



PLANNING COMMISSION REGULAR MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
PLANNING COMMISSION REGULAR MEETING 2022-09
Wednesday, November 16, 2022, at 6:00 PM

A. CALL TO ORDER

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Public Comment**

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minute for those attending in person or an appropriate time as deemed by the Chair. The Planning Commission shall make no decisions or take action on comments, but may choose to schedule the matter for a decision later. Those addressing the Planning Commission, please state your name and address.

- 5. Approval of 10.19.22 Minutes**

B. REGULAR MEETING

- 1. Density and Subdivision Requirements to set aside for Commercial/Community Spaces Land Use Code**
 - Legislative
 - Staff Presentation: Abdul Barzak, Town Planner
- 2. PUBLIC HEARING**
PC-2022-02R A Resolution for Moody Comprehensive Plan Amendment
 - Quasi-Judicial
 - Staff Presentation: Abdul Barzak, Town Planner
- 3. PUBLIC HEARING**
PC-2022-03R A Resolution for the Moody Annexation Zoning
 - Quasi-Judicial
 - Staff Presentation: Abdul Barzak, Town Planner
- 4. PC-2022-04R A Resolution of the Moody Annexation Concept Plan**

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

5. PUBLIC HEARING

PC-2022-05R A Resolution for the Greenway Corridor Comprehensive Plan Amendment

- Quasi-Judicial
- Staff Presentation: Abdul Barzak, Town Planner

C. COMMUNICATIONS

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

1. Town Attorney
2. Town Staff
3. Town Management
4. Commission Members
5. Chair

D. ADJOURN

Planning Commission MEETING

Wednesday, November 16, 2022, 6:00 PM (MDT)

Registration URL

https://us02web.zoom.us/webinar/register/WN_OCx-DpESRiaIW915_tEgg

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.



PLANNING COMMISSION REGULAR MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
REGULAR MEETING 2022-08
Wednesday, October 19, 2022, at 6:00 PM

Present:

Chair:

Julie Stout

Vice-Chair:

Derek Grimes

Commissioners:

Zach Goodell

David Rau

Joe Pirrone

Terence Hennessy (alt)

Absent:

Audience: Jeremy Call

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Abdul Barzak, Town Planner

Karina Gomez, Court Clerk

A. CALL TO ORDER

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

MOTION WAS MADE BY Commissioner Pirrone , seconded by Commissioner Goodell to
Approve the Agenda. All Commission Members present voting Yes,

MOTION PASSED

4. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minute for those attending in person or an appropriate time as deemed by the Chair. The Planning Commission shall make no decisions or take action on comments, but may choose to schedule the matter for a decision later. Those addressing the Planning Commission, please state your name and address.

5. Approval of 9.21.22 Minutes

MOTION WAS MADE BY Commissioner Goodell, seconded by Commissioner Grimes to Approve the 9.21.22 Minutes . All Commission Members present voting Yes,

MOTION PASSED

B. REGULAR MEETING

1. 2022 BHS Solar Annexation

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Commissioner Pirrone , seconded by Commissioner Grimes to forward approval of the 2022 BHS Solar Annexation to Town Council. All Commision Members present voting Yes,

MOTION PASSED

2. PUBLIC HEARING

2022 BHS Solar Zoning

- Quasi-Judicial
- Staff Presentation: Abdul Barzak, Town Planner

PUBLIC HEARING: Open: 6:15 pm **Close:** 6:27 pm

MOTION WAS MADE BY Commissioner Pirrone , seconded by Commissioner Goodell to Approve 2022 BHS Solar Zoning and forward to the Town Council. All Commision Members present voting Yes,

MOTION PASSED

C. COMMUNICATIONS

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

1. Town Attorney
2. Town Staff
3. Town Management
4. Commission Members

5. Chair

D. ADJOURN

6:31 pm



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Density and Subdivision Requirements to set aside for Commercial/Community Spaces Land Use Code	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Planning Commission review, discuss, and forward a recommendation to the Town Council on Density and Subdivision Set Asides in the Land Use Code. Actions that may be taken: 1. Forward a recommendation of approval to the Town Council for Land Use Code changes regarding Density and Subdivision Set Asides in the Land Use Code. 2. Take No Action.		<u>Report</u> <u>Action Requested</u>
BRIEF SUMMARY		
On October 5th, 2022 and November 2nd, 2022 the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations on Density and Subdivision Set Asides in the Land Use Code. Tonight those recommendations come before the Planning Commission. Town staff asks that the Planning Commission review, discuss, and forward a recommendation to the Town Council for Density and Subdivision Set Asides in the Land Use Code.		
PUBLIC SUPPORT/CONCERN		
Residents have requested less density requirements.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Planning Commission to review, discuss, and forward a recommendation of approval to the Town Council for Land Use Code changes regarding Density and Subdivision Set Asides in the Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Density Code Comparison Tables		

Density Criteria

CODE REVIEW (DENSITY CRITERIA)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential Gross Acreage: 2.5 acres per dwelling unit - Suburban Perimeter Gross Min Density: 2 dwelling unit per acre - Town Core: Cannot exceed 15 units per acre. - Development Nodes: Encourages at least 8 units per acre	- consider minimum 5,000 for SF detached as you get closer to Commercial / MF or other SF attached product type - allow variety of housing product types - incorporate minimum language - overall size of RR kept as is to accommodate septic limitations			- Establish minimums based on product type - Example product types include Single Family Detached, Single Family Attached, Townhomes, Multifamily - Incorporate transition language that requires all residential lots within a certain distance from and adjacent to lower intensity residential area to have larger minimum lot sizes to aid in transition - (established lot frontage ratio (i.e. 3:1), appropriate buffers, lot/home type and architecture, etc.) - Encourage clustered development design in Rural Residential Conservation Sub-Zoning
Severance - Corridor Plan	"Overall, the density of the Old Town area should increase, by constructing upper floor additions on existing structures and developing new buildings of primarily two and three stories with residential uses in the upper floors."				
Evans					
Firestone	- Rural Residential: Max 1 unit per acre - Low-Density Residential: Max 5 units per acre - Medium-Density Residential: Max 10 units per acre - High-Density Residential: Max 20 units per acre - Old Town Residential: single family max 5 units per acre, multi-family max 10 units per acre				
Frederick	<u>Max Net Density:</u> - Estate District: 0.2 units per acre - Residential Low Density: 5 units per acre - Residential Medium Density: 10 units per acre - Residential High Density: 20 units per acre for townhomes, 60 units per acre for multi-family - Manufactured Home District 1: 50 units per acre - Manufactured Home District 2: 50 units per acre <u>Estate District:</u> "The maximum density is no more than one (1) single-family dwelling per five (5) acres, except that if the Town approves a conservation density bonus, the maximum density allowed shall be no more than one (1) single-family dwelling per two (2) acres."				
Johnstown	"Method. In single-family residential development, the density is established by the minimum required lot size. In multifamily residential development, the determination of the number of allowable dwelling units on a given property being developed shall be made by dividing the net area of the parcel to be developed by the number of square feet required per dwelling unit."				
Timnath	- Estate Residential: Max 1 Unit per Acre - Old Town Residential: N/A - Single Family: Max 4 dwelling units / acre - Mixed Residential: Max 8 dwelling units / acre - Multi-Family: Max 24 dwelling units / acre - Residential Mixed Use: Max 16 dwelling units / acre - Commercial Mixed Use: Max 16 dwelling units / acre				
Wellington	<u>Max Net Density:</u> - Single Family Rural Density: Max 1 unit / acre - Single Family Medium Density: Max 4 units / acre - Single Family Senior Housing: Max 7 units / acre - Multi-Family: 12 units / acre - Mobile Home Park: 7 units / acre				
Windsor	Mobile Home District: 8 units / acre				

Density Criteria - Minimum Lot Size

CODE REVIEW (DENSITY - MINIMUM LOT SIZE)

Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance		- language under Severance regarding lot size (6k) in Suburban Residential - build in transitional language between product types and densities - create new classification for townhomes - leave RR at 2.5 units/acre - 6,000 sqft for SF Detached - 4,000 sqft for SF Attached - 1,400 sqft / unit for Townhomes - MF at 1,600 footprint min.			- Windsor density requirements provide a great example of best practices within Weld County. Consider following these requirements with slight modifications. -Set density and minimum lot sizes based on product type
Severance - Corridor Plan					
Evans	- Min lot size is 6,000 sqft in Single Family, Two-Family, Multi-family, Residential Commercial, and Residential Manufactured Home districts				
Firestone					
Frederick	- Estate District: Min 10,000 sqft when adjacent to open space, 15,000 sqft when not adjacent to open space - Residential Low Density: Min 6,250 sqft - Residential Medium Density: Min 1,800 sqft - Residential High Density: Min 1,800 sqft for townhomes, 6,250 sqft for MF - Manufactured Home District 1: Min 4,000 sqft - Manufactured Home District 2: Min 6,250 sqft				
Johnstown	- Single Family: Min 6,000 sqft per unit - Single Family Attached: Min 4,500 sqft per unit - Multi Family: Min 3,000 sqft per unit				
Timnath	- Estate Residential: Min 0.5 acre - Old Town Residential: Min 2,500 sqft - Single Family: Min 6,000 sqft - Mixed Residential: 1,800 sqft - Multi-Family: Attached SF 1,800 sqft				
Wellington	- Single Family Rural Density: Min 0.5 acre - Single Family Medium Density: Min 6,500 sqft - Single Family Senior Housing: Min 4,000 sqft - Multi-Family: Min 11,500 sqft (plus 2,000 per unit over two)				
Windsor	<u>Estate Residential District:</u> Min 1 acre <u>Single Family District:</u> Min 6,000 sqft <u>Single Family Attached District:</u> - Single Family S: 6,000 sqft; Single Family L: 4,000 sqft; Single Family R: 2,500 sqft * - Standard Duplex S: 4,000 sqft; Standard Duplex L: 3,000 sqft; Standard Duplex R: 2,500 sqft * - Over-Under Duplex S: 7,000 sqft; Over-Under Duplex L: 5,000 sqft; Over-Under Duplex R: 4,000 sqft * - Townhouse: 1,400 sqft; Multiplex: 2,500 sqft <u>Multi-Family District:</u> - Standard Duplex, Over-Under Duplex, Townhouse, and Multiplex same as SF Attached District - Multi-Family Apartment: 1,400 sqft <u>Mixed Use District:</u> - Single Family: 6,000 sqft - Duplex: 4,500 sqft - Townhouse: 2,400 sqft - Apartment: 1,400 sqft				

Density Criteria - Maximum Lot Size

CODE REVIEW (DENSITY - MAXIMUM LOT SIZE)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Rural Residential Gross Acreage: 2.5 acres per dwelling unit - Suburban Perimeter Gross Min Density: 2 dwelling unit per acre - Town Core: Cannot exceed 15 units per acre. - Development Nodes: Encourages at least 8 units per acre	No maximums			- Consideration for maximum lot sizes in the most dense zones (Development Nodes, Town Core) as a future inclusion based on development interest and trends to protect these areas
Severance - Corridor Plan	n/a				
Evans	Single Family Estate District: Max lot size is 13,000 sqft				
Firestone	Medium-Density Residential: Min 5 units per acre High-Density Residential: Min 10 units per acre				
Frederick	n/a				
Johnstown	n/a				
Timnath	n/a				
Wellington	n/a				
Windsor	n/a				



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING PC-2022-02R A Resolution for Moody Comprehensive Plan Amendment	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Planning Commission review, discuss, and take action on Resolution PC-2022-02R and forward a recommendation to the Town Council on the Comprehensive Plan Amendment. Actions that may be taken: 1. Approve PC-2022-02R and forward a recommendation of approval of the Comprehensive Plan Amendment to Town Council, subject to the conditions listed therein. 2. Take No Action.		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
Hidden Lake Investments, LLC and Eaton Law Reservoir Company jointly (owners) are petitioning the Town of Severance to annex approximately 310 acres north of and adjacent to E. Harmony Road (WCR 74) and east of and adjacent to Teller Street (WCR 21). The applicant is requesting to zone 48.26 acres to Town Core along E. Harmony Road to allow for potential commercial and multi-family. The applicant is requesting the remaining 261.26 acres to be zoned as Suburban Perimeter directly behind the proposed Town Core zoning. The Future Land Use Map which was adopted in the Severance Comprehensive Plan shows approximately the southern half of this property to be designated as Suburban Perimeter and approximately the northern half of this property to be designated as Rural Residential. A concept plan has been submitted with this Comprehensive Plan Amendment and will be viewed at this meeting.		
PUBLIC SUPPORT/CONCERN		
Some Residents have expressed a desire to adhere to and not change the designations set by the Comprehensive Plan.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Planning Commission to review, discuss, and take action on PC-2022-02R for the proposed Comprehensive Plan Amendment.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution PC-2022-02R Moody Comprehensive Plan Amendment (Staff Generated)		

SEVERANCE PLANNING COMMISSION

RESOLUTION NO. PC-2022-02

**A RESOLUTION OF THE SEVERANCE PLANNING COMMISSION,
APPROVING AN APPLICATION TO AMEND THE TOWN OF
SEVERANCE COMPREHENSIVE PLAN TO REVISE THE LAND USE
MAP DESIGNATION PERTAINING TO REAL PROPERTY LOCATED
AT SECTION THIRTY-FIVE (35), TOWNSHIP SEVEN NORTH (T.7N.),
RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL
MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO**

WHEREAS, the Town of Severance (“Town”), acting through its Planning Commission, is empowered pursuant to C.R.S. §§ 31-23-201, *et seq.*, to adopt a master or comprehensive plan and amendments thereto to guide current and future growth and development of the municipality; and

WHEREAS, Hidden Lake Investments, LLC, who is the owner of certain real property within Weld County, and generally located in within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado (“Property”), has submitted an application to amend the Town’s Comprehensive Plan, by revising the future land use plan designation for the Property from Suburban Perimeter to Town Core and for the Property from Rural Residential to Suburban Perimeter (the “Application”), which would result in a revised Land Use Plan map (“Comprehensive Plan Amendment”), attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, in accordance with C.R.S. § 31-23-208, the Severance Planning Commission, at its meeting held on November 16, 2022, conducted a public hearing on the Application, following the publication of notice as required by law; and

WHEREAS, the Severance Planning Commission, after considering all the evidence presented at the public hearing, together with the relevant standards and criteria for comprehensive plan amendments, makes the following findings with respect to the Application:

- (a) It is consistent with the overall intent of the Comprehensive Plan, including Guiding Principles 1.E, 2.D, and 3.A, as well as the Community Design Values for Town Core zoning;
- (b) It demonstrates an improvement over the existing Future Land Use Map for this area of the Town in implementing the economic vision and goals of the Comprehensive Plan for transportation corridors;
- (c) It is necessary or desirable because of economic conditions and strict adherence to the Future Land Use Plan will result in a situation neither intended nor in keeping with key economic policies of the Comprehensive Plan for transportation corridor areas;
- (d) It will not have a negative effect on existing residents or on environmental or historic

resources in the immediate area;

- (e) It is capable of being integrated into the existing and planned transportation system for this area of the Town;
- (f) It will not have a significant impact or impose a burden on planned water and sewer service provision for this area of Town unique and different from those inherently associated with the same use occurring in other transportation corridors of the Town, or from what would be experienced if this area of Town developed in strict accordance with the existing Future Land Use map; and
- (g) It bears a reasonable relationship to the general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE PLANNING COMMISSION:

Section 1. The Planning Commission hereby approves the Comprehensive Plan Amendment, which includes the revised Future Land Use Plan map attached hereto as **Exhibit A**. Copies of the revised Comprehensive Plan Amendment have been and will be made available for public inspection at the Severance Town Hall 3 S. Timber Ridge Parkway, Severance Colorado 80546, during regular business hours.

Section 2. In accordance with C.R.S. § 31-23-208, this Resolution, when attached to the Future Land Use Plan, shall serve to document the Comprehensive Plan Amendment's approval by the Planning Commission.

Section 3. Following ratification and approval of the Comprehensive Plan Amendment by the Town Council as required by C.R.S. § 31-23-206(1), the Town Manager shall cause to be sent a certified and attested copy of the Comprehensive Plan Amendment to the Board of County Commissioners of Weld County. Attachment by the Town Manager of a certified copy of this Resolution and a copy of the Town Council resolution ratifying the Comprehensive Plan Amendment shall constitute certification and attestation of the Comprehensive Plan Amendment.

PASSED AND ADOPTED this 16th day of November, 2022.

