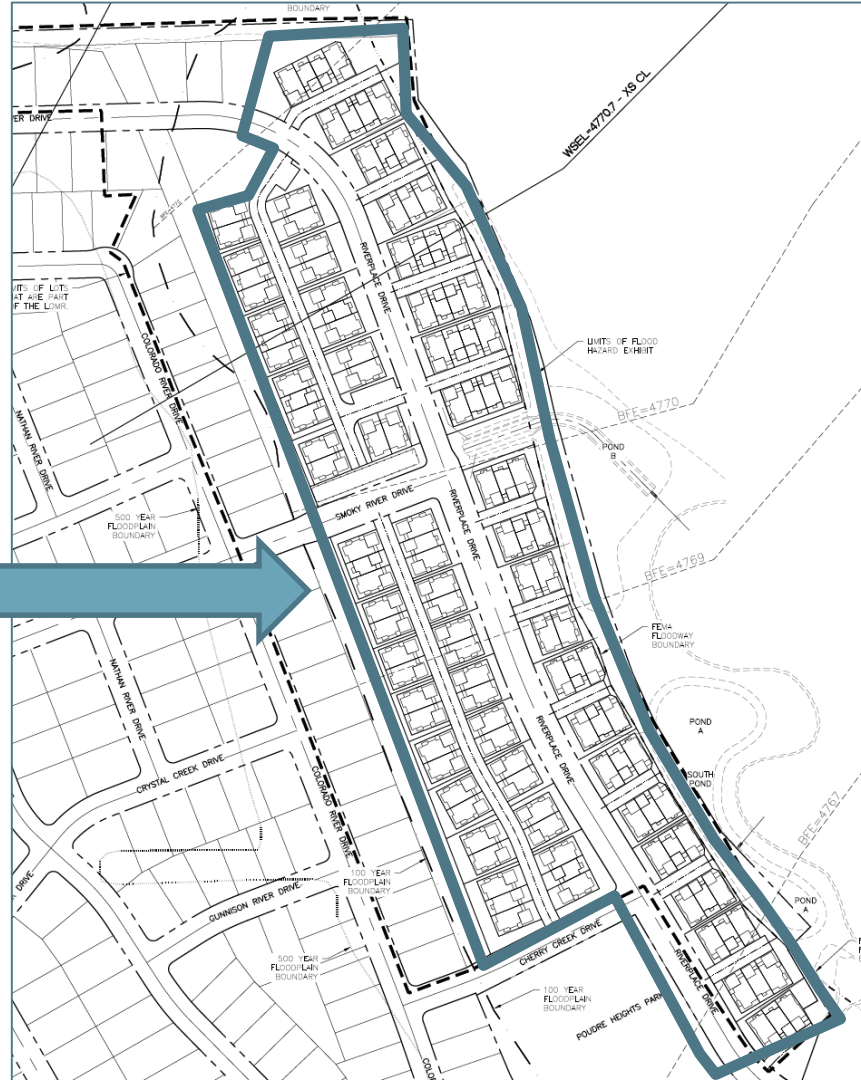
Site Plan Overview

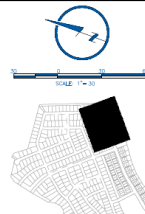
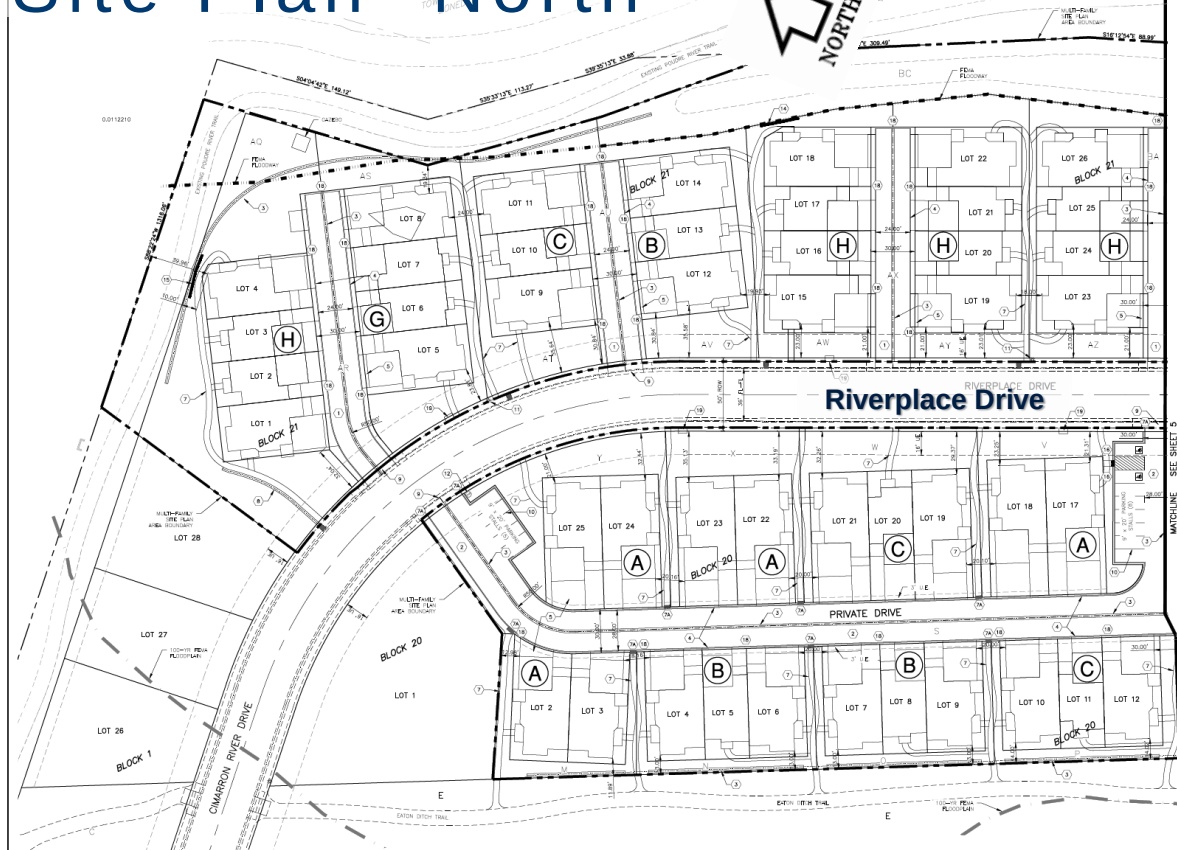
CENTERLINE EXHIBIT