Chairperson

ATTEST:

Town Clerk



October 21, 2022

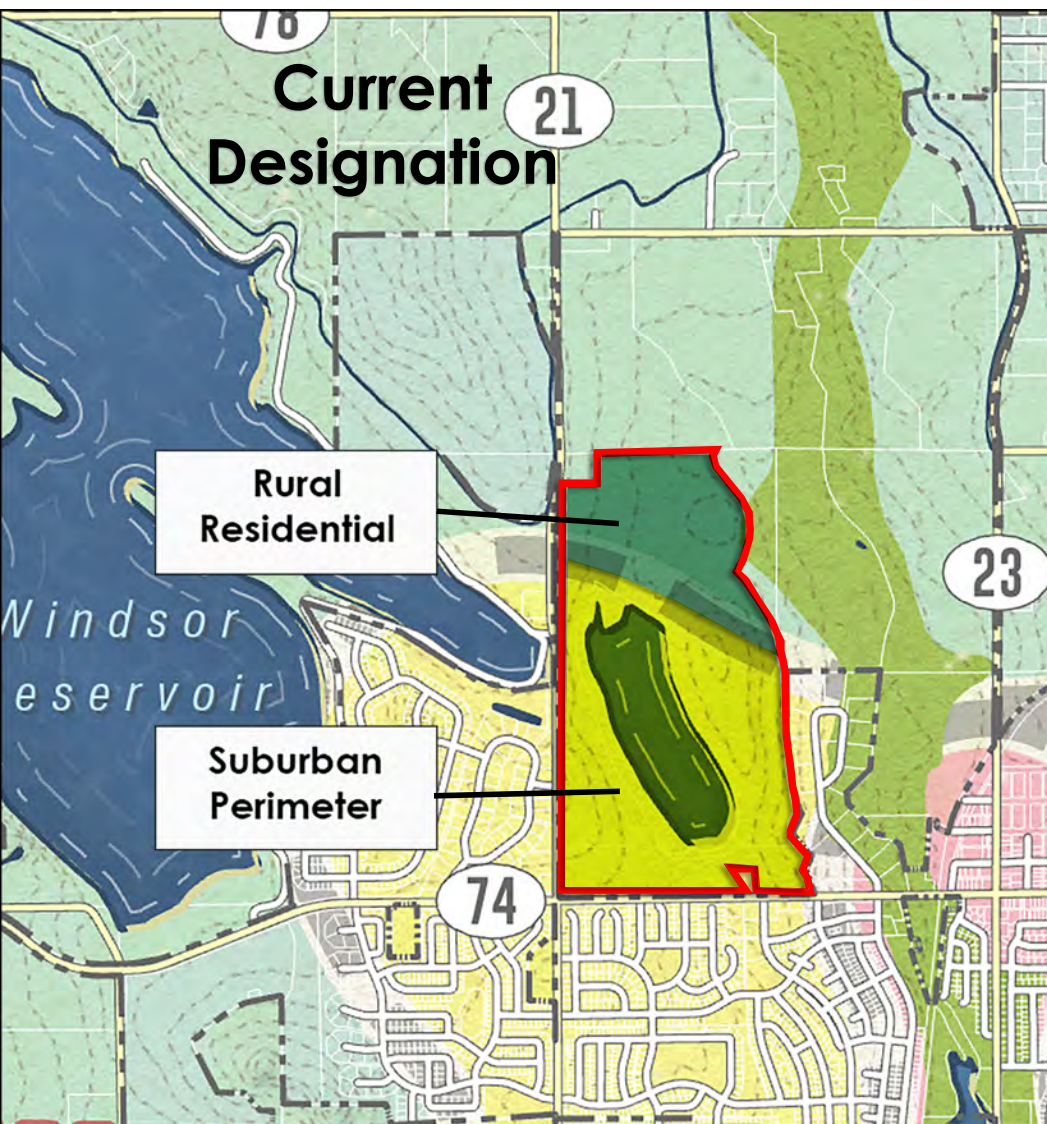


NORTHERN
ENGINEERING

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MOODY PROPERTY
SEVERANCE, CO

COMPREHENSIVE PLAN
FIGURE 1





AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING PC-2022-03R A Resolution for the Moody Annexation Zoning	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development asks that the Severance Planning Commission review and discuss Moody Project Zoning and forward a recommendation to the Town Council. Actions that may be taken: 1. Approve Resolution PC-2022-03R and forward a recommendation of approval to the Town Council for Moody Project Zoning. 2. Take No Action		<u>Zoning</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Hidden Lake Investments, LLC and Eaton Law Reservoir Company jointly (owners) are petitioning the Town of Severance to annex approximately 310 acres north of and adjacent to E. Harmony Road (WCR 74) and east of and adjacent to Teller Street (WCR 21). The applicant is requesting to zone 48.26 acres to Town Core along E. Harmony Road to allow for commercial and multi-family. The applicant is requesting the remaining 261.26 acres to be zoned as Suburban Perimeter directly behind the proposed Town Core zoning. A concept plan has been submitted with this zoning and will be viewed at this meeting.		
PUBLIC SUPPORT/CONCERN		
Residents have reached out to Town Staff and requested that zoning adhere to what is set forth in the adopted Comprehensive Plan.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Planning Commission to review, discuss, and take action on PC-2022-03R for the Moody Project Zoning and forward a recommendation to the Town Council		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution PC-2022-03R Moody Initial Zoning (Staff Generated)		

SEVERANCE PLANNING COMMISSION

RESOLUTION NO. PC-2022-03R

A RESOLUTION OF THE SEVERANCE PLANNING COMMISSION, APPROVING AN APPLICATION TO ZONE CERTAIN REAL PROPERTY LOCATED WITHIN SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, COUNTY OF WELD, STATE OF COLORADO TO SUBURBAN PERIMETER AND TOWN CORE ZONE DISTRICTS

WHEREAS, Hidden Lake Investments, LLC, for itself and on behalf of Journey Homes, LLC and Eaton-Law Reservoir Co., who are the owners of certain real property generally located in Section 35, Township 7 North, Range 67 West, County of Weld, State of Colorado and as legally described in **Exhibit A** (“Property”), attached hereto and incorporated herein, which is approximately 309.52 acres in size, has submitted an application proposing to zone the Property to Suburban Perimeter and Town Core zone districts (the “Application”); and

WHEREAS, the Severance Planning Commission, at its meeting held on November 16, 2022, conducted a public hearing on the Application, following the publication of notice as required by law; and

WHEREAS, the Severance Planning Commission, after considering all the evidence presented at the public hearing, together with the relevant standards and criteria for zoning as set out in the Severance Municipal Code, finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in Section 16.3.80(d) of the Severance Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE PLANNING COMMISSION:

Section 1. The Property described in **Exhibit A**, which consists of approximately 309.52 acres, more or less, shall be zoned Town of Severance Suburban Perimeter and Town Core Zoning Districts, subject to and contingent upon compliance with the following conditions:

- (a) The Town Council ratifying and approving the Planning Commission’s adoption of a comprehensive plan amendment pertaining to the Property, revising the future land use map designation for such property from Rural Residential and Suburban Perimeter to Suburban Perimeter and Town Core;
- (b) Technical corrections to the Moody Zoning Map shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this 16th day of November, 2022.

ATTEST:

Chairperson

Town Clerk

MOODY ZONING MAP
TOWN OF SEVERANCE
SITUATE WITHIN SECTION 35, TOWNSHIP 7 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
(±309.52 ACRES)

Zoning Descriptions

ENTIRE PARCEL

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th/ P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 287?? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;
THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the POINT OF BEGINNING.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the SchlageI II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;
THENCE North 00° 01' 47" East continuing along said Easterly line of the SchlageI II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of SchlageI II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;
The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.
THENCE North 89° 43' 41" East a distance of 374.00 feet;
THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;
THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;
THENCE South 36° 15' 22" West a distance of 81.53 feet;
THENCE South 14° 46' 49" West a distance of 22.77 feet;
THENCE South 02° 03' 26" East a distance of 30.76 feet;
THENCE South 33° 15' 31" East a distance of 115.46 feet;
THENCE South 36° 37' 49" East a distance of 132.58 feet;
THENCE South 41° 09' 32" East a distance of 130.51 feet;
THENCE South 40° 01' 53" East a distance of 139.86 feet;
THENCE South 35° 02' 09" East a distance of 145.64 feet;
THENCE South 19° 38' 05" East a distance of 143.14 feet;
THENCE South 21° 19' 29" West a distance of 59.29 feet;
THENCE South 16° 39' 59" East a distance of 142.09 feet;
THENCE South 14° 24' 46" West a distance of 71.95 feet;
THENCE South 04° 06' 29" West a distance of 86.34 feet;
THENCE South 24° 00' 55" West a distance of 356.21 feet;
THENCE South 40° 10' 05" West a distance of 12.24 feet;
THENCE South 40° 31' 16" East a distance of 100.34 feet;
THENCE South 56° 50' 15" East a distance of 57.98 feet;
THENCE South 40° 59' 20" East a distance of 59.88 feet;
THENCE South 33° 40' 24" East a distance of 67.70 feet;
THENCE South 31° 37' 54" East a distance of 70.95 feet;
THENCE South 30° 37' 57" East a distance of 85.04 feet;
THENCE South 29° 34' 41" East a distance of 107.35 feet;
THENCE South 32° 35' 12" East a distance of 115.72 feet;
THENCE South 33° 05' 56" East a distance of 128.81 feet;
THENCE South 31° 44' 30" East a distance of 146.49 feet;
THENCE South 09° 09' 37" West a distance of 158.11 feet;
THENCE South 26° 21' 47" East a distance of 150.21 feet;
THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;
The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.
THENCE South 00° 13' 21" West a distance of 637.13 feet;
THENCE South 05° 51' 39" East a distance of 485.00 feet;
THENCE South 10° 26' 39" East a distance of 425.00 feet;
THENCE South 24° 41' 39" East a distance of 139.00 feet;
THENCE South 26° 13' 21" West a distance of 262.00 feet;
THENCE South 40° 16' 39" East a distance of 209.41 feet;
THENCE South 40° 16' 39" East a distance of 145.59 feet;
THENCE South 21° 18' 21" West a distance of 175.00 feet;
THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;
THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;
The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the POINT OF BEGINNING.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SUBURBAN PERIMETER

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th/ P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 287?? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;
THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County;
THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the SchlageI II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 849.88 feet and to the POINT OF BEGINNING.

THENCE North 00° 15' 17" West continuing along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the SchlageI II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 1794.87 feet;
THENCE North 00° 01' 47" East continuing along said Easterly line of the SchlageI II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of SchlageI II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;
The following Thirty-seven (37) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.
THENCE North 89° 43' 41" East a distance of 374.00 feet;
THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;
THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;
THENCE South 36° 15' 22" West a distance of 81.53 feet;
THENCE South 14° 46' 49" West a distance of 22.77 feet;
THENCE South 02° 03' 26" East a distance of 30.76 feet;
THENCE South 33° 15' 31" East a distance of 115.46 feet;
THENCE South 36° 37' 49" East a distance of 132.58 feet;
THENCE South 41° 09' 32" East a distance of 130.51 feet;
THENCE South 40° 01' 53" East a distance of 139.86 feet;
THENCE South 35° 02' 09" East a distance of 145.64 feet;
THENCE South 19° 38' 05" East a distance of 143.14 feet;
THENCE South 21° 19' 29" West a distance of 59.29 feet;
THENCE South 16° 39' 59" East a distance of 142.09 feet;
THENCE South 14° 24' 46" West a distance of 71.95 feet;
THENCE South 04° 06' 29" West a distance of 86.34 feet;
THENCE South 24° 00' 55" West a distance of 356.21 feet;
THENCE South 40° 10' 05" West a distance of 12.24 feet;
THENCE South 40° 31' 16" East a distance of 100.34 feet;
THENCE South 56° 50' 15" East a distance of 57.98 feet;
THENCE South 40° 59' 20" East a distance of 59.88 feet;
THENCE South 33° 40' 24" East a distance of 67.70 feet;
THENCE South 31° 37' 54" East a distance of 70.95 feet;
THENCE South 30° 37' 57" East a distance of 85.04 feet;
THENCE South 29° 34' 41" East a distance of 107.35 feet;
THENCE South 32° 35' 12" East a distance of 115.72 feet;
THENCE South 33° 05' 56" East a distance of 128.81 feet;
THENCE South 31° 44' 30" East a distance of 146.49 feet;
THENCE South 09° 09' 37" West a distance of 158.11 feet;
THENCE South 26° 21' 47" East a distance of 150.21 feet;
THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;
The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.
THENCE South 00° 13' 21" West a distance of 637.13 feet;
THENCE South 05° 51' 39" East a distance of 485.00 feet;
THENCE South 10° 26' 39" East a distance of 425.00 feet;
THENCE South 24° 41' 39" East a distance of 139.00 feet;
THENCE South 26° 13' 21" West a distance of 262.00 feet;
THENCE South 40° 16' 39" East a distance of 209.41 feet;
THENCE South 40° 16' 39" East a distance of 145.59 feet;
THENCE South 21° 18' 21" West a distance of 175.00 feet;
THENCE South 17° 56' 39" East a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
THENCE South 89° 03' 21" West along said parallel line a distance of 450.32 feet;
THENCE South 89° 06' 25" West a distance of 196.44 feet;
THENCE North 00° 53' 35" West a distance of 190.00 feet;
THENCE North 01° 44' 58" East a distance of 130.14 feet;
THENCE North 00° 53' 35" West a distance of 453.34 feet to beginning of a curve, non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 189.04 feet, said curve has a Radius of 401.20 feet, a Delta of 26° 59' 50" and is subtended by a Chord bearing North 13° 54' 11" West a distance of 187.30 feet to the endpoint of said curve;
THENCE North 29° 30' 15" West along a line non-tangent to the aforesaid course a distance of 274.94 feet to the beginning of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 31.42 feet, said curve has a Radius of 20.00 feet, a Delta of 90° 00' 00" and is subtended by a Chord bearing North 74° 35' 58" West a distance of 28.28 feet to a Point of Tangency;
THENCE South 60° 24' 02" East a distance of 543.24 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 668.88 feet, said curve has a Radius of 1306.00 feet, a Delta of 29° 20' 41" and is subtended by a Chord bearing South 75° 04' 23" West a distance of 661.60 feet to a Point of Tangency;
THENCE South 89° 44' 43" West a distance of 151.96 feet;
THENCE North 00° 53' 35" West a distance of 54.00 feet;
THENCE North 00° 53' 35" West a distance of 453.34 feet to the POINT OF BEGINNING.

The above-described tract of land contains 11,380,374 square feet or 261.26 acres, more or less (±).

TOWN CORE

A parcel of land being a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th/ P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 287?? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;
THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the POINT OF BEGINNING.

THENCE North 00° 15' 17" West a distance of 849.88 feet;
THENCE North 89° 44' 43" East a distance of 930.55 feet;
THENCE South 00° 53' 35" East a distance of 54.00 feet;
THENCE North 89° 44' 43" East a distance of 151.96 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northwest a distance of 668.88 feet, said curve has a Radius of 1306.00 feet, a Delta 29° 20' 41" and is subtended by a Chord bearing North 75° 04' 23" East a distance of 661.60 feet to a Point of Tangency;
THENCE North 60° 24' 02" East a distance of 543.24 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 31.42 feet, said curve has a Radius of 20.00 feet, a Delta of 90° 00' 00" and is subtended by a Chord bearing South 74° 35' 58" East a distance of 28.28 feet to the endpoint of said curve;
THENCE South 29° 30' 15" East along a line non-tangent to the aforesaid course a distance of 274.94 feet to the beginning of a curve, non-tangent to this course;
THENCE along the arc of a curve concave to the Southwest a distance of 189.04 feet, said curve has a Radius of 401.20 a Delta of 26° 59' 50" and is subtended by a Chord bearing South 13° 54' 11" East a distance of 187.30 feet to the endpoint of said curve;
THENCE South 00° 53' 35" East along a line non-tangent to the aforesaid course a distance of 453.34 feet;
THENCE South 01° 44' 58" West a distance of 130.14 feet;
THENCE South 00° 53' 35" East a distance of 190.00 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 43.73 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;
The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the POINT OF BEGINNING.

The above-described tract of land contains 2,102,465 square feet or 48.27 acres, more or less (±).

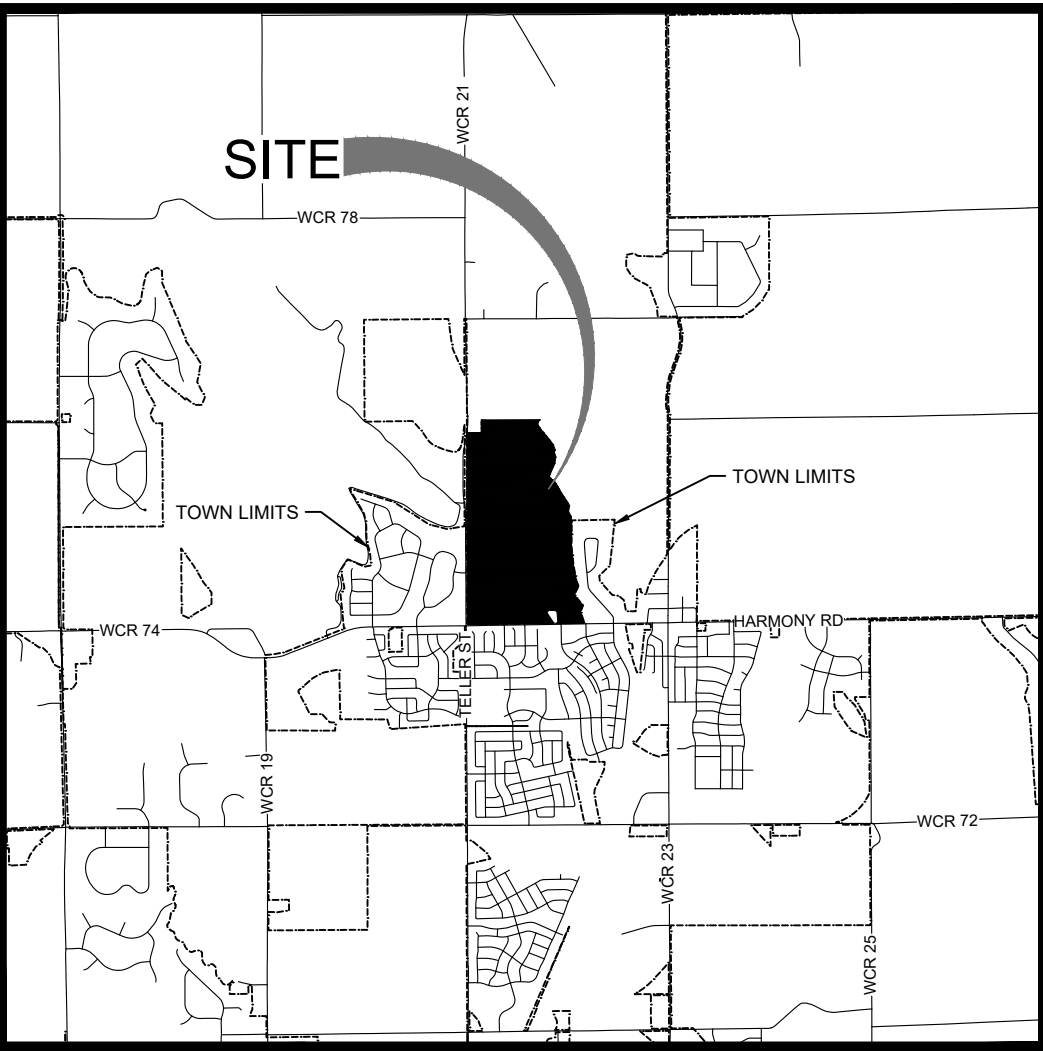
SURVEY NOTES:

1. Basis of Bearings: The West line of the Southwest Quarter of Section 35 as bearing North 00°15'17" West (assumed bearing) a distance of 2675.16 feet and Monumented as shown hereon.
2. Unit of measure is U.S. Survey Feet.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. This survey does not constitute a title search by the surveyor. For information regarding additional easements, Northern Engineering relied upon Policy Number: CO-FFAH-IMP-81306-1-21-H0641638 dated May 21, 2021, File Number: 459-H0646933-820-GRO, Amendment No. 1, dated July 2, 2021 and File Number: 459-H0587798-084-LL9, Amendment No. 1 dated July 2, 2021, all prepared by Heritage Title Company, Inc.
5. According to FEMA Map No. 08123C1213E and 08123C1211E, dated January 20, 2016, this parcel lies within Zone X "Area of Minimal Flood Hazard".

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby certify that this Property Description and Zoning Map for the Town of Severance, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief and in my professional opinion.

Aaron M. Lund, a Registered Professional Land Surveyor
Colorado Registered Professional Land Surveyor #38670



VICINITY MAP
1" = 5000'

PLANNING COMMISSION APPROVAL:

Recommended for approval this _____ day of _____, 20____.

CHAIRMAN, SEVERANCE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATION:

I hereby certify that this zoning map was filed in my office on this _____ DAY OF _____, 20____ at _____ O'CLOCK ____m.

Fee:

CLERK AND RECORDER

TOWN COUNCIL CERTIFICATION:

This is to certify that the zone change as shown and described hereon was approved on the _____ day of _____, 20____, by Ordinance No. _____, passed and adopted at the regular meeting of the town council of the Town of Severance, held on this _____ day of _____, 20____.

Town Clerk

Mayor

OWNER/DEVELOPER

Hidden Lake Investments, LLC
Larry S. Buckendorf
7251 W 20th St, Suite 200
Greeley, CO 80634
(970) 539-0120
larry@journeyhomes.com

SITE ENGINEER

Northern Engineering Services, Inc.
Robbie Lauer
301 N. Howes St, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158
robbie@northernengineering.com

SURVEYOR

Northern Engineering
Aaron Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 488-1115
aaron@northernengineering.com

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:	TOWNSHIP:	RANGE:
35	7 N	67 W of the 6th PM

NORTHERN ENGINEERING

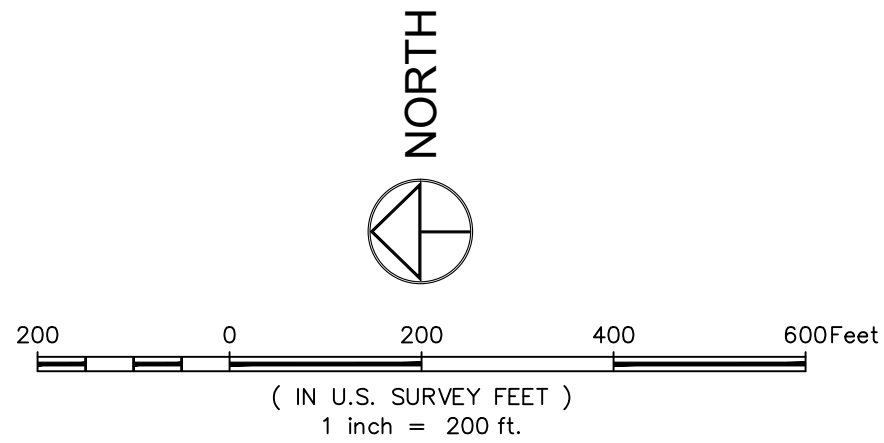
970.221.4158
northernengineering.com

PORT COLLINS 301 North Howe Street, Suite 100, 80521
GREELEY 820 8th Street, 80634

DATE:	SCALE:	REVIEWED BY:
10/24/2022	1" = 200'	A. Lund
PROJECT:	CLIENT:	DRAWN BY:
1158-003		A. Lund/A.F.

MOODY ZONING MAP FOR HIDDEN LAKE INVESTMENTS, LLC 10201 WCR 74, WELD COUNTY, CO

MOODY ZONING MAP
TOWN OF SEVERANCE, COLORADO
SITUATE WITHIN SECTION 35, TOWNSHIP 7 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
(±309.52 ACRES)



LINE TABLE		
LINE	LENGTH	BEARING
L1	81.53'	S36° 15' 22"W
L2	22.77'	S14° 46' 49"W
L3	30.76'	S02° 03' 26"E
L4	115.46'	S33° 15' 31"E
L5	132.58'	S36° 37' 49"E
L6	130.51'	S41° 09' 32"E
L7	139.86'	S40° 01' 53"E
L8	145.64'	S35° 02' 09"E
L9	143.14'	S19° 38' 05"E
L10	59.29'	S21° 19' 29"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	142.09'	S16° 39' 59"E
L12	71.95'	S14° 24' 46"W
L13	86.34'	S04° 06' 29"W
L14	12.24'	S40° 10' 05"W
L15	100.34'	S40° 31' 16"E
L16	57.98'	S56° 50' 15"E
L17	59.88'	S40° 59' 20"E
L18	67.70'	S33° 40' 24"E
L19	70.95'	S31° 37' 54"E
L20	85.04'	S30° 37' 57"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	107.35'	S29° 34' 41"E
L22	115.72'	S32° 35' 12"E
L23	128.81'	S33° 05' 56"E
L24	146.49'	S31° 44' 30"E
L25	158.11'	S09° 09' 37"W
L26	150.21'	S26° 21' 47"E
L27	136.36'	S06° 10' 17"E
L28	139.00'	S24° 41' 39"E
L29	262.00'	S26° 13' 21"W
L30	209.41'	S40° 16' 39"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	145.59'	S40° 16' 39"E
L32	175.00'	S21° 18' 21"W
L33	308.63'	S17° 56' 39"E
L34	340.10'	N04° 06' 13"W
L35	210.84'	S88° 07' 15"W
L36	72.01'	S46° 38' 40"W
L37	315.51'	S32° 58' 40"E
L38	20.00'	S00° 53' 35"E

SYMBOL LEGEND	
	FOUND PROPERTY MONUMENT
	FOUND SECTION CORNER
	FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38209

LINE LEGEND	
	SECTION LINE
	RIGHT OF WAY LINE
	ANNEXATION BOUNDARY LINE
	LOT LINE
	EXISTING ANNEXATION LINE
	ZONING LINE

EXISTING ZONING: WELD "AG"
PROPOSED ZONING: SEVERANCE
"SUBURBAN PERIMETER"
261.26 ACRES

LOT B
1AMRECX18-02-3293
REC. NO. 4495105
OWNER: HIDDEN LAKE INVESTMENTS, LLC

EATON-LAW RESERVOIR
REC. NO. 3934637
OWNER: THE EATON-LAW RESERVOIR CO.
(CONTAINS AN IRRIGATION RESERVOIR)

EXISTING ZONING: WELD "AG"
PROPOSED ZONING: SEVERANCE
"SUBURBAN PERIMETER"
261.26 ACRES

LOT B
1AMRECX18-02-3293
REC. NO. 4495105
OWNER: HIDDEN LAKE INVESTMENTS, LLC

EXISTING ZONING: WELD "AG"
PROPOSED ZONING: SEVERANCE
"TOWN CORE"
48.27 ACRES

LOT B
RECX18-0146
REC. NO. 4495106
OWNER: HIDDEN LAKE INVESTMENTS, LLC

SUMMIT VIEW RD

W1/16 S35-T7N-R67W
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP
LS 38209 "2013"
IN MONUMENT BOX

SUMMIT VIEW SUB
SECOND FILING
REC. NO. 3075523
ZONING: SEVERANCE
"SUBURBAN PERIMETER"

SUMMIT VIEW SUB
THIRD FILING
REC. NO. 3075523
ZONING: SEVERANCE
"SUBURBAN PERIMETER"

SUMMIT VIEW SUB
THIRD ANNEXATION
REC. NO. 2760552

POINT OF BEGINNING
"TOWN CORE"
ZONING DESCRIPTION
N89°06'25"E
30.00'

POINT OF COMMENCEMENT
SW COR S35-T7N-R67W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 12374 "1999"
IN MONUMENT BOX

POINT OF BEGINNING
ANNEXATION PARCEL

POINT OF BEGINNING
ANNEXATION PARCEL

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ANNEXATION PARCEL

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POINT OF BEGINNING
ANNEXATION PARCEL

POINT OF BEGINNING
ANNEXATION PARCEL

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
30
TOWNSHIP:
7 N
RANGE:
67 W of the 6th PM

NORTHERN
ENGINEERING
N
FORT COLLINS 301 North Hagan Street, Suite 100, 80521
970.223.4158
northernengineering.com

DATE:
10/24/2022
PROJECT:
1152-003
CLIENT:
HIDDEN LAKE INVESTMENTS, LLC
SCALE:
1" = 200'
REVIEWED BY:
A. Lund

MOODY ZONING MAP
FOR
HIDDEN LAKE INVESTMENTS, LLC
10201 WCR 74, WELD COUNTY, CO

Sheet
2
Of 2 Sheets



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PC-2022-04R A Resolution of the Moody Annexation Concept Plan	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development asks that the Severance Planning Commission review and discuss Moody Project Concept Plan and forward a recommendation to the Town Council. Actions that may be taken: 1. Approve Resolution PC-2022-04R and forward a recommendation of approval to the Town Council for Moody Project Concept Plan. 2. Take No Action		<u>Resolution</u> <u>Concept Plan</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Hidden Lake Investments, LLC and Eaton Law Reservoir Company jointly (owners) are petitioning the Town of Severance to annex approximately 310 acres north of and adjacent to E. Harmony Road (WCR 74) and east of and adjacent to Teller Street (WCR 21). The applicant has submitted a concept plan requesting 123.40 acres of single family residential lots (670 lots). 30.66 acres of commercial, 13.79 acres of multi-family, a 10.69 acre school site, 72.65 acres of open space, and 55.75 acres of right-of-way.		
PUBLIC SUPPORT/CONCERN		
Residents have reached out to Town Staff and expressed concern with the concept plan, please see packet for all received comments.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Planning Commission to review, discuss, and take action on PC-2022-04R for the Moody Project Concept Plan and forward a recommendation to the Town Council		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Town Review Form - Moody Project (Staff Generated) 2. Engineering Memo (Staff Generated) 3. Draft Management Plan (Applicant Submitted) 4. Combined Neighborhood Responses 5. Combined Referral Responses 6. Resolution PC-2022-04R Moody Concept Plan (Staff Generated)		



Town of Severance Review Comments (Comp Plan Amendment, Zoning, Concept Plan)

Date: 10.12.2022 – Received, Resubmitted 10.25.2022

Project Name/Contact: Moody Annex/Zoning/Concept Plan/Morgan Kidder

Project Address: Northeast Corner of Teller Street & E. Harmony Road

Customer: 233- Journey Homes Moody Property

Review Number: 8th Submittal

Project Coordinator: Abdul Barzak, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	Redlines	Resolved?
Notes	Applicant to address all Redlines from Civil. Public Hearings will not be scheduled until finalized and approved by staff. - Zoning Map - Legal Descriptions - Comp Plan Amendment	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Redlines have been addressed with resubmittal.	
Notes	Civil has reviewed the revised Zoning Map, Zoning Legal Descriptions, and Comp Plan Amendment Figure. The previous comments have been resolved.	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1		Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	Currently the Town does not have the storage capacity nor the volume delivery capacity to serve this subdivision. Applicant will need to examine the storage capacity with the Town and the volume delivery capacity will need to be discussed with the Town and their delivery provider, North Weld County Water District. This comment should be addressed during the preliminary plat process.	
Applicant Response	Agreed. This comment will be addressed during the preliminary plat process.	
Notes	Further coordination will be required at Preliminary Plat stage	
Item 2		Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	Current capacity at the Severance treatment Plant will not allow this proposed subdivision to be treated. In turn, Applicant will need to build a bypass line to connect to the Town's trunkline which will then be treated by the Town of Windsor per the Town's IGA. This comment should be addressed during the preliminary plat process.	
Applicant Response	Agreed. This comment will be addressed during the preliminary plat process.	
Notes	Further coordination will be required at Preliminary Plat stage	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1		Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The attached markups show opportunities to incorporate pedestrian corridors and trail systems on the concept plans. A concept should show pedestrian systems as well as the vehicular ones currently shown. We suggest including photo examples to illustrate what the pocket parks might look like or what is being considered for these areas. The same can be done with the buffer areas on all sides. A second concept plan sheet could include callouts with images that show what you are thinking in terms of amenities and treatments in all of these areas. Currently this is a big unknown with the concept.	
Applicant Response	A second sheet has been added with potential amenities and treatments for the site.	
Notes	Staff is comfortable with the concept plan at this stage. If approved further coordination will be required at Preliminary Plat stage.	
Item 2		
Concept Plan – Markup		

Notes	There is an additional question/comment on the markups trying to better understand what happens with the roadway along the western edge of the future school site. It currently dead-ends into the commercial area. Notes or callouts should be added to note whether this connects to an access drive or results in a turnaround. Understanding the circulation is important.	Resolved? ☒ YES ☐ NO ☒ SEE ATTACHED
Applicant Response	A temporary turnaround will be designed during the preliminary plat stage. The ultimate connection in this area will not be determined until such time the commercial area is developed.	
Notes	Staff is comfortable with the concept plan at this stage. If approved further coordination will be required at Preliminary Plat stage.	

Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group, Inc.

Item 1	Please see attached Memo and Redlines	Resolved? ☒ YES ☐ NO ☒ SEE ATTACHED
Notes	Engineering Comment Memo and all Redlines are included in the dropbox link: https://www.dropbox.com/sh/1w9ss27orh32q7k/AAC3EwQ-EK4U8T0T8y5DX1K4a?dl=0	
Applicant Response	Responses to engineering comments provided on CCG comment letter.	
Notes	From CCG: the remaining comments & redlines on the Concept Plan can be addressed with the Preliminary Plat process.	
Item 2	Concept Plan - Potable Water	Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	The water service for this project will be provided by the Town of Severance. To provide service to this development, the Town needs to purchase Additional Standard Plant Investment Taps (ASPITs) from the North Weld County Water District (NWCWD). Additional ASPITs are not available for purchase at this time. The Town is working with the NWCWD on a new Water Service Agreement to resolve this issue. There is no estimate on when this Agreement will be executed. This is consistent with the referral comments from the NWCWD. The Town of Severance Elevated Water Tank will need to be placed into service prior to any building permits being issued for this project. Red	
Applicant Response	Noted.	
Notes	Further coordination will be required at Preliminary Plat stage	
Item 3	Concept Plan - Sanitary Sewer	Resolved?

Notes	Sanitary Sewer – The sanitary sewer service for this project will be provided by the Town of Severance, however the Town does not have infrastructure in place to serve this development. The project will need to install a sanitary sewer main from the project to the existing 18" interceptor pipe south of the existing Severance Wastewater Treatment Facility. <i>The developer has stated that they will work with the Town to complete the additional offsite sanitary sewer connection required to serve this development.</i>	☐ YES ☒ NO ☐ SEE ATTACHED
Applicant Response	Agreed. This comment will be addressed during the preliminary plat process.	
Notes	Further coordination will be required at Preliminary Plat stage	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	No Comment	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	No Comments at this time	
Applicant Response	Noted.	
Notes	Further coordination will be required at Preliminary Plat stage	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	No Comment	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	No Comments at this time	
Applicant Response	Noted.	
Notes	Further coordination will be required at Preliminary Plat stage	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	No Comment	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	No Comments at this time	
Applicant Response	Noted.	
Notes		

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	No Comments	Resolved? ☒ YES ☐ NO
Notes	Nothing from the PD at this point.	

Applicant Response	Noted.	☐ SEE ATTACHED
Notes		

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	No Comments	Resolved?
Notes	No Comment at this time	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Noted.	
Notes		

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



Abdul Barzak
 Town Planner
abarzak@townofseverance.org
 Town of Severance
 3 South Timber Ridge Parkway
 PO BOX 339
 Severance, CO 80546
 970-692-1556

TO: Mr. Nick Wharton, Severance Town Manager
Ms. Lindsay Radcliff-Coombes, Severance Deputy Town Manager
Mr. Abdul Barzak, Severance Town Planner

FROM: Chris Messersmith, Colorado Civil Group, Inc.
Amber Messersmith, Colorado Civil Group, Inc.

DATE: October 27, 2022

SUBJECT: Moody Annexation, Zoning, and Concept Plan

CCG PROJECT NO: 0042.0014.02

TOWN CUSTOMER ID: 233

We have completed our engineering review of the Moody Annexation, Zoning, and Concept Plan 8th submittal package received on October 25, 2022 and the revised Comprehensive Plan received on October 26, 2022. The following items were included with the submittal package:

- Zoning Map
- Concept Plan
- Comprehensive Plan Figure 1
- Response Letter
- Legal Description (Zoning – Suburban Perimeter)
- Legal Description (Zoning - Town Core)

We offer the following comments:

General:

1. Potable Water – The water service for this project will be provided by the Town of Severance. To provide service to this development, the Town needs to purchase Additional Standard Plant Investment Taps (ASPITs) from the North Weld County Water District (NWCWD). Additional ASPITs are not available for purchase at this time. The Town is working with the NWCWD on a new Water Service Agreement to resolve this issue. There is no estimate on when this Agreement will be executed. This is consistent with the referral comments from the NWCWD. The Town of Severance Elevated Water Tank will need to be placed into service prior to any building permits being issued for this project.
2. Larimer & Weld Irrigation Company demands that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld Irrigation Company to address its concerns as a condition of zoning/annexation approval. *The Applicant has responded that they will work with LWIC on any modifications to the ditch system during the development process.*



3. The Winter Farms protest letter dated May 5, 2022 was reviewed. Bullet Item #1 is the only engineering related item. We believe their request to have their water supply line relocated prior to construction is reasonable. *The proposed re-alignment will not be designed until the preliminary plat process.*
4. Sanitary Sewer – The sanitary sewer service for this project will be provided by the Town of Severance, however the Town does not have infrastructure in place to serve this development. The project will need to install a sanitary sewer main from the project to the existing 18" interceptor pipe south of the existing Severance Wastewater Treatment Facility. *The developer has stated that they will work with the Town to complete the additional offsite sanitary sewer connection required to serve this development.*
5. The Applicant will need to schedule a scoping meeting with the Town prior to preparing the Traffic Impact Study for this project which is required for the Preliminary Plat process.