TRACT TABLE LEGEND

- UE - UTILITY EASEMENT
- OE - OPEN SPACE EASEMENT
- AE - ACCESS EASEMENT
- BE - BRIDGE EASEMENT
- TE - TRAIL EASEMENT
- LE - LANDSCAPE EASEMENT
- SE - SANITARY TRENCH EASEMENT
- OE - OPEN SPACE
- FE - FLOOD EASEMENT
- HO - HOMEOWNERS ASSOCIATION
- TD - TOWN OF WINDSOR
- PT - POUDE RIVER TRAIL





- (A) TYPE A - DUPLEX
- (B) TYPE B - TRIPLEX
- (C) TYPE C - TRIPLEX
- (D) TYPE D - TRIPLEX
- (E) TYPE E - TRIPLEX
- (G) TYPE G - 4 PLEX
- (H) TYPE H - 4 PLEX

- 1 24' PRIVATE DRIVE SECTION, SEE SHEET 3
- 2 28' PRIVATE DRIVE SECTION, SEE SHEET 3
- 3 2' CONC RETE PAV. SEE SHEET 28
- 4 1' CONC RETE ASP. SEE SHEET 28
- 5 CONC APPROACH TO GRADE (TYP)
- 6 STORM SEWER (PREFER TO INFRASTRUCTURE PLANS)
- 7 6" HD CONC RETE WALL, SEE SHEET 28
- 7A 2' x 4' DETECTABLE WARNING SLAB
- 8 1' SLOTTED W/ ATTACHED 2' CONC RETE PAV.
- 9 JOE TO EXISTING CUT (PREFER TO INFRASTRUCTURE PLANS)
- 10 JOE W/ MAX. SLOPE FOR PARKING SLABS PLANT
- 11 STREET LIGHTING (PREFER TO INFRASTRUCTURE PLANS)
- 12 STOP SIGN W/ STREET NAME, SEE SHEET 28
- 13 VERTICAL CURB & GUTTER, SEE SHEET 28
- 14 LANDSCAPE BOLLARDS, SEE SHEET 28
- 15 RETAINING WALL, SEE SHEET 28
- 16 HATCHED PARKING SIGN, SEE SHEET 28
- 17 END OF PARKING WAY
- 18 NO PARKING SIGN, SEE SHEET 28
- 19 MAX. CROWN

1. REFER TO POLICE JURISDICTION SUBSECTION 34.03
2. SIGN ALL TRUCKS AND VEHICLES WITH THE FOLLOWING
INFORMATION FOR ADJUNCTS IMPROVEMENTS
3. ALL TRUCKS AND VEHICLES MUST BE 9'X18' AND
PROVIDE A 2" MINIMUM ORANGE RED LIGHT
4. ALL SIGNALS WITH MULTI-FAMILY AREA 4" MINIMUM
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TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS
NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF

DEFA

DATE _____ BY _____

[illegible]

LAMP RYNearson
& ASSOCIATES
4715 Innovation Drive 970.226.0342, P
Fort Collins, CO 80525 970.226.0879 | F
www.LRA-inc.com

**SITE PLAN
AREA A**

LAMP RYNEARSON - ENGINEER



NOT RELEASED FOR CONSTRUCTION

NOT RECORDED FOR CONFERENCE

SHARLINE SACKNER

QUEST

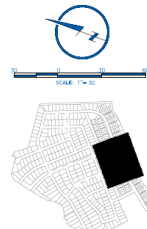
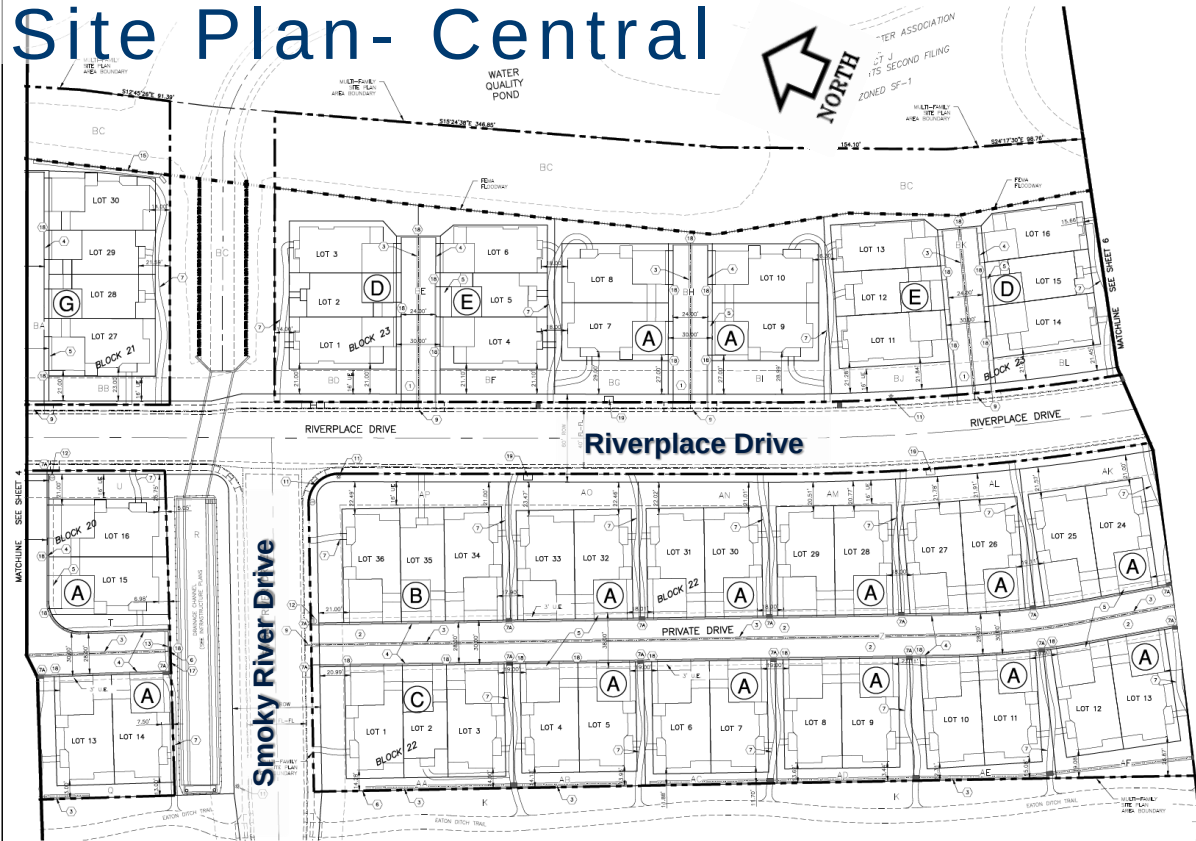
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4 56