Annexation Substantial Compliance:

- ~~6. The project was previously checked for substantial compliance, refer to Comment Memo dated October 28, 2021.~~

Annexation Petition:

- ~~7. The revised Annexation Petition has been signed by Hidden Lake Investments, LLC, Journey Homes, LLC and the Eaton Law Reservoir Company.~~
- ~~8. The Annexation Petition Legal Description has been corrected and matches the Annexation Map.~~

Annexation Legal Description:

- ~~9. The Annexation Legal Description was previously reviewed, and no problems were found.~~

Title Commitment:

10. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0646933-820-GRO, Amendment No. 1 with Commitment Date of July 2, 2021 lists the vested owner as:

Hidden Lake Investments, LLC, a Colorado limited liability company

The aliquot legal descriptions are for Lot B, Recorded Exemption No. 0705-35-3 RECS18-0146 (Parcel #070535300004) and for Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 (Parcel #070535200008). The Title Commitment is missing Rec. No. 4717678 Special Warranty Deed. Town of Severance criteria requires that the Title commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

11. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0587798-084-LL9, Amendment No. 1 with Commitment Date of July 2, 2021 lists the vested owner as:

The Eaton-Law Reservoir Company (incorporated March 17, 1980)

The legal description appears to be for Parcel #70535300003 per Sale Deed Rec. No. 3934637. Town of Severance criteria requires that the Title commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

12. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0664301-820-GRO with Commitment Date of November 22, 2021 lists the vested owner as:

Journey Homes, LLC, a Colorado limited liability company

The aliquot legal description is for Lot A, Recorded Exemption No. 0705-35-3 RECX18-0146 (Parcel #70535300003). Town of Severance criteria requires that the Title Commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

Annexation Map:

13. According to the applicant, the Annexation Map has been executed by the Developer and submitted to the Town for signatures.
14. Our only previous minor redline comment dated July 5, 2022 was to correct who was signing the Clerk and Recorder's Certification block. Engineering will check that this has been addressed prior to signing the Annexation Map.

Zoning Map:

15. The previous comments have been addressed; we have no further comments.
16. Sheet 1 (SMC 16.3.80.c.2.e.3) – Separate written metes and bounds legal descriptions (WORD) were submitted for each proposed zoning category. These legal descriptions were checked against the calls on the Zoning Map and the Zoning Lot Closures.
- The Town Core Zoning legal description is approved.
 - The Suburban Perimeter Zoning legal description is approved.

Comprehensive Plan Figure 1:

17. The zoning statements and areas have been checked and match the Zoning Map and the Zoning legal descriptions.
18. We have no further comments.

Concept Plan:

19. The access and intersection spacing comments below are general and all arterial access and intersection spacing will be evaluated in detail at the Preliminary Plat level with the TIS.
20. E Harmony Rd (WCR 74 Road) ROW – The Severance Transportation Master Plan identifies E Harmony Rd (WCR 74) as a Major Arterial with a 140' road ROW. There is 50' of existing ROW north of the section line. This project will be required to dedicate 20' of ROW along E Harmony Rd (WCR 74) for a total of 70' of ROW north of the section line. *The ROW appears to be provided. ROW dedication will be done with the Plat process.*
21. Teller St (WCR 21) Road ROW – The Severance Transportation Master Plan identifies Teller St (WCR 21) as a Minor Arterial with a 120' road ROW. When right turn lanes are warranted on Minor Arterial roads an additional 10' of road ROW is required. There is 30' of existing ROW east of the section line. This project will be required to dedicate 30' of ROW along Teller St (WCR 21) and 40' of ROW where right turn lanes are warranted for a total of 60' of ROW or

70' of ROW east of the section line, accordingly. It appears that 60' of ROW is provided. *ROW dedication will be done with the Plat process.*

22. WCR 76 Road ROW - WCR 76 does not currently exist as a road. This project should reserve road ROW along WCR 76 for future dedication. This section of WCR 76 would be considered as a Minor Arterial with a 120' road ROW. When right turn lanes are warranted on Minor Arterial roads an additional 10' of road ROW is required. This project should reserve 60' of ROW for WCR 76 south of the section line and 70' of ROW for WCR 76 where right turn lanes are warranted south of the section line. It appears that 60' of ROW is reserved with the Concept Plan layout. *ROW dedication will be done with the Plat process.*
23. Arterial Access & Intersection Spacing (E Harmony Rd.) – The Concept Plan shows 2 proposed accesses via E Harmony Rd.
- The Evans St./E Harmony Rd Intersection does not meet the required ¼ mile spacing; however, it does align with the existing Evan St. access for the Summit View Subdivision to the south. This access is acceptable as shown but may be restricted to Right-In/Right-Out or ¾ movement in the future. Similar restrictions may be required of the existing roads to the south (Evans St. and Summit View Rd.) in the future.
 - Timber Ridge Pkwy. will likely be a full movement intersection and potentially be signalized in the future.
24. Arterial Access & Intersection Spacing (Teller St.) – The Concept Plan shows 3 proposed accesses via Teller St.
- The 1st access (southernmost) is located more than a ¼ mile from E Harmony Rd. However, this access no longer aligns with the existing Fox Run intersection to the west, as requested by the Town. The 1st access and the existing Fox Run intersections are approximately 250' apart and do not meet the Town's intersection spacing criteria. This off-set intersection will need to be evaluated by the Town's Traffic Engineer and will require a variance.
 - The 2nd access is less than a ¼ of a mile north from the 1st access and will require a variance. *In response the Applicant's comment response: we recommend this access remain as is for now and be further evaluated at time of Plat process when we have a TIS.*
 - The 3rd access is acceptable and is located a ¼ mile north from the 2nd access and ¼ mile south of WCR 72.
25. Collector Roadways, Timber Ridge Pkwy – It appears that Timber Ridge Pkwy. has been designed as a Collector roadway extending north/south through the development from E Harmony Rd to WCR 76 and driveway access has been eliminated per our previous comments.
26. Collector Roadways - The applicant's traffic engineer will need to evaluate the Average Daily Trips (ADT) on all of the internal street network. Any street that exceeds 1500 ADT will be required to be a Collector roadway. (repeat) *This can be addressed with the Preliminary Plat process.*
27. Arterial/Internal Streets Intersections - All roads that intersect the arterials roads of E Harmony Rd and Teller St will be required to have a Collector section at the intersection (80' ROW) for dedicated turn lanes, see Severance TMP Figure 19. *The length of the widened intersections will be checked during the Preliminary Plat process.*

28. Internal Street and Lot layout - Local roads must be spaced a minimum of 330' along a Collector roadway (repeat). *Per Applicant's response to comments, this will be addressed with Preliminary Plat. Engineering has no objection. It should be noted that lot layout may be impacted.*
29. Oil/Gas – According to the COGCC website, there are 4 existing Plugged and Abandoned (PA'ed) Wells on the property. The layout of the proposed lots and roadways appears to comply with Severance's Municipal Code Section 16.11.80.b.4. Engineering will review the PA'ed well setbacks with Town Management. All existing oil and gas pipelines should be shown on preliminary plat & construction plans.
30. Potable Water – Potable Water service for this project will be provided by the Town of Severance. This project will need to connect to the existing 12" water main in Teller St. and the 12" water main in E Harmony Rd. A 12" or 16" water main will be required in Timber Ridge Parkway and in WCR 76 (or another location) to loop the system. *Water system will be designed with Preliminary Plat process.*
31. Irrigation Ditch - There appears to be existing irrigation ditches throughout the property. These ditches need to be accommodated as required by the ditch company(s), see referral comments.
32. Drainage – Detention ponds are not specifically identified on the Concept Plan. *The detention facilities will be reviewed at the time of Preliminary Plat.*

Additional comments can be found on the document redlines, which are listed below and included in the dropbox link below:

<https://www.dropbox.com/sh/1w9ss27orh32q7k/AAC3EwQ-EK4U8T0T8y5DX1K4a?dl=0>

- 0042.0014.02 CP Redlines_(2022.10.27).pdf

Please let us know if you have any questions regarding this memo.

Moody Property

Severance, CO



DRAFT MANAGEMENT PLAN

August 23, 2021





OCTOBER 21, 2022



NORTHERN
ENGINEERING

P:\1155-003\DWG\EXHIBITS\MOODY PROPERTY_CONCEPT PLAN.DWG

MOODY PROPERTY
SEVERANCE, CO
CONCEPT PLAN
FIGURE 1



OCTOBER 21, 2022

NE NORTHERN
ENGINEERING

P:\1155-003\DWG\EXHIBITS\MOODY PROPERTY_CONCEPT PLAN.DWG

MOODY PROPERTY
SEVERANCE, CO
CONCEPT PLAN FEATURES
FIGURE 2

TOWN QUESTIONS

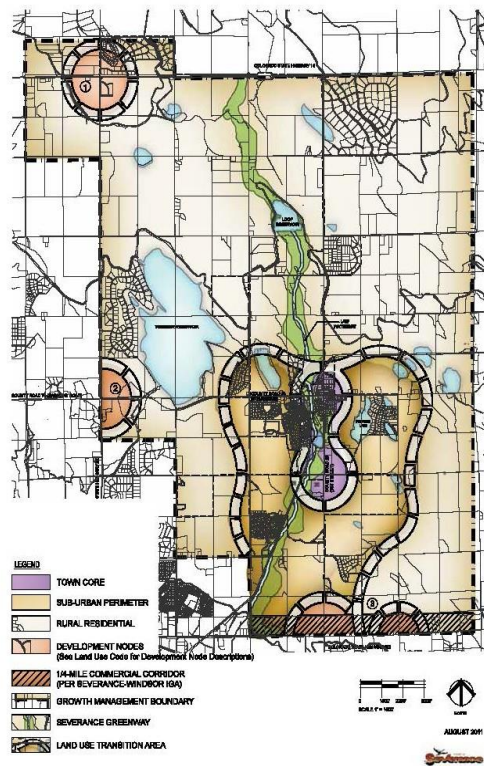
WHAT IS THE THEME OF THE DEVELOPMENT?

Moody Property is a single family detached residential neighborhood with commercial and multi-family developable parcels located just east WCR 21 and just north of WCR 74. The development will provide additional housing and commerce within the Town of Severance, and provide easy, convenient access to most of the cities and towns across Northern Colorado. Moody Property will provide a welcoming, residential neighborhood that takes advantage of fantastic views and a family friendly walk and trail system. The development will be an asset to the Town of Severance and will attract new residents and businesses.

HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT THE COMPREHENSIVE PLAN AND ZONE DISTRICT?

The Moody Property is aligning with the Town’s Comprehensive Plan Physical Vision Statement of being a strong commercial and residential core surrounded by sub-urban residential neighborhoods. The site lies within the Sub-Urban perimeter shown on the Comprehensive Plan’s Future Land Use Map, advancing, and enhancing the vision for the Town to continue to develop into a diverse, economically sustainable community. There are a number of subdivision layout standards that have been incorporated into the site plan:

- 1. Three-way intersections represent the majority of street intersections within the neighborhood.
- 2. The layout incorporates a modified grid that introduces gentle curves to the street alignments.
- 3. Views toward the distant mountain views are accommodated along trail corridors and connector roads.
- 4. Direct driveway access onto connector streets has been eliminated.
- 5. Commercial and multi-family pads are located along WCR 74.



HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT DIVERSITY, LAND USE, AND OPEN SPACE?

The development theme and pattern support Diversity, Land Use, and Open Space by providing quality homes at an affordable price- point in a visually appealing and user-friendly setting. The community plan outlines attractive home designs which honor the existing environment while incorporating buffers, easy access to existing parks, and walkways.

HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT THE ZONING DISTRICT AND DENSITY?

The Moody Property community currently is being Re-Zoned and will support the Zoning District and Density by providing a sub-urban residential development within the sub-urban perimeter (while not encroaching on the town-core perimeter) as shown on the Future Land Use Map. The community fits perfectly between the town core and rural zones, allowing for patronage within the town core, involvement within the sub-urban community itself, and easy access to other municipalities or travel on Intersate-25 to the west. Minimum density required is 2.0 dwelling units per acre. The Moody Property site plan incorporates 2.9 dwelling units per acre and exceeds the minimum lot size by providing lots with a minimum size of 6,300 square feet and an average size of 6,700 square feet.

WHAT IS THE ROADWAY NETWORK ASSOCIATED WITH THIS DEVELOPMENT?

Moody Property is bordered to the west by WCR 21, south by WCR 74 and by private property on all other sides. Evans Street, Summit View Road and Timber Ridge Parkway will be continued to the north through the Moody Property Development. This will provide increased access for the surrounding property owners to WCR 74. The internal streets of the neighborhood will be classified as sub-urban local residential. Street sections and locations are shown in further details on page 4 of this Management Plan.

WHAT TREATMENTS ARE APPLIED TO THE PERIMETER AND INTERIOR ROADWAYS IN THE DEVELOPMENT?

The perimeter treatment along WCR 21 and WCR 74 will consist of a landscaped buffer zone between the lots and the roadway with some intermittent trees. The entrance to the neighborhood will be lined with trees, entry signage, and pedestrian walkways. The interior roadways will include detached sidewalks and trails promoting convenient and safe pedestrian movement.

WHAT IS THE LOT LAYOUT ASSOCIATED WITH THIS DEVELOPMENT AND HOW DOES IT INTERFACE WITH THE ROADWAY NETWORK?

The mid-ranged single-family homes slated for this neighborhood, allow for a medium-density layout while preserving individual lots’ uniqueness. The interior roadways will be placed to effectively serve one row of houses on either side, allowing for smooth movement from the neighborhood streets to the main roadways. The simple roadway design will make it easy to navigate into and within the development.

HOW IS THE LOT SIZE AND DIVERSITY ACCOMPLISHED?

The lot sizes vary slightly, but all are a minimum of 63-feet wide and are for single-family homes. The lots do not have a lot of diversity in this area, but the lots in the surrounding subdivisions do.

WHAT ARE THE PROPOSED SETBACKS FOR EACH LOT?

The proposed setbacks are shown in the Site Data table on page 2 of this Management Plan and meet or exceed the Town’s standards.

TOWN QUESTIONS

HOW DO THE STREET DESIGNS, LOT SIZES AND SETBACK ENHANCE THE STREETScape?

The street layout was planned to provide for easy access, facilitate pedestrian movement, and aesthetic appeal of an existing irrigation reservoir on the property. Once these roads are built, the surrounding subdivisions will have increased access to WCR 21 and WCR 74. The streetscape is enhanced through the local and connector cross sections that incorporate detached sidewalks. The short blocks allow for a variety of ways to reach connector roads, parks, and mail kiosk areas.

WHERE ARE THE COMMON AREAS IN THE SUBDIVISION AND WHAT IS THE PURPOSE OF THE COMMON AREAS?

The common areas in the subdivision include entries, buffers along roads and at the rear of lots, and the existing detention area. There are also many parks close-by in the surrounding neighborhoods including the existing The Overlook Subdivision and Hunters Crossing Subdivision.

HOW ARE COMMON AREAS FINISHED?

Common area finishing will be based on the usage of the individual areas. Entries will be finished with trees and other formal planting. Buffer zones will be finished with native plant species that are drought resistant and which require minimal maintenance. Also, in compliance with the Sub-Urban Perimeter land use zone, open space areas will have landscape irrigation.

HOW ARE THE COMMON AREAS MANAGED?

Common areas will be maintained and managed by a new Metro District.

WHAT IS THE FENCING PLAN FOR THE DEVELOPMENT?

The fencing plan will include solid, cedar, privacy fencing throughout the neighborhood and between homes. Additionally, stone pillars will be incorporated at set distances along the outer perimeter of the development. Fencing will match existing Town of Severance communities.



WHAT AMENITIES ARE INCLUDED IN THE DEVELOPMENT AND WHAT AMENITIES WILL BE MANAGED?

Amenities provided through the community include entry features and signage, and buffer zones. These amenities will be managed by a new Metro District.

HOW ARE THE ENTRIES TO THE DEVELOPMENT ENHANCED?

The entries off WCR 21 will be enhanced by signage depicting the name of the neighborhood and formal planting along the sides of the main roads. There will be pedestrian walkways along the entries that connect with neighborhood walkways. The entries will feature adequate lighting for visibility at night.

HOW IS CONNECTIVITY WITHIN AND OUTSIDE OF THE DEVELOPMENT ACHIEVED?

There are four entrances from WCR 21 and three entrances from WCR 74 provided for the development. The entrances from WCR 74 and one of the entrances from WCR 21 are continuing existing town streets (Evans Street, Summit View Street Road, Timber Ridge Parkway, and Fox Run). Most of the interior roadways lead to Evans Street and a proposed collector from WCR 21 for easy ingress and egress. Pedestrian walkways also follow this design, connecting internal streets with the main road and the parks in other subdivisions. Detached walks along the county roads will facilitate connections to regional trail systems.

HOW ARE THE ARCHITECTURAL AND LANDSCAPE DESIGNS ON INDIVIDUAL LOTS MANAGED?

A new Metro District will establish and control design guidelines for exterior architectural and landscape design elements. Conceptual representations of architectural styles of the neighborhood are included in this management plan and can be seen below.



WHAT IS THE IRRIGATION SYSTEM, INCLUDING SOURCES OF WATER?

Irrigation systems for both individual lots and the common areas will be provided by a new Metro District.

HOW IS POTABLE WATER SUPPLIES TO THE PROJECT AND IS THERE ADEQUATE POTABLE WATER AVAILABLE TO SERVE THE PROJECT?

The potable water system will be designed based on the lot layout and existing connection points to the Town’s water system outside of the development. The system will be looped internally to provide redundancy and fire flows. Standard engineering practices will be utilized in the design of the potable water system. Utility plans will be completed for the Town to review and approve.

TOWN QUESTIONS

HOW IS STORM WATER BEING MANAGED?

Stormwater design will follow standard engineering practices, identifying grading and drainage patterns and conveying flows to the adjacent existing site detention pond by means of the internal street system and subterranean sewer. The detention pond was designed to contain the site runoff and release at the required historic rate. Drainage design will be submitted to the Town for review and approval.

HOW WILL COMMON AREA LANDSCAPE BE MAINTAINED?

Common area landscaping will be maintained and managed by a new Metro District.

HOW WILL THE DEVELOPMENT HANDLE SANITARY SEWER?

The internal sanitary sewer system will drain via gravity to low points to the south. Connection of the Town of Severance wastewater system is possible along WCR 74 at the intersections with Evans Street and Timber Ridge Parkway. The existing sanitary was designed to convey flows from the Moody Property Subdivision. All sanitary sewers will be designed following standard engineering practice and will be submitted to the Town for review and approval.

HOW IS EXTERIOR LIGHTING BEING ADDRESSED?

Each residence will have adequate, non-polluting exterior lighting that complements the neighborhood architecture. Street lighting will be spaced to minimize light pollution and maintain the sub-urban nature of the neighborhood while still providing adequate lighting of the interior streets.

WHAT IS THE POTENTIAL IMPACT ON ADJACENT NEIGHBORHOODS?

The Moody Property will provide commercial opportunity along WCR 74 near the Severance town core while maintaining the sub-urban perimeter. Local access for the residential areas of the Moody Property will be located on WCR 21. Pedestrian trails within the Subdivision and walks along the county and local roads will facilitate connections to regional trail systems.

IF NOISE OR SMELLS ARE ASSOCIATED WITH THE DEVELOPMENT, WHAT ARE THE PLANS FOR MITIGATION?

Construction will take place only during normal working hours. All standard best management practices, including noise, dust, and erosion control, will be followed during development. Individual issues will be mitigated on a case-by-case basis.

OIL AND GAS DEVELOPMENT?

Although oil and gas activities exist within the rural areas near Moody Property, no operations are expected to take place within the boundaries of the development.

HOW IS OFF-STREET PARKING BEING ADDRESSED?

Each residence will have an attached 2- car garage as well as a driveway adequate for parking while avoiding blocking pedestrian traffic on the detached walkways.

From: [hollycoope](#) [REDACTED]
To: [Abdul Barzak](#)
Subject: New build at Teller/74
Date: Saturday, January 29, 2022 10:11:11 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender hollycooper955@yahoo.com

To whom it may concern

As a resident at 103 flat iron street I disagree with any new residential building until a new school is built to accommodate the children. I also disagree with the amount of multi family housing. I feel that our little farm community is going to loose its safety, charm, and personality. We do not approve of this at all.

Christian and Holly Cooper.

[Sent from Yahoo Mail for iPhone](#)

From: [Chris Kelley](#)
To: [Abdul Barzak](#)
Cc: [Chris Kelley](#)
Subject: Any new builds
Date: Saturday, January 29, 2022 10:38:13 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender chris_k69@hotmail.com

To whom it may concern,

I am writing to let you and the town planning committee know that I am opposed to any new builds, single family or multi family, until at least three new elementary schools, two new middle schools, and one new high school have been constructed and finished in our school district to accommodate the exploding population that has been more than encouraged by the past actions of your committee and the town council. These actions have been short sighted and planned for selfish financial gain.

Furthermore, the town nor North Weld water district has adequate water to accommodate any more housing builds. It is preposterous to continue to rubber stamp every housing development that comes before you because the developer takes you and the committee out for lunch. Enough is enough.

I urge you and the committee to strongly consider my stance. Trust me, thousands more Severance citizens agree with my view and dismay of the unchecked growth that the town had seen in the past five years.

Regards,

Christopher Kelley

Sent from my iPhone

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation/new development concerns
Date: Monday, January 31, 2022 12:18:07 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jacqueline.hayes9685@yahoo.com

Hello Abdul,

I am a newer Severance resident. I have lived here just over two years. I have seen how many homes have been built and continue to be built in such a short amount of time and I have a real concern. Aside from being a resident in severance, I am a mother of two school age children. Since living here, our schools have been overcrowded to the point that my children don't even get to go to school in the town that we live in! We were originally zoned to be part of Severance schools and were quickly moved to a Windsor school based on the continued building. The town is allowing homes to be built without thinking about the responsibilities that come with that. There isn't a clear plan in place that allows the district to grow with the amount of families moving into our area. This is a true concern not only as a parent, but as a taxpayer.

Along with the school issues, what is being done to keep our roads safe? The amount of traffic that has come from the ongoing building is ridiculous. I live in severance shores and there are times I'm sitting at my intersection for over 5 mins just trying to turn right because of the amount of cars and there isn't a plan for a light from what I've been told. I have witnessed so many near miss accidents on a regular basis. That's a joke in itself! Harmony/74 is already a busy road and when you add another 800 homes, well it's just crazy to even think about. The planning was not done prior to Hunters Crossing and Severance shores going in, let alone the other neighborhoods that have been added or being added, so my confidence that it will be done prior to this new development is nonexistent.

I would hope that before any further building was permitted, the town will take these concerns into consideration. I can't emphasize enough how important a resolution truly is.

Thank you,
Jacqueline Hayes

From: [Tessie Heeter](#)
To: [Abdul Barzak](#)
Subject: Severance town plans
Date: Monday, January 31, 2022 12:41:42 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender tessie.heeter@gmail.com

Hello! I'm a resident of Severance, living in Hunters Crossing. I was reaching out to express my concern regarding the amount of homes being built compared to the plan (or lack thereof) of schooling for our kids. My kids already are slotted for Windsor (Grandview) because Rangeview is overcrowded. I don't know how a council could approve building more homes when kids of their community currently don't fit in their neighborhood school.

We moved here because of the close community and amazing schools. It feels as though that's being taken away from us in our first year living here. Overcrowded schools cannot be successful schools. I would love to chat more if you have questions.

Thanks,
Tessie Heeter



From: [Kaela Hopkins](#)
To: [Abdul Barzak](#)
Subject: Moody property plan
Date: Monday, January 31, 2022 9:30:54 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender ktnova31@yahoo.com

Hello,

As a Severance resident I have great concerns with the potential Moody property plans. There are already too many new developments and too large of a population that our small town can not support. Our schools are already overcrowded with no current plans to build more, traffic is becoming a problem, and the current water moratorium are all valid reasons that adding another 800 homes is just not possible.

Thank you for hearing my concern,

Kaela Terranova

[Sent from Yahoo Mail for iPhone](#)

From: [Melo -](#)
To: [Abdul Barzak](#)
Subject: Re: moody annexation
Date: Tuesday, February 1, 2022 2:24:23 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender melissa.outman@gmail.com

Hello,

I am writing in regards to the proposal for the moody property. My family and I own a home in Summit View just south of the proposed development. As we will be directly affected by this plan I hope my families opinion will be considered. We would appreciate some commercial/retail property in the area. However we are very concerned about the large number of additional residential properties being approved. Especially without appropriate infrastructure for the addition of future residents. Our schools are already over capacity. We have very limited commercial/retail spaces to support this growth. Our town is in need of more businesses/schools first. We sincerely hope someone in town hall might actually be bothered to say no to one of these home builders from time to time.

Sincerely
M Outman-Colabello

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody Annexation/zoning/Concept Plan (Sent by Rachel Richards, rach.richards2113@gmail.com)
Date: Tuesday, February 1, 2022 3:06:07 PM

Hello abarzak,

Rachel Richards ([rach.richards](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Hello,

I am writing in response to the proposed development.

The current infrastructure within the town of severance cannot support the amount of growth that this new development would bring.

1. There is not enough capacity in the already overcrowded schools.
2. The closest grocery stores are already under-stocked, under-staffed, and supply residents in multiple cities.
3. The availability of decent internet and cell phone reception out here is extremely limited and already pushing capacity - Internet is not sufficient to work from home, most cell phone carriers have absolutely terrible coverage out here.
4. There are already concerns about the availability of clean water supply as there are not enough facilities to treat our water and the water to residents of our surrounding cities. Demand for the clean water is going to rise with the development of new homes - how is this going to be supported without the necessary facilities?

City income considerations - Sales tax is being given to other cities not kept in our own hometown due to a lack of amenities.

Please consider the daily life of an individual/family currently living in the town of Severance and how all of these issues mentioned above would make living here even harder with any more residential development.

Regards,

Rachel

From: [Wendy L West](#)
To: [Abdul Barzak](#)
Subject: Hidden Lake Investments LLC Development
Date: Tuesday, February 1, 2022 5:34:14 PM

Good afternoon,

My name is Wendy West and I live at 277 Audubon Blvd and I want to express my concern and disapproval of the above development.

First, I unfortunately will not be at the Public Hearing in person. I have been to these public hearings and the last one I went to, I felt like this was just a formality. I was told that the developer followed Severance's Comprehensive Plan and therefore the project was a go. I am assuming this will be the same for this development. I just don't understand why things can't change after public comment when the project has not even started yet. Otherwise, why have the Public Hearing? I remember when Mike Lind came into town with an idea for a project and the town people flooded town hall and were able to shut the project down. Why this can't happen again, I don't understand. I believe the town should have the final say in what is best for the community.

I am deeply saddened with this development because it is more Journey Homes, and truly, just more homes on top of homes. This will make the main corridor into Severance wall-to-wall Journey Homes. The only reason people come to Severance is for the location of affordable housing. We service all the other major towns in our surrounding areas. There is truly nothing unique about Severance. The money generated is from new house construction which in turn goes to provide for town administration, policing, and schools. Where is our town identity?

On that note, and knowing the project will go through as planned, I would like to offer a suggestion. Is there any way that the homes can be different from all the other subdivisions? I understand it is convenient for the builder to have the same patterns because of the quick build. However, in the section of Summit View I live in, the builder made adjustments to the gables and front of the house to make it appear like a different style home. Also, the external paint could not match the neighbors on either side. Can there be some kind of stipulation similar to this example given to the builder in order to make several of the houses seem different so it's not a development of all the same design?

Thank you,

Wendy L West

From: [Amberly Fredrickson](#)
To: [Abdul Barzak](#)
Subject: Fwd: Moody proposal
Date: Tuesday, February 1, 2022 9:53:07 AM
Attachments: [zoning_map_2.2.21.pdf](#)

Good morning

I am writing to STRONGLY oppose the annex, rezoning, and development of the Moody property. I am directly impacted by the suggested proposal and while I understand the landowner has rights, the Town of Severance has the choice to keep the land they purchased at the time zones as rural and annexed. I STRONGLY encourage everyone to oppose the annex and rezoning.

When considering, I'd like you to ask yourself the following.

- ***Is this Moody plan in the requested zone change consistent with the Town of Severance? Does the community really want more houses?*** I do not believe that the current residents of Severance want this town to continue to grow at the rate it has been growing. Weld RE 4 is asking for the growth to slow down. The schools are asking Severance and Windsor to STOP building and that they can NOT serve the current or upcoming populations. My concern is we allow the growth but the community and services come after the fact. A case in point is the school and the current community is negatively impacted. Northern Weld County Water District has put the moratorium in place because they recognize the growth is out of control. There is a reason Weld County kept this property annexed and zoned as rural.
- The attached map shows that Moody proposal is NOT supposed to be developed. IT is not coded as "development node" and therefore the Town previously had NO intentions on developing this area and AGAIN is not prepared to do so.
- **IS there a need to rezone?** No, there are several communities already approved where people (taxpayers) can move into Severance. There are additional commercial properties next to Dollar General that can be used. This property does not need to be rezoned, the Franklin development which is already approved is similar. NO, the Town is projecting "development nodes" and the Moody project is NOT one of them.
- **Is the zone change consistent with the orderly development of public services?** NO, this again is the reason the Northern Weld County Water District put a stop to building in Severance. NO, Weld RE4 is at capacity and consistently in letters to the town stating they can not serve the community. NO, the roads will be destroyed and there will be more dangerous intersections. NO, this development will drive down property values in surrounding communities. This will not serve the community and will continue to decrease the quality of life for current residents. The Town can use other communities for commercial properties and taxes. The town can put commercial properties next to the Public Works, the Franklin development, and coming into town.
- **Is this consistent with other community development?** NO, the Moody is suggesting commercial and the surrounding community is Rural Residents (see attached map, again). NO, other community developments support nature and green belts between housing developments. The multi-family house directly backs an established Settler's Landing Neighborhood. There needs to be a least a green belt. Given that Settler's Landing backs that development the park could be moved towards the east to also be considerate of the established neighbors and provide a buffer. The multi-family needs

to be elsewhere on the land so it doesn't make the existing Settler's Landing properties go down. They purchased their home expecting that zone to remain rural. In surrounding communities, there are individual larger lots and fewer homes. In other communities, the school is able to serve the children. In other communities, the infrastructure.

I will once again ask you to oppose the annex and zoning of the Moody proposal. The attached zone mapping should remain. It was updated by, you, the town on 2.2.22 and needs to remain. The Town of Severance should not annex or change the zone. It is NOT in the plans. It NEGATIVELY impacts students and families. It NEGATIVELY impacts Settler's Landing.

I plan to remain actively involved in this proposal. I am extremely concerned about this proposal.

From: [Dan Russell](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation Plan
Date: Monday, February 7, 2022 3:23:25 PM

Abdul,

As I may not be able to attend the neighborhood meeting on this subdivision plan, please accept these written comments and distribute where applicable.

As an adjacent homeowner, I have several areas of concern:

1. Traffic (vehicular). Adding 795 new homes (plus multi-family units and commercial ventures) within a few hundred yards of my home will increase vehicular traffic in this general area considerably. Are the planned improvements to the current roads and traffic signs/signals sufficient to support that increase in traffic? What is the timeline to make sufficient improvements if the Moody subdivision is approved?
2. Traffic (foot). This is a significant concern as my subdivision (Fox Ridge) does not have sidewalks. Residents and their children and animals walk on the streets themselves. This has never been an issue because there has been very little vehicular traffic. Historically, only residents and service providers (and a very few "looky-loos") drive our streets. Putting several hundred houses mere yards from Fox Ridge will increase the vehicular traffic in Fox Ridge significantly. Does the town of Severance plan to put sidewalks in Fox Ridge to ensure the safety of foot traffic in and around Fox Ridge? People from Severance Shores often walk across the open area behind my home. They often chose to walk right next to my back fence and some even stop and attempt to interact with my pets. This is happening with some frequency from the 265 houses in Severance Shores. One can only assume that 795 houses on the other side may produce a 300% (or more) increase in the number of people walking along my back fence. Is there a plan to put in a walkway further away from our property or some other plan to keep this additional foot traffic further away in the open space to be less intrusive to homeowners in Fox Ridge?
3. Infrastructure. Will the water needs of these 800+ buildings cause any issues to the Town of Severance infrastructure capacities and capabilities? What of law enforcement, sewage, electricity and internet service? Are all those systems readily capable of handling a 100%+ increase in demand in this immediate vicinity?
4. Lot size. The average lot size in Colorado is roughly 7500 square feet. Every single lot in this planned subdivision is under that average. While roughly 30% are just 2% less at 7200 sq ft, fully 70% of the planned lots are 6200 sq ft (or 15% smaller than average). It seems to me the only entity to benefit from these lot sizes is the builder. Not the residents, not the neighbors and not the town. By putting more and more houses on smaller and smaller lots, there can be additional challenges to infrastructure (see #3) and fire risk management (see #5) to say nothing of negative overall impact to nearby home values. Where is the Town going with this trend? Will it be accepted if the next subdivision has a 5000 sq ft lot size? How about 4000 sq ft? Does the Town of Severance have any standard for minimum lot size in new subdivisions? I respectfully submit there should be a minimum lot size around 7000 sq ft, which would help to mitigate several concerns.

5. Fire risk/management. Especially in light of current events near Denver, are there discussions underway regarding the increased fire hazard of having so many houses built so closely together? As an adjacent homeowner, I am very concerned about the increased chances of fire associated with this planned subdivision and the potentially increased size and scope of a fire should one occur. I do not believe there is sufficient firefighting manpower and machinery available at this time in Severance to alleviate that concern on behalf of current residents.

Sincerely,

Dan Russell

President – Fox Ridge HOA

[REDACTED]
[REDACTED]

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Moody project/annexation
Date: Wednesday, February 9, 2022 8:17:28 AM

Hello Abdul,

I have written in regards to the Moody project/annexation prior to today, but it was brought to my attention the builder's response to Weld Re-4's request that would allow school expansion for the projected incoming families. This is absolutely absurd! They stated that schools would be located within a specific radius, which is true, but also this is pure ignorance. This shows just how money hungry and egotistical Journey Homes truly is! They do not care about our community, nor the future of our children. Majority of the new subdivisions are already bussing our children to Windsor to go to school, as Range View elementary is over capacity! Grandview elementary (Windsor) cannot house the amount of students projected for the next year without adding mobiles to the small property they have. I can assure you that this project would be devastating to our already strained school district! Please, PLEASE continue to halt the annexation of this land and approval for this project until they are ready and willing to come up with a solution to this major issue!

Thank you again for your time,
Jacqueline Hayes
Concerned mother and Severance resident

From: [Carrie Vicente](#)
Subject: Moody Project - Severance
Date: Tuesday, February 8, 2022 8:09:23 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender vicente.carrie@gmail.com

Good evening,

I am writing as a concerned resident of Severance. While I support town growth, the Moody Project does not have our town's best interest in mind.

1. Our current water treatment agreement cannot keep up with the growth. This is a classic case of putting the cart before the horse. Why should we add 800+ more homes to this issue?
2. Our current schools are bursting at the seams. Employees of the schools are getting burnt out and truly not able to perform at their best with the current one school per elementary, middle and high. I am a prior teacher and experienced mental and physical health detriments due to similar conditions. Currently, we live not even half a mile from Range View Elementary School yet we cannot attend there because it is too full. My son will be school age in 2 years, yet our zoned school Grandview is already full too. Why toss your families around (who are the heart of Severance)? We are the ones supporting growth of our town, so please support us back with a second elementary school.
3. Journey Homes have taken over Severance with a vengeance. They will find land anywhere they can grab and continue to build. Their lack of compassion in the Moody Project (quote: "The request for a 10 acre school site is an overreach"). Journey does not care about our town—they care about the potential money they can sweep in.

Please, please continue to oppose the Moody Project. It does not align with the needs of our town, nor the wants. We need schools to house these children who are our future. For a town that is so hungry for growth, they should be hungry for the growth of the children living in it.