99



Site Plan- Central



KEY MAP

- BUILDING DESIGNATION**
- (A) TYPE A - DUPLEX
 - (B) TYPE B - TRIPLEX
 - (C) TYPE C - TRIPLEX
 - (D) TYPE D - TRIPLEX
 - (E) TYPE E - TRIPLEX
 - (G) TYPE G - 4 PLEX
 - (H) TYPE H - 4 PLEX

KEYNOTES

- (1) 1" PRIVATE DRIVE SECTION, SEE SHEET 3
- (2) 2" PRIVATE DRIVE SECTION, SEE SHEET 3
- (3) 2" CONCRETE PAV. W/ 8" SUB 36"
- (4) 1" CONCRETE APPROX. SEE SHEET 36"
- (5) CONCRETE APPROX. TO DRIVE (20%)
- (6) STORM INLET (REFER TO INTERCONNECTIVE PLANS)
- (7) 4" WIDE CONCRETE WALK, SEE SHEET 36"
- (8) 2" 4" DETECTED WALKING SURFACE
- (9) 4" SIDEWALK W/ ATTACHED 1" CONCRETE FIN
- (10) 4" 4" WIDE DRIVE (REFER TO INTERCONNECTIVE PLANS)
- (11) 4" WIDE DRIVE (REFER TO INTERCONNECTIVE PLANS)
- (12) STOP SIGN W/ STREET NAME, SEE SHEET 36"
- (13) VERTICAL CURB & GUTTER, SEE SHEET 36"
- (14) LANDSCAPE BOUNDARY, SEE SHEET 36"
- (15) RETAINING WALL, SEE SHEET 36"
- (16) FENCE, FENCE LINE, SEE SHEET 36"
- (17) END OF FENCE, WALKER
- (18) NO PARKING SIGN, SEE SHEET 36"
- (19) MAIL BOX

GENERAL NOTES

1. REFER TO PUDS HEIGHTS SUBDIVISION THIRD FILING INTERCONNECTIVE PLANS FOR ADDITIONAL INFORMATION FOR ASSOCIATED IMPROVEMENTS.
2. ALL PARKING SPACES ARE 20'0" X 10'0" OR LARGER AND PROVIDE A 2' MINIMUM OVERLAP.
3. ALL SIDEWALKS WITHIN MULTI-FAMILY AREAS 4" WIDE UNLESS NOTED OTHERWISE.
4. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF WINDSOR SUBDIVISION STANDARDS.
5. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS PROJECT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PRE-EXISTING CONDITIONS AND REPAIR/REPLACEMENT OF ALL THIS INFORMATION OF CHANGES DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND BOUNDARY BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED BY ORIGINAL ELEVATIONS.
8. PROPERTY SURVEY AND PREPARED BY CHARTERED LAND SURVEYOR, LLC.
9. ANY CIVIL, UTILITY, OR OTHERWISE CHANGED DURING CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
10. SEPARATE IRON PERMIT REQUIRED FOR ALL SONS. SONS NOT APPLICABLE WITH THIS SITE PLAN.
11. LOTS ADJACENT TO HIGHWAY TRAIL AND ADJACENT TRAIL SHALL BE RELOCATED TO 10'0" WIDE OR 10'0" WIDE DRIVE (REFER TO INTERCONNECTIVE PLANS).
12. PARKING IN PRIVATE DRIVE AND ALLEYWAYS WILL BE CONTROLLED BY THE TOWN OF WINDSOR AND WILL BE SET FORTH IN COURTS FOR THE MULTI-FAMILY AREA.