Thank you,
Carrie Vicente

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Carrie Vicente

From: [Valerie Simons](#)
To: [Abdul Barzak](#)
Subject: Moody Project
Date: Tuesday, February 8, 2022 8:10:29 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender valerie.koester@gmail.com

To whom it may concern,

I am writing this letter as a concerned resident of Severance. We must stop the building of more residential homes in the Windsor/Severance area. We are already experiencing a moratorium on water taps due to the shortage of water, the bonds for building new schools was voted down which means our children's education will be diluted and dumbbed down and our infrastructure is far from where it needs to be to support new residential buildings. I applauded the town's requirements to Journey Homes for more open spaces, more monetary donations for school and infrastructure. Please continue this fight, the builders are profiting from the declining status of this once great city. Windsor used to be the desired location for families because of it's renowned school curriculum, now all I hear from residents is how they are removing their students due to overcrowding and a diluted education. If the non-stop building of residential homes continues there will be horrendous consequences to the city, it's residents and it's reputation.

Please fight for the future of this town and stop adding homes for families we cannot sustain. There is nothing wrong with halting all residential building for 2 or 3 years so the rest of the town can catch up to the rapid inflow of families. As the leaders of this town you would be doing all current and future residents a major disservice by not controlling the growth now.

Thank you,

Valerie Simons

From: [Melo -](#)
To: [Abdul Barzak](#)
Subject: Re: moody annexation
Date: Wednesday, February 9, 2022 1:17:21 PM

Thanks for the feedback. So disgusted after I just saw Journey homes response to Weldre4 request for school space and funding. How is Weldre4's request possibly an over- reach considering how many added homes and developments Journey has built in this community with zero investment in educational infrastructure. Severance Shores, Severance Reserve, Hunters Crossing, Overlook, and now Moody. Exactly how do they expect our already over fire safe capacity schools to accommodate this new build. Please Please Please Severance planning commission, WeldRe4, and Severance council, stick to your guns and say no, without Journey making concessions. We need schools and businesses before more houses.

Thank you for your time and consideration.

On Tue, Feb 1, 2022, 3:03 PM Abdul Barzak <abarzak@townofseverance.org> wrote:

Hello,

Thank you for providing comment. Town staff takes these comments seriously and will present your comments to both the Planning Commission and Town Council. Please feel free to call my direct line at 970-692-1556.

Thank you,



From: Melo - <melissa.outman>

Sent: Tuesday, February 1, 2022 2:24 PM
To: Abdul Barzak <abarzak@townofseverance.org>
Subject: Re: moody annexation



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender melissa.outman@gmail.com

Hello,

I am writing in regards to the proposal for the moody property. My family and I own a home in Summit View just south of the proposed development. As we will be directly affected by this plan I hope my family's opinion will be considered. We would appreciate some commercial/retail property in the area. However we are very concerned about the large number of additional residential properties being approved. Especially without appropriate infrastructure for the addition of future residents. Our schools are already over capacity. We have very limited commercial/retail spaces to support this growth. Our town is in need of more businesses/schools first. We sincerely hope someone in town hall might actually be bothered to say no to one of these home builders from time to time.

Sincerely

M Outman-Colabello

From: [Paige Morris](#)
To: [Abdul Barzak](#)
Subject: Objections and Concerns about Moody Annexation
Date: Wednesday, February 9, 2022 5:27:49 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender morr2254@gmail.com

Hi!

I'm writing as a concerned citizen of Severance! I live in Severance Shores. I am asking you to please continue to oppose the building of 800 new homes in Severance without commitment from Journey Homes to include a way to fund/build a new school! Our children and teachers are already suffering from over capacity at the schools and I do not wish to continue to add strain to our education! Stand your ground for the good of the community! Please!

Thank you so much!

Paige Sprecker

From: [Amberly Fredrickson](#)
To: [Abdul Barzak](#)
Subject: Moody; Land Code next steps
Date: Wednesday, February 9, 2022 1:52:02 PM

Hi Abdul

First off, thank you so much for showing up to work. I do believe the people who are sitting on the council want what is best but are unable to do so due to codes/laws, etc. I think we all share a common goal in wanting Severance to be the best community possible. Somewhere along the line, big national builders came in and destroyed the reason many of us moved out here. Anyway, can you help me understand some next steps?

I went to the Council Meeting yesterday and spoke during Public Comments. I stayed as long as I could but with young kids at home, I had to leave. I finished the meeting via Zoom. At the end of session, there was a "petition" to have a "work session" to review the land use codes and discuss the possibility of putting together an advisory board that consists of board members and residents to make any changes to the land use codes.

Procedurally, I don't understand what's next. Where can I find this information? Do myself and others continue to show up to public comments? Different meetings? Do we do some sort of petition? How can I keep the conversation of the land codes and advisory board going? I feel very strongly about this and have found some additional community members who are as concerned and want to be involved.

Procedurally, if you can't answer please direct me to someone who can help me understand the process.

Thank you and have a good day.

Amberly

From: [Anne M](#)
To: [Abdul Barzak](#)
Subject: Moody Property Concept Plan
Date: Friday, February 11, 2022 8:04:49 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mcdowell3938@gmail.com

This email is in response to the presentation of the Moody Property Concept Plan sent to us in the mail and presented at a town meeting on February 7, 2022 at the Severance town hall. My husband, Jack, and I own the small 2.5 acre parcel in the upper left hand corner of the plan (36990 County Road 21). We have several concerns regarding this plan that will likely affect us and the surrounding community in a negative way.

First, the plan indicates that a county road (Future WCR 76) could be completed at the north boundary of the subdivision ending at our east property line. You indicated at the meeting that easement for that road has existed for some time. I have attached 3 photos of maps provided to our builder in 2003 as we were planning the building of our home, and when the Schlager Annexation was approved by the town of Severance. There is a clear indication of the right of way for County Road 21 but there is no indication of the right of way for County Road 76 on any of these maps. At the time we built our home in 2003, there was no indication on any of our documents that this road was being considered for future construction. We built our home with no knowledge of the existence of this easement. If we had been aware of it, we would have built the house further away from it. We are very concerned that this road could end up being in our backyard. We would like to see the documents available that indicate this easement legally and why our building plans were approved by Weld County knowing this easement existed but not informing us of it. If this documentation does not exist, we would like to see this completely removed from further subdivision plans for this property.

We also have concerns about placing nearly 800 homes in this subdivision with very small lots. We do not feel that the town of Severance has the amenities, commerce, or school space available to accommodate this kind of growth, especially considering all the current subdivisions which have already been built and are in process. We have noticed a significant increase in the amount of traffic on County Road 21 already and are concerned that the traffic will have a significant impact on local residents. Also, the irrigation canal that is located on the west side of County Road 21 is a big concern for traffic and safety as more people move into the area. We have seen more and more joggers, bicyclists and people walking dogs along the road and we, personally, have had to assist several people out of the canal when the road is slick. This canal and open headgates will also be a draw and hazard for any inquisitive children in the area. Will there be any mitigation to keep the new residents of this community safe there?

When I attended a town meeting at the time County Road 21 was annexed to allow access for the town of Severance to its water tanks, the town representatives at that time indicated that future growth in the Moody property area would be low density in keeping with the rural nature of the town. This subdivision is certainly not low density and would increase the traffic and noise in the area considerably.

Our last concern is regarding water. We have just experienced a 28% increase in our water

rates and the town is currently under a moratorium for issuing water taps as North Weld County Water is unable to treat the water for the current growth. I cannot speak of others, but as retirees, we cannot withstand an increase in our water bills, taxes, or sales tax at this rate to accommodate this level of growth.

I appreciate your willingness to consider our concerns and hope that you will continue to include and inform the current residents in all projects that will affect us in the future. Please feel free to contact us if we can provide additional information or if you any questions.

Sincerely,
Anne and Jack McDowell

A black rectangular redaction box covering the signature area.

From: [dottie lovato](#)
To: [Abdul Barzak](#)
Subject: This is my post on FB please take mine and many many others opinions seriously.
Date: Monday, February 14, 2022 5:21:12 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender dottielovato@gmail.com

We need to tell the town that we need more schools, small businesses and grocery stores. We need to grow our town with amenities to keep the money circulating here and not have to spend our money in other towns because we have nothing here in Severance. Stop the sea of new poorly built homes with nothing to base this town off of!! People go to the meetings to help our town make responsible decisions!

Thank you

Dottie Lovato

From: [Greg](#)
To: [Abdul Barzak](#)
Subject: New Development
Date: Monday, February 21, 2022 9:59:43 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender gfreeber@gmail.com

To whom it may concern.

I am writing to you with my concerns about the new approximately 800 home development. By · Journey Homes (operating under Hidden Lake Investments, LLC--owned by Larry Bukendorf, who also owns Journey Homes with Jeff Demaske), is proposing a development on the corner of Teller Road (CR21) and Harmony Road (CR74)

I have lived in Severance since 2004 and when I first moved here it was a great small town feel along with living in a rural community. I realize all towns need to grow but we are growing at a pace that is way too fast and the existing severance taxpayers are paying for it.

I was always wondering how we can maintain this growth with the water and school demands and not letting it affect the taxpayers. Well, here we are and when we received the 18% increase in water rates it proved my point, we were giving away the bank to the developers and they were not paying their fair share. If the developers want to build in Severance they need to pay for infrastructure, appropriate tap fees and the future school's needs. The existing tax base should not pay for this!

I have watched the elementary school be built and from day one we started hauling modular units in to support the school. We have built a middle school along with a high school and we need to make sure the developers are paying their fair share. Asking for 10 Acres and the school impact fees is not too much to ask. In fact it should be required, If they don't like it, they should go to another town and build. We need to be responsible for what we are doing and not put the burden on the taxpayers. The Severance planning commission, town board along with the school district need to support the existing taxpayers. These developers are making millions at our expense. We need to bring the land use code up to date.

Thank you for your time

Greg and Jodie Freeberg

[REDACTED]

[REDACTED]

From: [Michael Ozog](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation
Date: Thursday, February 24, 2022 9:16:48 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender michael.ozog@IntegralAnalytics.com

Hello Mr. Barzak,

I am a resident of Fox Ridge ([REDACTED]), and I have a few questions about the Moody Annexation. I attended via zoom the neighborhood meeting, but had difficulty in hearing the questions, and was not able to attend the planning nor town meetings that addressed this issue, so please forgive me if these questions have already been addressed.

1. What is the timeline for the Moody annexation/development?
2. My impression is that if the plan meets all the requirements of Severance Land Use plan, it will probably be implemented. Is there any current aspect of the plan that does not meet the land use requirements?
3. I am an amateur astrophotographer so I am quite worried about light pollution from this development. Does the land use plan address potential light pollution issues?
4. At this point in time, has there been any economic impact evaluation of this project, which particular emphasis on property value, taxes, infrastructure, and transportation? If so, is it possible to get a copy of the analysis?
5. The plans currently have commercial development spaces, is there any idea what is likely to be placed at those locations. As I am sure you know, Severance really needs a local full-service grocery store.
6. Is there anyway I as an individual be involved in the decision making process for this and other development plans?

Thank you for your time,

Michael Ozog

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Land Use Code
Date: Wednesday, May 11, 2022 2:41:41 PM

Hello Abdul,

I just wanted to reach out and share concerns I have with current projects being considered. One of the hardest things for me to wrap my head around is how the town and board are even considering a project that has the potential of an 800 home development and we don't even have the infrastructure in place for current residents. I live in Severance Shores and can't even walk into town on 74 because there aren't sidewalks or crosswalks to get to designated sidewalks safely. One of the reasons we chose to live in Severance was because we love the small town feel and being part of a small community. Without a change in the current land use code, we are very quickly turning into a town we did not want to live in.

In a nut shell here are my biggest concerns...Our children are bussed to Windsor because the elementary school here is over capacity. We can't walk safely into town or the Dollar General. We do not have the police force that will need to be present as we continue to grow. More people ultimately leads to more crime whether we want to believe that or not.

Please consider my concerns and share with whomever is responsible for making these decisions, especially when considering these bigger developments. Growth is inevitable and I am all for it when done responsibly. As a current resident, I hope to see more development that targets us and continues to build the community we so desire (rec center, community pool, grocery store etc.)

Thank you for your time
Jacqueline Hayes

From: [Greg](#)
To: [Nicholas Wharton](#); [Abdul Barzak](#)
Subject: Moody project
Date: Friday, May 13, 2022 2:54:33 PM

To whom it may concern.

I am writing in reference to the Moody project that has been [resumited.to](#) the town.

You need to consider the impact on the existing taxpayers, Journey home needs to pay for anything that will affect the current taxpayers. Journey homes is making millions on this project.

The need to pay all costs associated with water and wastewater and road upgrades, we already are paying 18 % more in water because Journey Homes have been given favors in the past. This included any upgrades to the existing system. They also need to pay fees to improve the schools because it is obvious our school system will not handle another 800 homes along with Windsor's growth.

The economy is slowing and people are paying for past mistakes. Let's not keep making them.

Sincerely

Greg Freeberg

From: [Michael Young](#)
To: [Abdul Barzak](#)
Subject: Fwd: Moody project
Date: Sunday, May 15, 2022 8:12:11 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender michaelyoungw@aol.com

Sent from my iPhone

Begin forwarded

Hello Abdul,

> Choosing to develop multi family next to rural residential would seem to favor the developer and devalue your current Severance home owners property. Please do not allow annexation and approval of this project.

>

> Thank you,

>

> Mike and Laura Young

>

> Sent from my iPhone

From: [Melo -](#)
To: [Nicholas Wharton](#); [Abdul Barzak](#)
Subject: Moody Annex
Date: Saturday, May 21, 2022 4:46:09 PM

I am writing to express my concerns regarding the possible approval of this development. My children are students in RE4 and with all schools over capacity already, I really hope the board of education refuses to an agreement with the developer for anything less yhan what was originally requested. We have an immediate need for added schools as well as funding for infrastructure projects agreeing to less from Journey Homes. Personally I feel that they should provide more than WeldRe4 requested previously.

From: [Amberly Fredrickson](#)
To: [Matthew Fries](#); [Frank Baszler](#); [Stephen Gagliardi](#); [Michelle Duda](#); [Dan Meyers](#); [Abdul Barzak](#); [Nicholas Wharton](#)
Subject: Moody Annexation concerns
Date: Friday, July 8, 2022 1:30:44 PM

Dear Council,

I am writing to express my strong opposition to the Moody project, the proposed annexation at CR 21 and CR74. While the local community may be unable to prevent development, that in itself will be detrimental to the area. I am completely opposed to the addition of multi-family housing and the number of homes that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. This is a terrible idea for Severance.

Water, traffic, public safety and school capacity are and major areas of concern. The traffic surge during rush hours will also negatively impact safety for our loved ones. In general, the area traffic is continuing to increase, and heavy traffic is already common and has caused tragedies.

Schools in the area are already reported at overcapacity, 120%+. Many of Severance students are already shipped off to Grandview. The purposed school will not address the capacity issues. It minimizes the fact that there will be an additional 900 houses with multiple school age children. Journey exacerbates the capacity issues for their profit. Journey is not interested in partnering and supporting the community. In a previous letter between Weld RE4 and Journey a request for school site or money was an "overreach."

Property values are likely to go down in the area if multi-family apartments are added and if 900 poorly built houses are added to our area.

I urge you to disapprove the proposed annex. I know my opinions are shared by many.

Thank you for your time.
Amberly Fredrickson

Sent from my iPhone

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody project (Sent by Jeff Johnson, 26ratrod@gmail.com)
Date: Sunday, August 7, 2022 12:13:08 PM

Hello abarzak,

Jeff Johnson ([26ratrod](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

I am frustrated that this project has actually made any progress with the lack of provision for it in the Severance comprehensive plan. The project is in the Growth management area and should be handled with caution. According to the Severance comprehensive plan under the current land use code I found the following statement. “ The purpose of the Severance comprehensive plan to to provide a road map for the future of the community and preserve our towns quality of life, rural atmosphere and small town feel”. I don’t see how the Moody project fits in with this statement or current land use plan. 900 homes stacked on top of each other does not fit this statement or the current land use code. The added traffic load placed on road 74 doesn’t follow the current traffic plan either. I have been to the meetings and heard the mayor say his hands are tied but that clearly isn’t the case. If the Moody project doesn’t fit with this statement and the land use code than it should be rejected until it does. The town of Severance should not allow predatory developers. The town council has the right to stand up against this and demand conformance to our towns quality of life, rural atmosphere and small town feel. Please forward this on to the town council and mayor and anyone you feel should see this. Thank you!

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody Annexation/Zoning/Concept plan (Sent by Shelly Crider, dssprucefarm@lpbroadband.com)
Date: Sunday, August 7, 2022 12:13:08 PM

Hello abarzak,

Shelly Crider ([dssprucefarm](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Hello Abdul, I am writing because I have a few concerns about the proposed development west of where I live. My first concern is the availability of water and sewer for a development of that size. Will this increase fees or water availability for current residents of Severance? I am also concerned about a possible increase in crime in Severance with the addition of so many homes being added. Do we have the police and fire security necessary for the increased population? My last concern is about my own residential privacy. Our development, Settlers Landing, has always enjoyed a private bridle path for walking and riding. I am concerned that these new homes will cause an increase of people, including kids and teenagers using our bridle path. Would there be some kind of fencing erected between the new development and Settlers Landing?

I appreciate your time in reviewing my concerns.

From: [Melo -](#)
To: [Abdul Barzak](#); [Nicholas Wharton](#); [Engage Weld RE-4](#)
Subject: Moody Annexation
Date: Wednesday, August 10, 2022 11:44:10 AM

Severance Town council, Planning commission, Mayor Fries, Weldre4;

I am writing to express my and my families extreme opposition to the proposed Moody Development. We feel adding another huge housing development to our town would be exceedingly detrimental to our community.

As it is our communities services are over-taxed by the current rapid growth we've seen in the past couple years in Severance. While not opposed to development in general, we are adamately opposed to irresponsible and unchecked growth.

Our schools are over-capacity, with little hope for improvement in the near future. We are already suffering from an overburdened water system. Our current traffic issues will only increase.

Residents are already required to use businesses in neighboring communities for necessary purchases and services due to the very limited commercial/retail options within Severance. Which means the residents of our town don't spend their money in our town.

Adding another 700+ homes will only compound the existing issues with schools over-capacity, lack of water, loss of open space, the lack of social services and increasing traffic congestion.

We ask that you please refuse this and other developments like it until real solutions can be found to the problems already facing our town.

Sincerely,

The Colabellos

From: [Jennifer](#)
To: [Abdul Barzak](#)
Subject: Comment on Moody Expansion
Date: Wednesday, August 10, 2022 10:57:29 AM

Dear Council, Mayor Fries and Town of Severance Staff,

I am writing you today to express my vehement opposition to the annexation and further development of the proposed Moody Project, Resolution 2022-30R, on the corners of WCR 74 and WCR 21.

Our community is currently struggling with adequate access to water, schools that are already at 120% capacity—or even higher—as well as increasing traffic and infrastructure woes. To approve a plan that would increase the number of households by approximately 50%—current US Census data suggests we have around 1,800 homes in Severance—would be foolhardy and short sighted.

While development is inevitable, it is our responsibility to go about it in a smart, controlled manner. Many residents of Severance moved here to escape large cities and towns in favor of a small town, slower paced lifestyle. We moved here for access to nature, community-based schools and a slower paced lifestyle for ourselves and our families. Massive developments, like Moody, would undermine the very characteristics that make Severance the special little town we all love.

Severance, like most of Weld County, was originally an agriculturally based town. Residents of the town enjoy the open fields, farmland, and nature of the community. Wildlife is abundant in the area—from native creatures such as pronghorn, red-tailed hawk, golden eagles, great blue heron, white pelicans, ground squirrel, mule deer, even bald eagle—the list goes on and on. Development on such a massive scale will drastically impact their numbers and well-being.

Schools in Weld County are already over-crowded. This is a fact that no one can argue. The influx of families that such a development would bring would add further unnecessary stress to our staff, facilities and students that is completely detrimental. We need to have plans in place, years before the fact, to have adequate seats, instructors, buildings, and budget to educate additional children. We cannot play the catch-up game with education any longer. It is not a viable plan and will only cause harm and upheaval to the community.

Additionally, current residents of Severance and surrounding communities are likely to point out that our infrastructure: water, energy, access to transportation routes, adequate road structures, as well as access to affordable food and retail outlets are already stretched paper thin. Our two closest grocery outlets, Safeway and King Soopers in Windsor, are struggling to keep shelves stocked and employees on the payroll. This is partially due to the continued strain on supply chains and employment pool as we first encountered during the pandemic but is further exacerbated by the fact that there are simply not enough retail and space to adequately supply an unchecked population growth.

With such a large increase in proposed households, have we even addressed the added strain that would be placed upon our fire department, police and sheriff units, emergency responders such as EMTs...not to mention social services, health care, etc. These heroes already carry a heavy burden on a daily basis and unchecked growth, with potential for increased crime and social needs will no doubt cause a drain on these vital resources.

In closing, I urge you to disapprove the annexation of Moody, and other massive

developments like it, for our town until we can solve some of the very real problems we are already grappling with. I know my opinions and thoughts are shared by many of my neighbors and I have urged them to contact you with their concerns as well. Growth will come, this is undoubtedly true. However, we can choose to plan for our community's future in a smart, responsible manner without losing sight of what originally drew so many of us to our little town.

Thank you for your continued service and I hope to see you make efforts to support our community for long-term smart growth and development.

Thank You,

Jennifer [REDACTED]

From: [Amberly](#) [REDACTED]
To: [Abdul Barzak](#); [Abdul Barzak](#)
Subject: Moody letters for 8/17 and 8/23
Date: Thursday, August 11, 2022 1:03:21 PM

Hello

Please share this letter with all the members for the meetings held 8/17 and 8/23.

This letter is to strongly oppose the Moody development and encourage the Town of Severance to zone the property as rural residential. This letter is to encourage the Town to read, enforce, and deny the application of the Moody development based on State Law 29-20-303.

The Town of Severance FB page states "The Town of Severance is located in Northern Colorado and features some of the richest farmland in the State. It lies in close proximity to Windsor, Fort Collins, Greeley, Eaton and Loveland. While still a small town with the feel of an agricultural community, the Town of Severance held the distinction of being the fastest growing community in Northern Colorado for several years."

The members of this community are tired of being the fastest growing community. They are tired of playing catch-up and developing before the infrastructure is in place. The members of this community want to be a small town and want farmland.

Unfortunately, there is a large developer proposing a major development (Moody) that will negatively impact the town. While the proposed development itself will negatively impact current residents, it is also the attitude of these developers that is unacceptable. Our schools are devastated by these developers. Our land is devastated by the developers. Our water, our streets, and our sense of a small community are devastated by these developers.

According to the Greeley Tribune published on August 11, 2022, "North Weld eliminates Severance's 25% Discount On Water Rates." The Town of Severance is facing fines. The Town of Severance can not handle another large dense housing development at this time.

I believe there are three choices.

1) Journey builds and the current quality of life for residents is impacted

- 2) The Town list the land as rural and Journey builds fewer houses
- 3) The Town reads and enforces state law: 29-20-303

29-20-303. Adequate water supply for development. (1) A LOCAL GOVERNMENT SHALL NOT APPROVE AN APPLICATION FOR A DEVELOPMENT PERMIT UNLESS IT DETERMINES IN ITS SOLE DISCRETION, AFTER CONSIDERING THE APPLICATION AND ALL OF THE INFORMATION PROVIDED, THAT THE APPLICANT HAS SATISFACTORILY DEMONSTRATED THAT THE PROPOSED WATER SUPPLY WILL BE ADEQUATE. A LOCAL GOVERNMENT SHALL MAKE SUCH DETERMINATION ONLY ONCE DURING THE DEVELOPMENT PERMIT APPROVAL PROCESS UNLESS THE WATER DEMANDS OR SUPPLY OF THE SPECIFIC PROJECT FOR WHICH THE DEVELOPMENT PERMIT IS SOUGHT ARE MATERIALLY CHANGED. A LOCAL GOVERNMENT SHALL HAVE THE DISCRETION TO DETERMINE THE STAGE IN THE DEVELOPMENT PERMIT APPROVAL PROCESS AT WHICH SUCH DETERMINATION IS MADE.

Please consider how moving forward will impact this community. Thank you for volunteering your time to the community. Please listen to the community. List the land as rural and deny the ability to move this Moody project forward.

A very concerned citizen,
Amberly

From: Caitlin [REDACTED]
To: Abdul Barzak
Subject: Oppose Moody Development
Date: Wednesday, August 17, 2022 6:12:00 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender caitlin.mccrory75@gmail.com

Dear Council, Mayor Fries and Town of Severance Staff,

I am writing you today to express my vehement opposition to the annexation and further development of the proposed Moody Project, Resolution 2022-30R, on the corners of WCR 74 and WCR 21.

Our community is currently struggling with adequate access to water, schools that are already at 120% capacity—or even higher—as well as increasing traffic and infrastructure woes. To approve a plan that would increase the number of households by approximately 50%—current US Census data suggests we have around 1,800 homes in Severance—would be foolhardy and short sighted. As an educator, I can't even begin to share the harm that overcrowding and underfunding creates. While you may not see consequences immediately, you will see years add up of decreasing quality and performance for student academic achievements; it will become even harder to hire and retain teachers who want to work in overfilled classrooms and who are already over extended. Graduation rates will decrease and the cusp of success that Weld RE4 is on, and has worked so hard to achieve, through expanded access to quality education as well as concurrent enrollment and dual enrollment will be crushed.

While development is inevitable, it is our responsibility to go about it in a smart, controlled manner. Many residents of Severance moved here to escape large cities and towns in favor of a small town, slower paced lifestyle. I grew up in this area and moved back to Severance a year ago, after working out of state for a number of years, for access to nature, community-based schools and a slower paced lifestyle for ourselves and our families. Massive developments, like Moody, would undermine the very characteristics that make Severance the special little town we all love.

Severance, like most of Weld County, was originally an agriculturally based town. Residents of the town enjoy the open fields, farmland, and nature of the community. Wildlife is abundant in the area—from native creatures such as pronghorn, red-tailed hawk, golden eagles, great blue heron, white pelicans, ground squirrel, mule deer, even bald eagle—the list goes on and on. Development on such a massive scale will drastically impact their numbers and well-being.

Schools in Weld County are already over-crowded. This is a fact that no one can argue. The influx of families that such a development would bring would add further unnecessary stress to our staff, facilities and students that is completely detrimental. We need to have plans in place, years before the fact, to have adequate seats, instructors, buildings, and budget to educate additional children. We cannot play the catch-up game with education any longer. It is not a viable plan and will only cause harm and upheaval to the community.

Additionally, current residents of Severance and surrounding communities are likely to point out that our infrastructure: water, energy, access to transportation routes, adequate road

structures, as well as access to affordable food and retail outlets are already stretched paper thin. Our two closest grocery outlets, Safeway and King Soopers in Windsor, are struggling to keep shelves stocked and employees on the payroll. This is partially due to the continued strain on supply chains and employment pool as we first encountered during the pandemic but is further exacerbated by the fact that there are simply not enough retail and space to adequately supply a unchecked population growth.

With such a large increase in proposed households, have we even addressed the added strain that would be placed upon our fire department, police and sheriff units, emergency responders such as EMTs...not to mention social services, health care, etc. These heroes already carry a heavy burden on a daily basis and unchecked growth, with potential for increased crime and social needs will no doubt cause a drain on these vital resources.

In closing, I urge you to disapprove the annexation of Moody, and other massive developments like it, for our town until we can solve some of the very real problems we are already grappling with. I know my opinions and thoughts are shared by many of my neighbors and I have urged them to contact you with their concerns as well. Growth will come, this is undoubtedly true. However, we can choose to plan for our community's future in a smart, responsible manner without losing sight of what originally drew so many of us to our little town.

Thank you for your continued service and I hope to see you make efforts to support our community for long-term smart growth and development.

Thank You,

Caitlin Evans

Subject: Moody Property Annexation Proposal

There are many items to consider on the Moody Annexation Proposal

To my understanding, as the property sits now, it falls under Weld County control and can only be subdivided into 40-acre sections. The current owner of the property wants the Town of Severance to Annex this property so that they can add 795 roof tops, multi-family units and commercial along Harmony.

The housing growth in our area has been impressive and we need to prepare for the future. Our growth has simply surpassed our ability to treat and process our wastewater. This has been 'temporarily' resolved by the installation of an interceptor line running our waste to Windsor where excess capacity is available (now). How long will this 'excess capacity' be available is unknown as Windsor is experiencing a high rate of growth as well. I believe our agreement with Windsor expires in 2038. Should Windsor deny an extension, we simply would be stuck, out of State compliance and who knows the ramifications of noncompliance. This was a bandaid when implemented and not meant to be the fix. We simply can not keep kicking this can down the road.

These developers are making enormous amounts of money and leaving communities to cover the cost of major infrastructure. I am not blind and I know that there are fees that developers pay but is it fair for a community to pay for an impact that the for-profit housing business creates? I say not.

Let's look at some rough numbers back calculated using the correspondence between Weld RE4 and the Developer:

- Weld RE4 Sep 2021 Evaluated the proposal and the impact on the education system. Eval showed 14.7-acre need for the 795 single-family homes but Weld RE4 offered to 'work with' budget and proposed 10-acre \$2916/single-family unit (~\$2.192M) \$? On the multi-family units

Recommendations

The School District remains very concerned about residential activity and the ensuing enrollment that will follow as well as the District's physical and financial abilities to serve that growth. The District would like to work with the developer on a combination of the creation of a 10-acre school site and have the owner agree to pay cash in lieu of land at the value of \$2,916 for each single family, plus an additional amount based on the number of multi-family units..

- Weld RE4 modified request Jan 2022 Same concept as above with the elimination of the \$2916/single-family unit for the 10-acre give segment (10 acres meets site requirements for 544 single-family homes). This made the new offer from Weld RE4 to be 10-acre \$2916/single-family unit (~\$731,916) \$? On the multi-family units

The calculations call for a 14.7 acre site based on a buildout of 795 single family homes. By requesting 10 acres this meets the site dedication requirements for 544 of the single family homes. For the remaining 251 single family homes a cash-in-lieu of \$2,916 per unit is requested for a total of \$731,916. None of these calculations include any future multi-family housing in the development.

- Hidden Lake Investments Response Jan 2022 they were "not willing to dedicate a school site." The reply went on to explain that the 10 acre request had a value of \$6.6 million to the project.

We are not willing to dedicate a school site.

Elementary School is 1/2 mile from the proposed site, Severance Middle School is 2 miles from the proposed site, and Severance High School is 1 1/2 miles from the proposed site. 10 acres of land is equivalent to approximately \$6,600,000 in value for this project.

The project has a total buildable space of 139.43 acres. Therefore, if 10 acres = \$6.6M in project value the developer is looking to gain a value of **\$85.4 Million** after they give the 10 acres to We d RE4.

I do not think having the developers pay for the impacts of their greed is a bad thing. Please stop pushing all these infrastructure improvement costs on all of the folks that live in the town of Severance.

Please do not annex this property and add to our problem with our wastewater and no way to pay for the improvement. We simply can not keep adding plates to an overcrowded table until we build a bigger table. Not against growth at all but we need to do this in a smart, thought out, logical fashion and not let someone's greed for cash run our town!

From: [Amberly \[REDACTED\]](#)
To: [Abdul Barzak](#)
Cc: [Nicholas Wharton](#); [Matthew Fries](#)
Subject: Re: Town Council Meeting 9/13
Date: Wednesday, August 31, 2022 2:47:38 PM

Wait, please forgive me and use the following information below! I changed the request from **1 acre to 1000 feet**. I accidentally sent you the wrong draft.

Please put the following comments in the packet for the meeting scheduled for Sept. 13, 2022.

To Whom it May Concern:

I am writing to you as a concerned citizen. I am asking you to think about the negative impacts the Moody project will have on this town should the current land be annexed into our community. I believe many of my neighbors would report concerns about the density, schools, water, sewer, traffic, and loss of the small community. Many want a community that is prepared to meet the future growth. Given the recent news headlines (Greeley Tribune. Northern Weld Eliminates Severance 25% Discount, 8/11/22) regarding Severance this is not the time. Our resources are strained. We want our representative to represent us and put a stop to the unchecked development. You have actively taken steps to evaluate the Land Codes and it's appreciated, however, we need prevention now.

I'd also like you to reflect on the Future Map. The future map has been presented to this community with future growth in mind. I have attached a copy and ask that you have access to this map. It is extremely disheartening that one developer can come in and completely change the future plans of our town. Members of the community had a vision for our town and our community expects the future map to be followed. Members of this town want to make sure the big concerns regarding schools, water, sewer, and traffic are resolved first. While growth will happen it does not have to be at the cost of the current residents. It does not have to happen right now. The developer is free to pursue other ways through Weld County.

The Moody Project is in a suburban corridor for the Future Map. I believe it's identified as a single-family residence with an identified transition zone. It is not in the Town Core where multi-family housing would occur. It takes away from the small family businesses on Main street. It does not identify commercial property or multi-family housing. I believe current Land Codes which are also concurrently under review do not represent our current community. I am concerned that Journey is attempting to move this project forward without the current revised codes and underestimating the impact on the town. Our town and students already feel the negative impact of other dense developments that were approved with past codes. I believe Weld County's rules are too strict which is why Journey is pushing this project through the town now. Please consider this statement as you make a decision that represents the town.

I'd like to highlight the gray and white areas in the Future Map identified as the transition zone. For example, there is one between the Moody project and Settler's Landing. The Town has clearly laid out transition zones that need to be followed. Using a transition zone serves as a physical barrier between these conflicting zoning arrangements. I would ask

the council to consider a barrier of at least **1,000 feet** with our natural agricultural view being saved. Preservation of this small rural community is a must. I am asking for the council to adhere to the future plan and leave defined amounts for the transition zones. If the council chooses to annex, please consider identifying 1 acre as a transition with open space, trees, shrubs, and beauty to represent this rural community.

Thank you for your time and commitment to the community.
Amberly

On Wed, Aug 31, 2022 at 2:26 PM Abdul Barzak <abarzak@townofseverance.org> wrote:

Amberly,

Thank you for providing comment. Town staff will review and reach out with any questions. I will ensure that your comments as well as the Future Land Use Map are included in the Town Council packet. Please feel free to reach out with any questions.