TOWN OF WINDSOR

REVIEWED FOR GENERAL COMPLIANCE WITH TOWN STANDARDS
NO RESPONSIBILITY IS ASSUMED FOR COMPLETION OF DESIGN

DRAWN BY: 811
DATE: 10/1/2024
BY: [Signature]
TOWN OF WINDSOR

4715 Innovation Drive
Fort Collins, CO 80525
www.LAMP-RYNEARSON.com



PUDS HEIGHTS SUBDIVISION THIRD FILING - SITE PLAN
WINDSOR, COLORADO

SITE PLAN
AREA B

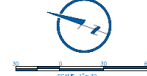
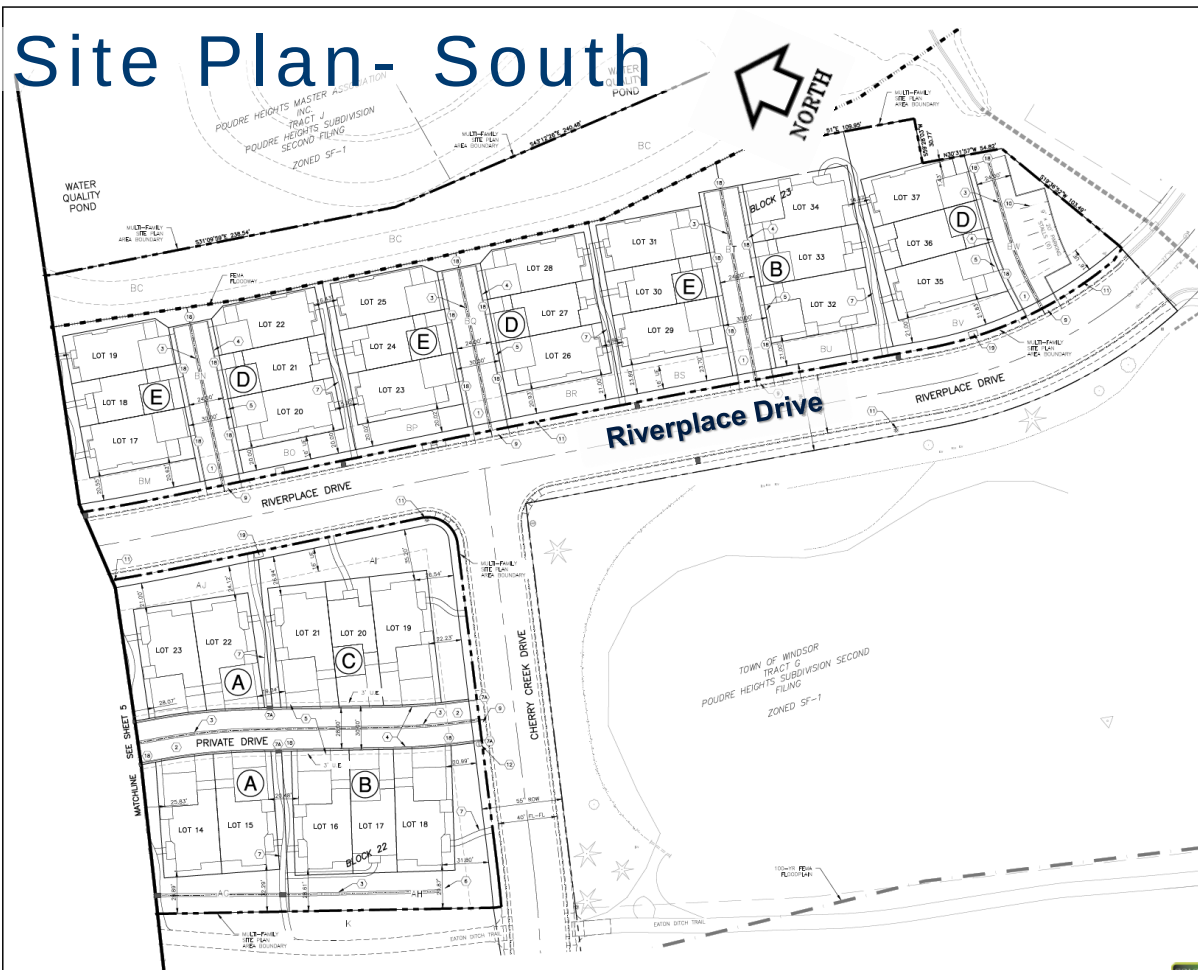


NOT REVIEWED FOR CONSTRUCTION

WINDSOR, COLORADO

10/1/2024

5 56



BUILDING DESIGNATION

- ☐ (A) TYPE A - DUPLEX
☐ (B) TYPE B - TRIPLEX
☐ (C) TYPE C - TRIPLEX
☐ (D) TYPE D - TRIPLEX
☐ (E) TYPE E - TRIPLEX
☐ (G) TYPE G - 4 PLEX
☐ (H) TYPE H - 4 PLEX

KEYNOTES

- 1 24" PRIVATE DRIVE SECTION, SEE SHEET 3
- 2 28" PRIVATE DRIVE SECTION, SEE SHEET 3
- 3 2" CONCRETE PAVE, SEE SHEET 28
- 4 1" CONCRETE APPROX, SEE SHEET 28
- 5 CONCRETE APPROACH TO DRIVE (TYP)
- 6 STORM SEWER (PREFER TO INFRASTRUCTURE PLANS)
- 7 4" MC CONCRETE WALK, SEE SHEET 28
- 7A 2" x 4" DETECTABLE WARNING SLAB
- 8 1" SLOTTAK / AT ATTACHED 2" CONCRETE PAVE
- 9 JOE TO DRAINAGE OFF DRYERS TO INFRASTRUCTURE PLANS
- 10 4" WCK WEEK TYPE FOR PARKING SLABS PLANT
- 11 STREET LANDING (PREFER TO INFRASTRUCTURE PLANS)
- 12 STOP SIGN W/ STREET NAME, SEE SHEET 28
- 13 VERTICAL CURB & GUTTER, SEE SHEET 28
- 14 LANDSCAPE BOLLARDS, SEE SHEET 28
- 15 RETAINING WALL, SEE SHEET 28
- 16 HATCHED PARKING SIGN, SEE SHEET 28
- 17 END OF PARKING WAYSTOP
- 18 NO PARKING SIGN, SEE SHEET 28
- 19 WALL KEY

GENERAL NOTES

- [illegible]

TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARD.
NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF
DESIGN.

DATE: _____ BY: _____

	08-06-04	CORRECTION
		SAC
		CHARGED BY
		SAC
		DIVISION
		FY - 93 - 118
		JOB NUMBER VALUE
		021602A.21
		BUDGET NAME

4715 Innovation Drive 970.226.0342 | P
Fort Collins, CO 80525 970.226.0879 | F
www.LRA-Inc.com



LAMP RYNEARSON
& ASSOCIATES

POUDRE HEIGHTS SUBDIVISION THIRD FILING - SITE PLAN
WINDSOR, COLORADO

SITE PLAN
AREA C



NOT RELEASED FOR CONSTRUCTION

SHEET

6 of 56

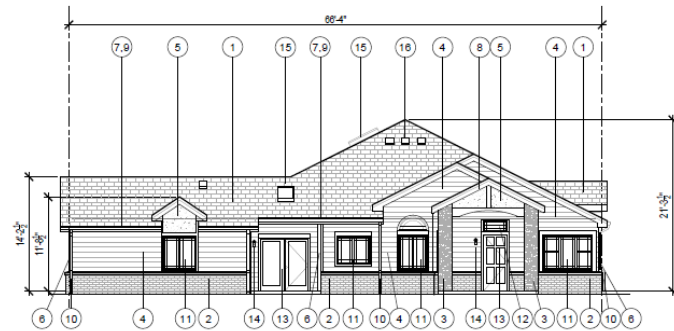




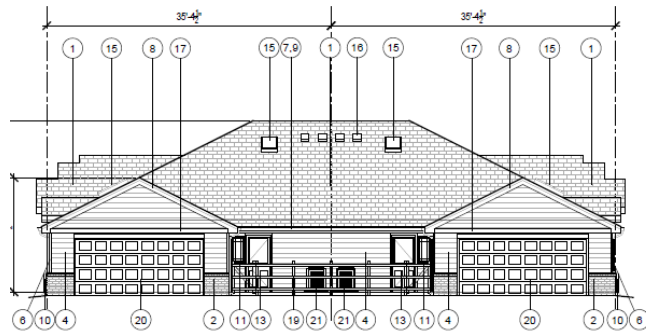
Building Elevations



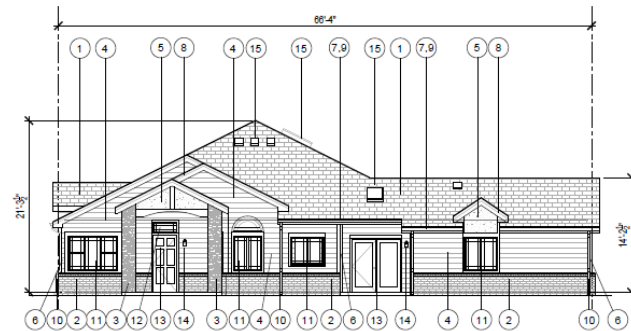
**R35-R35 FRONT ELEVATION
DUPLEX TOWNHOME - TYPE A**
1/8" = 1'-0"



**R35-R35 SIDE ELEVATION
DUPLEX TOWNHOME - TYPE A**
1/8" = 1'-0"

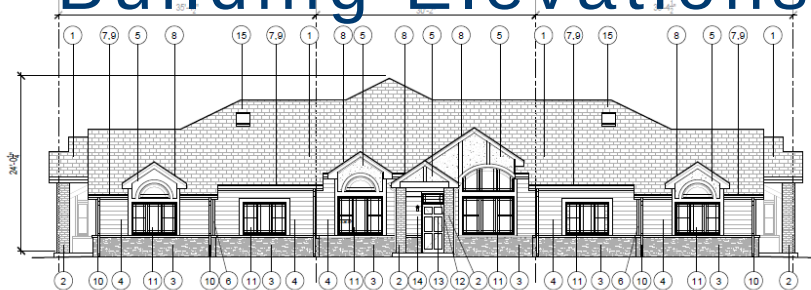


**R35-R35 REAR ELEVATION
DUPLEX TOWNHOME - TYPE A**
1/8" = 1'-0"



**R35-R35 SIDE ELEVATION
DUPLEX TOWNHOME - TYPE A**
1/8" = 1'-0"

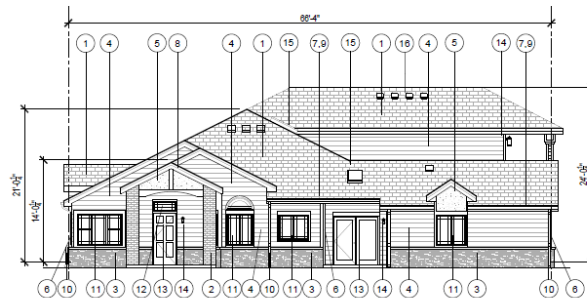
Building Elevations



**R35-MFM-R35 FRONT ELEVATION
TRIPLEX TOWNHOME - TYPE B**

4

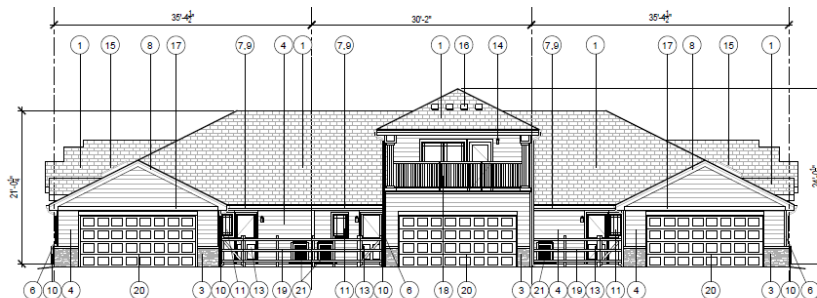
1/8" = 1'-0"



**R35-MFM-R35 SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE B**

3

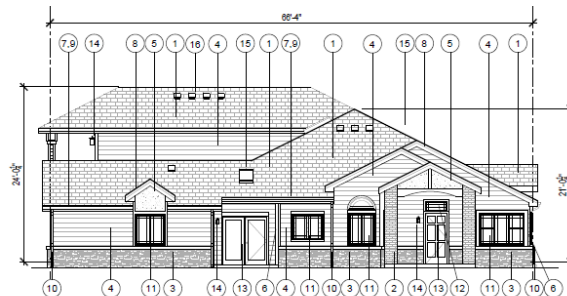
1/8" = 1'-0"



**R35-MFM-R35 REAR ELEVATION
TRIPLEX TOWNHOME - TYPE B**

2

1/8" = 1'-0"

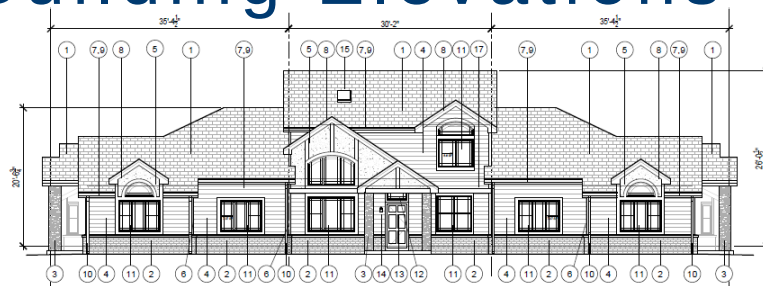


**R35-MFM-R35 SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE B**

1

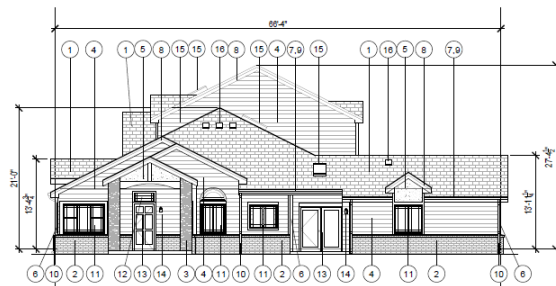
1/8" = 1'-0"

Building Elevations



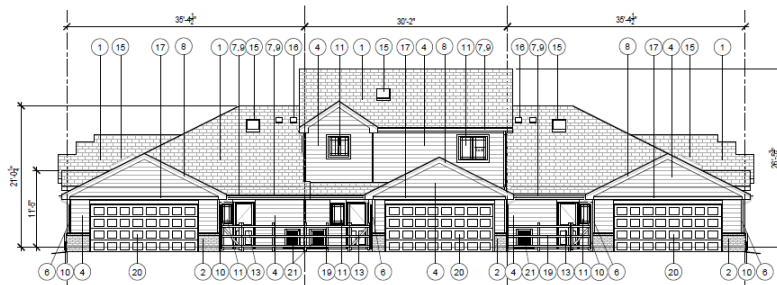
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TRIPLEX TOWNHOME - TYPE C
1/8" = 1'-0"

4



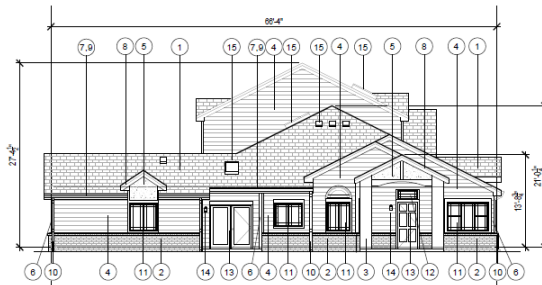
R35-2BR-R35 SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE C
1/8" = 1'-0"

3



R35-2BR-R35 REAR ELEVATION
TRIPLEX TOWNHOME - TYPE C
1/8" = 1'-0"

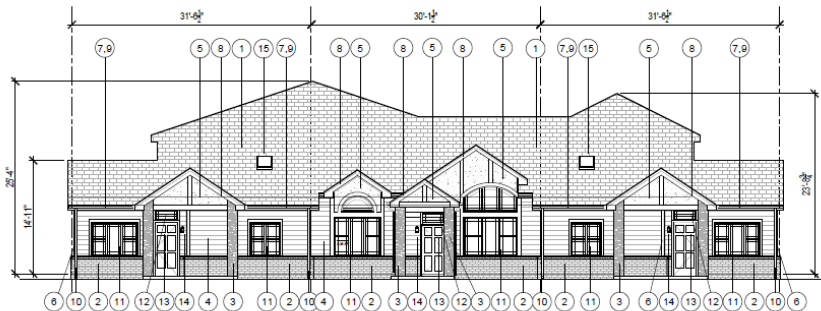
2



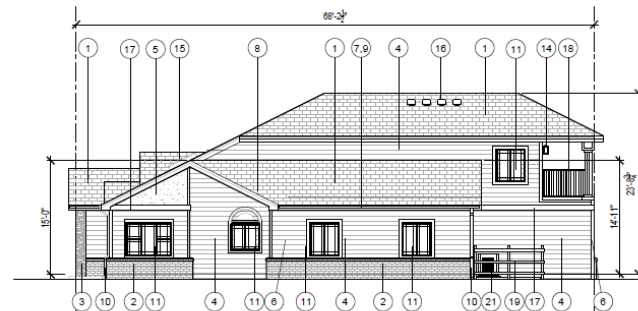
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TRIPLEX TOWNHOME - TYPE C
1/8" = 1'-0"

1

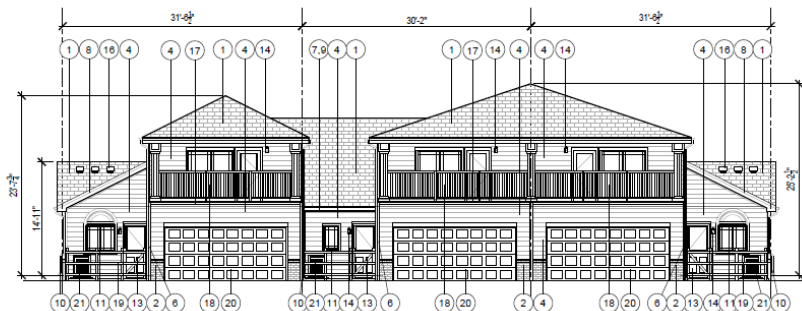
Building Elevations



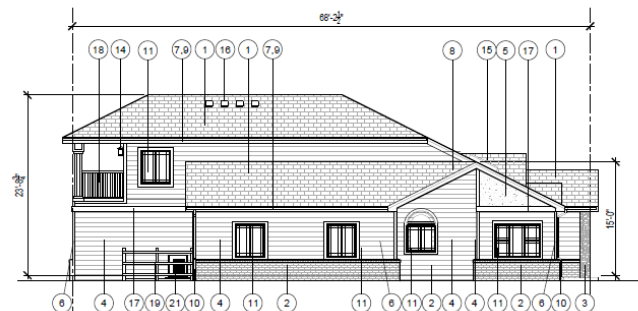
4 R32F-MFM-R32F FRONT ELEVATION
TRIPLEX TOWNHOME - TYPE D
1/8" = 1'-0"



3 R32F-MFM-R32F SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE D
1/8" = 1'-0"



2 R32F-MFM-R32F REAR ELEVATION
TRIPLEX TOWNHOME - TYPE D
1/8" = 1'-0"

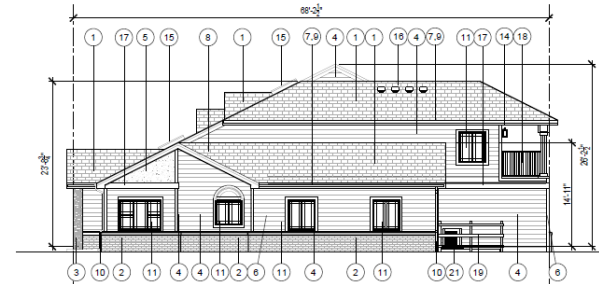


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TRIPLEX TOWNHOME - TYPE D
1/8" = 1'-0"

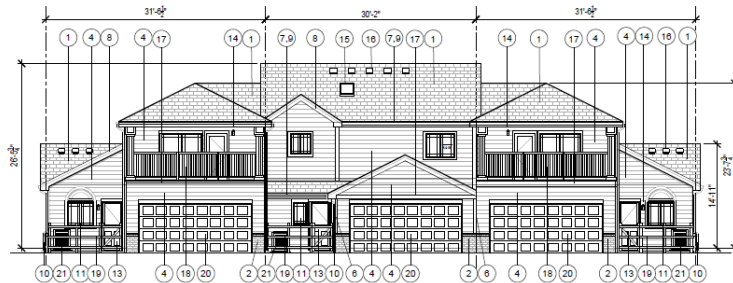
Building Elevations



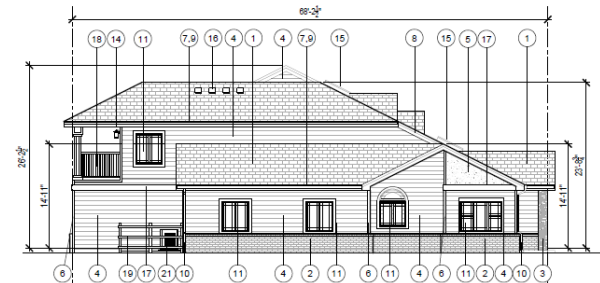
4 R32F-2BR-R32F FRONT ELEVATION
TRIPLEX TOWNHOME - TYPE E
1/8" = 1'-0"



3 R32F-2BR-R32F SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE E
1/8" = 1'-0"

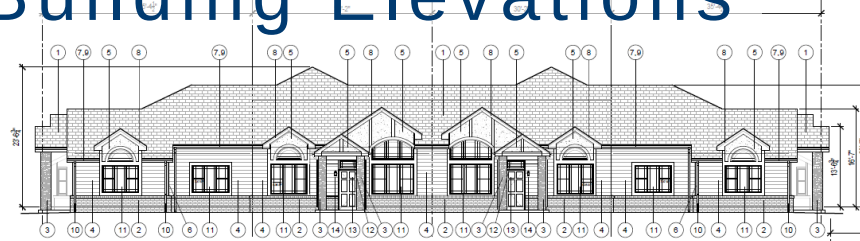


2 R32F-2BR-R32F REAR ELEVATION
TRIPLEX TOWNHOME - TYPE E
1/8" = 1'-0"

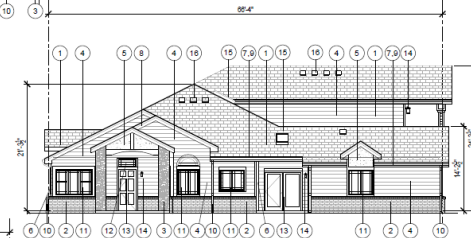


1 R32F-2BR-R32F SIDE ELEVATION
TRIPLEX TOWNHOME - TYPE E
1/8" = 1'-0"

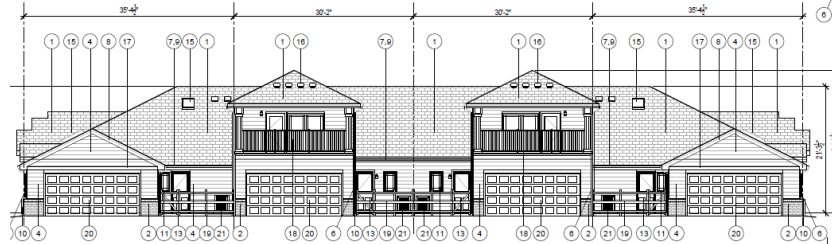
Building Elevations



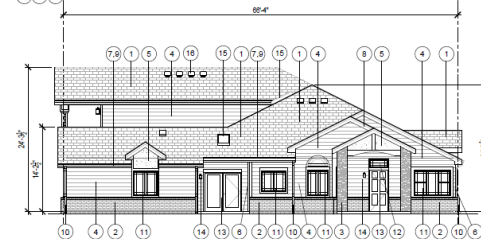
4
R35-MFM-MFM-R35 FRONT ELEVATION
4-PLEX TOWNHOME - TYPE G
1/8" = 1'-0"



3
R35-MFM-MFM-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE G
1/8" = 1'-0"

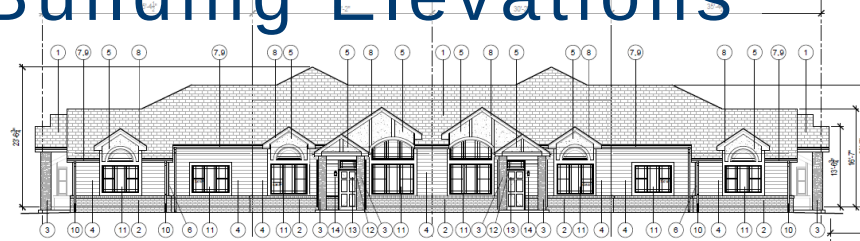


2
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4-PLEX TOWNHOME - TYPE G
1/8" = 1'-0"



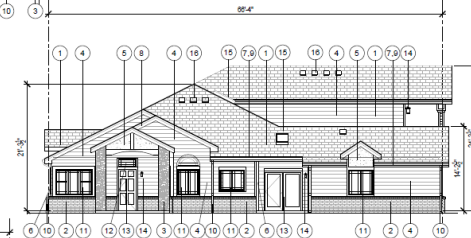
1
R35-MFM-MFM-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE G
1/8" = 1'-0"

Building Elevations



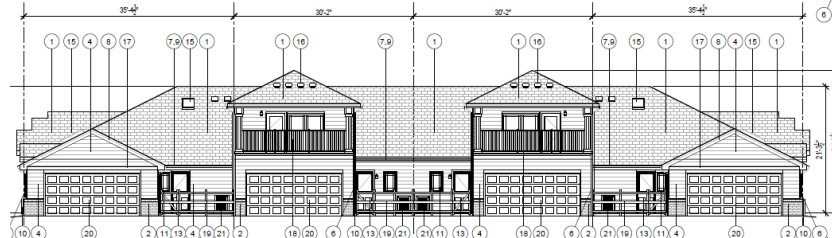
R35-MFM-MFM-R35 FRONT ELEVATION
4-PLEX TOWNHOME - TYPE G

4
1/8" = 1'-0"



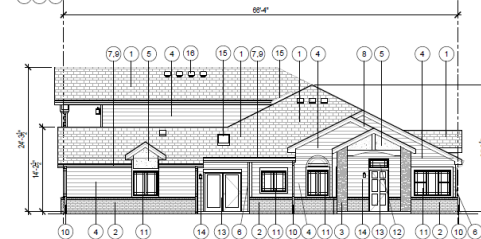
R35-MFM-MFM-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE G

3
1/8" = 1'-0"



R35-MFM-MFM-R35 REAR ELEVATION
4-PLEX TOWNHOME - TYPE G

2
1/8" = 1'-0"



R35-MFM-MFM-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE G

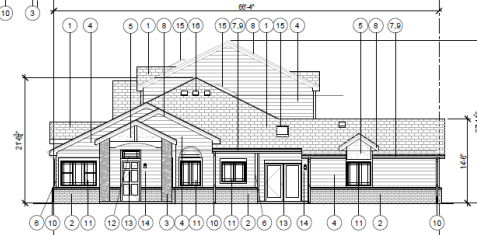
1
1/8" = 1'-0"

Building Elevations



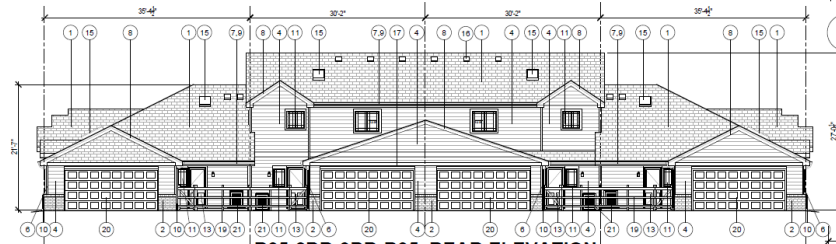
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4-PLEX TOWNHOME - TYPE H

4
1/8" = 1'-0"



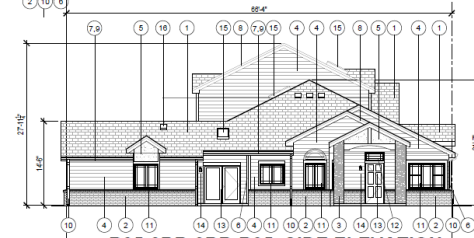
R35-2BR-3BR-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE H

3
1/8" = 1'-0"



R35-2BR-3BR-R35 REAR ELEVATION
4-PLEX TOWNHOME - TYPE H

2
1/8" = 1'-0"



R35-2BR-3BR-R35 SIDE ELEVATION
4-PLEX TOWNHOME - TYPE H

1
1/8" = 1'-0"



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.



Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the final site plan as presented subject to all remaining Planning Commission and staff comments being addressed.



Final Site Plan

Staff requests that the following be entered into the record:

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



Approval Criteria

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Final Site Plan. Meets intent and purpose of site plan standards; plan includes final plan and required data; plan is consistent with approved Preliminary Site Plan.
- Multifamily Residential. Meets multifamily residential standards for lot area open space, livable open space area, parking requirements, in addition to all other applicable Windsor Municipal Code requirements.
- Supplemental Information. Final utility plans and grading plan.