Thank you,



Abdul Barzak

Town Planner

Direct Line: 970-692-1556

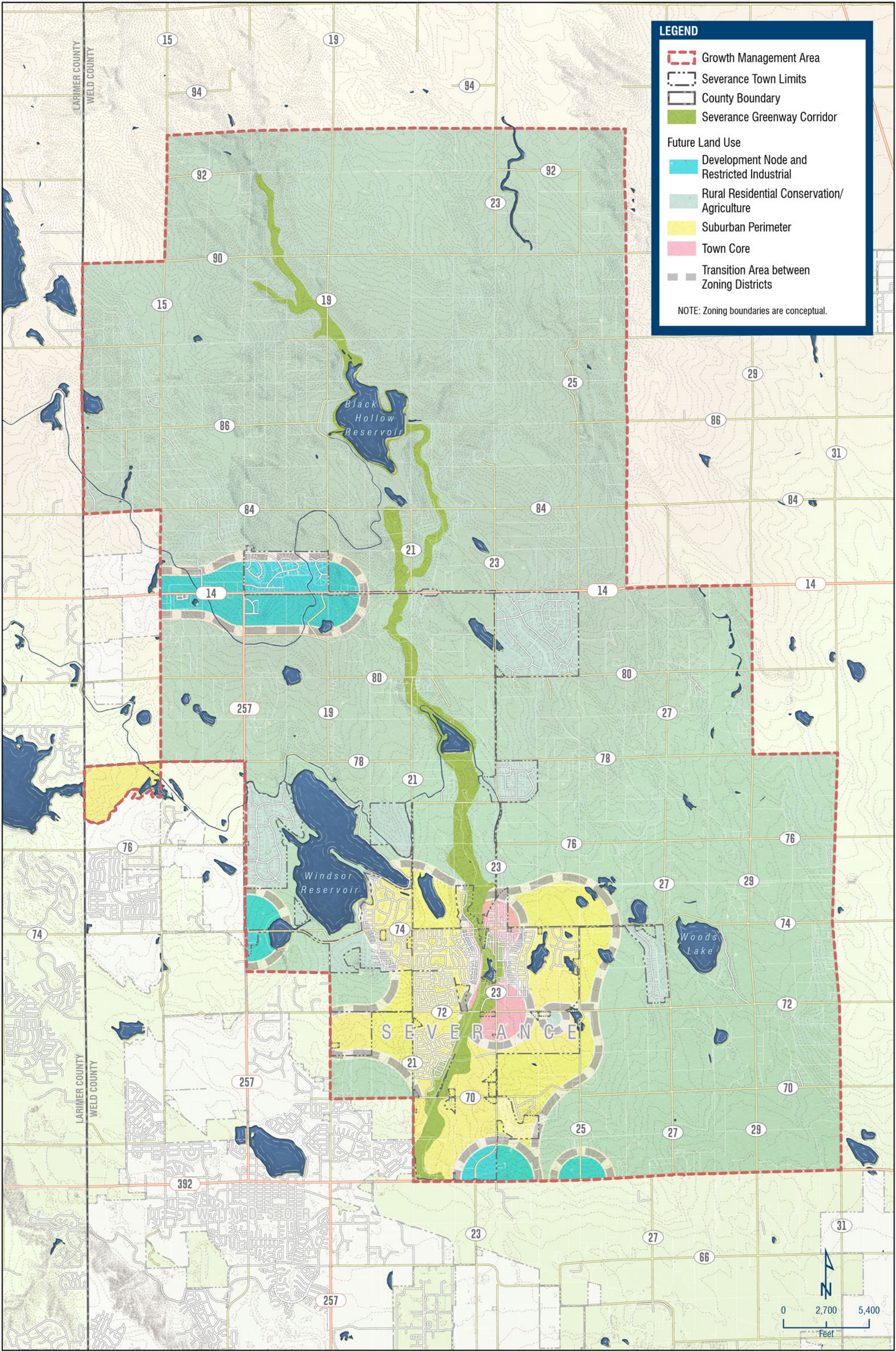
Office: 970-686-1218

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From: Amberly [REDACTED]
Sent: Wednesday, August 31, 2022 2:09 PM
To: Nicholas Wharton <nwharton@townofseverance.org>; Abdul Barzak <abarzak@townofseverance.org>; Matthew Fries <matthew.fries@townofseverance.org>
Subject: Town Council Meeting 9/13

Hello



From: [Michael Young](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation Meeting 9/27/22
Date: Tuesday, September 20, 2022 8:38:03 PM

Severance Town Board Members,

In the Towns 2020 Comprehensive Plan - adopted by the Town Board the future Land Use Map shows a transition area between zoning districts. There is no significant transition area between rural residential agriculture and the new Moody proposal.

The transition area on the Land Use Map is evidence the town intends a transition area between Town Core and Rural Residential. The proposed annexation does not represent the boards intent for a transition area.

The Planning Commission denied the annexation, they represent the towns people. I urge you to also to vote NO. It is not in the best interest of Severance's residents to approve this annexation when there is no potential for it to be developed for many years.

It is the Town Board excessively gifting Developers our vital resources that has gotten Severance into the desperate situation we are in now.

Regards,

Laura Young
403 Immigrant Trail
Severance

24 Year Severance Resident

Sent from my iPhone

From: [Caitlin](#)
To: [Abdul Barzak](#); leah.vanarsdall@townofseverance.org; nicholas.wharton@townofseverance.org; abdul.barzak@townofseverance.org; [Dan Meyers](#); [Michelle Duda](#); [Frank Baszler](#); [Dennis Kane](#); [Stephen Gagliardi](#); [Matthew Fries](#); [Front Desk](#)
Subject: Kick Moody Project Development Plan Back to the Planning Commission
Date: Tuesday, September 27, 2022 11:02:58 AM

Hello,

I'm writing to express my desire that the Moody Project Proposal be sent back to the Planning Commission to be reviewed PRIOR to any annexation vote.

I'm also sharing my opposition letter to the Moody Project again:

I am writing to express my strong opposition to the Moody project and the proposed annexation at CR 21 and CR74. While the local community may be unable to prevent development, I need you to hear many of us are against it. It will be detrimental to the area. I am completely opposed to the addition of multi-family housing and the number of homes that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitats, and potentially lower the property values of the existing community. This is a terrible idea for Severance.

Water, traffic, public safety, and school capacity are major areas of concern. The traffic surge during rush hours will also negatively impact the safety of our loved ones. In general, the area traffic is continuing to increase, and heavy traffic is already common and has caused tragedies.

Schools in the area are already reported at overcapacity, 120%+. Many Severance students are already shipped off to Grandview. The purposed school will not address the capacity issues. It minimizes the fact that there will be an additional 900 houses with multiple school-aged children. Journey exacerbates the capacity issues for their profit. Journey is not interested in partnering and supporting the community. In a previous letter between Weld RE4 and Journey, a request for a school site or money was an "overreach."

Property values are likely to go down in the area if multi-family apartments are added, and if 900 poorly built houses are added to our area.

As a community member who has spent her life in the area and who works in education, I can't stress enough how much out-of-control development, like the Moody Project, has negatively impacted the quality of life, as well as education in CO. Severance, actually has a chance to stop this negative growth now & I can only hope the council and board will consider that their decisions impact generations—do we really want to be another version of California with water issues, educator shortage crises, and overpopulated areas that the local economies cannot support? If it's about money, then we all know the decision the board and council will make, but if there is considerable thought and review of plans put into the discussion, then the board and council will disapprove of such a detrimental development.

I urge you to disapprove of the proposed annex. I know my opinions are shared by many.

Thank you for your time.

From: [Jennifer Roe](#)
To: [Michelle Duda](#); [Dan Meyers](#); [Stephen Gagliardi](#); [Matthew Fries](#); [Dennis Kane](#); [Frank Baszler](#); [David Bruen](#)
Cc: [Nicholas Wharton](#); [Abdul Barzak](#)
Subject: Moody Annexation Vote--27 September
Date: Tuesday, September 27, 2022 12:55:46 PM

Good Afternoon,

I see that the annexation of Moody is up for vote tonight at the Town Council meeting this evening.

I recommend that the Town Council send the Moody annexation proposal back to the Planning Commission for more detailed review prior to a vote.

The concept plan for this proposed development has substantially changed from the plan presented to the Planning Commission on 16 August. The Planning Commission is uniquely equipped--and in fact charged--to review development plans prior to vote by the Town Council.

I believe that thorough review of this new plan, given the size and scope of the development, is fully warranted.

I hope to be at the meeting tonight but wanted my concerns noted should I not be able to attend.

Thank You,

Jennifer Roe

From: [Paul](#) [REDACTED]
To: [Abdul Barzak](#)
Subject: new proposed subdivision Moody zoning and concept
Date: Saturday, October 29, 2022 11:30:04 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender paul.helgeson@gmail.com

Dear Town Planner:

While i think it is wonderful of the town to consider further expansion for residential real estate and subdivisions to accommodate the tremendous influx of people to our area. I do however need to point out that the town had a moratorium on building due to the lack of water for the area because of the lack of treatment facilities because we are reliant on North Weld County Water District. I don't believe moving ahead with this residential expansion or any other is in the best interest of the residence of Severance or of the entire area. Just today i received a post card with the either up the property tax or up the water rates (which have doubled in the past 2 years) to pay for facilities because we are at capacity now. I don't think putting further burden on stretched facilities is the answer to any of the problems facing this region. Water has always been a concern for Colorado and the western US, but to continue to build and stretch already tapped resources is not the answer, the answer is NO emphatically NO. STOP building, STOP wasting our resources, STOP just STOP. Just this past week we lost a valuable business because of the tremendous expense placed on them and I suspect building more houses will only lead to higher crime and loss of more precious resources.

Sincerely

Paul Helgeson

Concerned Citizen, High taxes payer, huge water bill payer, and resident of Severance

From: Jackie [REDACTED]
To: Abdul Barzak
Subject: Moody Zoning & Concept Plan
Date: Saturday, October 29, 2022 1:13:44 PM

Dear Abdul Barzak,

With reference to your letter dated 10.24.2022 regarding the proposed new subdivision to the east of the Fox Ridge subdivision, I would like the following information to be taken into consideration.

As you are aware, the streets in the Fox Ridge subdivision are very narrow, two cars have to slow down in order to safely pass in opposite directions. There are no sidewalks on these roads making them quite dangerous for pedestrian traffic. However, since most owners here are aware of the problem of kids walking to and from the school drop off points, often in the dark, there have been no serious accidents to this point.

I think that if a School is built in the proposed sub division, many vehicles from other neighborhoods will try and use Fox Ridge as a short cut to the school, causing a volume of traffic that our roads are not equipped to handle, with potential danger to our own school children and pedestrians.

I hope the Town has some sort of plan to stop this happening but if not and if the volume of traffic becomes dangerous, I suggest making the Fox Ridge circle into a one-way clockwise system which might dissuade non residents from cutting through our neighborhood.

Thank you for your consideration.

Yours sincerely,

Jackie Middleton
[REDACTED] Red Fox Circle

From: [Sandi Friedrichsen](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)
Date: Monday, June 13, 2022 12:32:20 PM
Attachments: [image001.png](#)
[image002.png](#)

1. Please look at our Development and Construction Manual at the following link for further information on this development: <https://www.wsfr.us/wp-content/uploads/2020-Construction-Procedures-Guide.pdf>
2. All street names will need to be approved by the fire district.
3. All commercial lots will need further review and have different hydrant requirements than the residential lots
4. If there is going to be phasing, a phasing plan will have to be approved to make sure that access points and hydrants are present and working.
5. If you have items that you want to check before submitting or have any questions, please feel free to reach out to me at firemarshal@wsfr.us

Sandra Friedrichsen
Fire Marshal
Windsor Severance Fire Rescue
100 7th Street - Windsor, CO 80550
Office Hours Monday - Thursday 0700-1700



www.wsfr.us



****See our [Construction & Development Procedures Guide](#) for information on our construction and development requirements. ****

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Friday, May 27, 2022 10:41 AM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation Windsor
Severance Fire Rescue

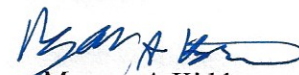
Dear Abdul:

We are in receipt of the referral comments from Windsor Severance Fire Rescue ("WSFR").

1. Our engineer will adhere to the Development and Construction Manual when moving forward with design of the subdivision.
2. All proposed street names will be provided to WSFR for review once determined.
3. All commercial lots will be reviewed as individual site plans. WSFR will be included in the referral process during their independent reviews.
4. Phasing plan will be provided to WSFR for review and approval.
5. We will reach out to Sandra Friedrichsen with any questions and clarifications during the development process.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,


Morgan A Kidder

cc: Nicholas Wharton

Winter Farms



Date: May 5, 2022

Subject: Journey Homes Proposed Development – W/2, Sec 35, T7N, R67W

Dear Mr. Barzak.

I am writing to you on behalf of the Winter Family, that has been landowners, farmers, and residents of Severance since 1919; regarding Journey Homes' proposed development that abuts our property to the west and north, as shown in the image below.



We have concerns about Journey Homes' proposed development and the negative impacts that it will inflict, which we wanted to bring to the attention of the Planning Department and the Town Council.

Winter Farms



As shown in the image above, our property listed as the Winter Severance Family Partnership L.P., has the largest common perimeter with Journey Homes' proposed development. As such, we will suffer the greatest impact from the proposed development unless improvements and restrictions are imposed by the Town of Severance, and changes are made by Journey Homes.

We are not "anti-development" or "anti-progress", but over 100-years of occupying our property has taught us the only sustainable method of advancement is "controlled, reasonable and responsible development".

Specifically, we have serious concerns about the negative environmental, safety, health, security, operational and financial impacts that the Journey Home's proposed development will impose on our property, but also that of all adjacent parcels and landowners. I will briefly elaborate on each topic to highlight our concerns.

Environment – We are concerned about solid and liquid wastes and debris from the proposed development being carried onto our property and contaminating the soil from which we raise produce for human consumption. Whether said encroachment is caused by wind, gravity, poor housekeeping or inattention, the result is the same and our property, our crops and our livelihood will be negatively affected.

Safety – We are concerned about the safety of workers and residents of the proposed development both during and after such a development is completed. Our property is an active, working farm operation that utilizes large machinery to conduct activities such as plowing, planting, cultivating, spraying, and harvesting various agricultural products. Our uneven ground and large equipment pose a significant safety risk to anyone venturing onto our property without proper knowledge and authorization.

Health – We are concerned about the health risk to individuals through exposure to chemical products used in farming operations, both during and after construction of the proposed development. Specifically, our farm operations involve the application of specialty chemicals that we are licensed and approved to use. These include but not are not limited to fertilizers and pesticides in solid, liquid, aerosol and gaseous forms that may be applied by any number of methods including but not limited to aerial spraying, ground spraying, water dosing, soil enrichment, and direct application.

Security – We are concerned about the security of our farming operations and the risks our activities pose to individuals and vehicles entering our property without authorization and proper awareness of the risks. Specifically, individuals and vehicles that encroach on our property during construction and individuals that encroach onto our property after construction, whether intentionally or accidentally place not only themselves but also our personnel and our operations at risk.

Operations – We have concerns about the impacts of the proposed development on our continued operations. Specifically, a primary water supply pipeline transverses the proposed development from the Eaton Ditch to our property and provides legal access to our water rights. Impacts to, or outages on this critical water supply caused by construction or post construction activities would seriously impact or even destroy our



ability to maintain operations, depending on the timing, extent, and duration of the damage. Also of specific concern, is infringement by the developer or the residents of the development on our right-to-farm (C.R.S. Sec. 35-3.5-101). In the 100-years we have been farming our property we have observed on countless occasions where similar developments have encroached on existing operations, whether agricultural, industrial, or other and then demanded those existing operations limit or even cease activities.

Financial – We have concerns about the proposed development’s direct and negative impact on our operational costs, liabilities, and revenues. Specifically, all the concerns we have briefly expressed above, namely, environmental, safety, health, security, and operational, if not properly and adequately addressed and resolved will negatively impact our operations and financial stability, through no fault of our own.

As stated above, we are pro-development when that development is controlled, reasonable and responsible and does not injure or negatively impact adjacent property owners. We do not believe the Journey Homes’ proposed development adjacent to our property meets this definition. As the landowners and residents with the largest common border to the development, request the Town of Severance Town Council and Planning Department take immediate action to safeguard its current property owners and residents from the list of threats this development as initially put forward for approval, or any subsequent variation thereof, will inflict.

Properly and effectively addressing the wide range of negative impacts and issues noted above will require restrictive measures and security provisions that include but are not limited to the following:

- relocation of our water supply pipeline by the developer before construction begins;
- perimeter 8ft-high containment fencing during construction;
- permanent 8ft-high barrier fencing after construction, with no through access, along our property
- increased setback for all homes that border our property, so no homes or yards abut the perimeter fencing;
- aggressive housekeeping and proactive waste management requirements on the developer
- neighborhood covenants acknowledging our right-to-farm and preventing residents from nuisance protests;
- neighborhood covenants acknowledging that our adjacent property is private, an active agricultural operation, poses a potential risk to anyone trespassing, and is off-limits to all residents;
- education of Journey Homes’ contractors and staff as to the requirements above; and
- enforcement by the Town of Severance of the above

We understand the challenges in addressing such a wide range of negative consequences and impacts. As such, we kindly request a meeting with the Planning Department to further explain our concerns, and

Winter Farms



to work together to draft acceptable and appropriate safeguards for the proposed development, or any future development requests that abut our property.

We also kindly request to be directly notified at jadowinter@q.com of any changes, modifications, revisions, or new submissions in regards to the above subject Journey Homes Proposed Development, and to be notified of any the new activity, filings, proposals, or new development requests that abut our property.

Thank you for this opportunity to share our concerns about the impacts to our property and agricultural operations, but also our concerns for the health, safety, and well-being of future Severance residents.

Please feel free to contact me for additional information and to schedule a meeting.

Best regards,

A handwritten signature in blue ink that reads "Jack E. Winter". The signature is fluid and cursive.

Jack E. Winter
General Partner
Winter Severance Family Partnership L.P.

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation Winter
Farms Referral

Dear Abdul:

We are in receipt of the referral letter from Winter Farms ("WF"). Our response is as follows:

1. Environment: Per Colorado Department of Public Health and Environment ("CDPHE") standards, construction debris and soil erosion are regulated by the state and the developer/builder is required to clean any offsite discharges within 24 hours of release. The developer/builder will make every reasonable effort to insure any and all releases are monitored and cleaned up accordingly.
2. Safety: Workers and/or residents would have no lawful reason to enter the WF property.
3. Health: Potential buyers will have full knowledge of existing farm operations. There are many existing residencies directly south of the WF property in Settlers Landing with buildings as close as 53'. The current nearest home is 115' from the WF property. This is not an issue.
4. Security: Again, workers and/or residents would have no lawful reason to enter the WF property.
5. Operations: The concern about impacts to their water rights is unfounded. The pipeline outlined in the letter is within a recorded easement. The developer understands the pipeline shall remain in place. However, should relocation of the pipeline be required the developer will work with the WF partnership to complete relocation of this pipeline with no impact to water deliveries. We 100% agree Weld County is a Right to Farm County. Such language shall be included within the Annexation Agreement.

The developer and their consultant engineers will work with WF to design a relocation of the non-potable water supply line.

An 8' tall perimeter fence during construction and a permanent 8' barrier fence between the properties is unreasonable. The developer will work with the Town on reasonable border fencing.

No homes are proposed to abut the WF property line. Increased setbacks are not necessary. Outlots are proposed between the WF property and proposed lots.

“Housekeeping” operations will be met per the requirements of CDPHE and the Town.

Weld County Right to Farm language will be included in the Annexation Agreement.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,


Morgan A Kidder

From: [Mike Harris](#)
To: [Abdul Barzak](#)
Cc: [REDACTED]
Subject: Moody Project - Additional Concerns by Winter Farms
Date: Monday, August 22, 2022 1:13:00 PM

Hello Abdul.

Thank you and the Planning Commission for all your efforts to review the Moody Project and ensure development is in the best interests of the city and residents.

Based on last week's meeting held on August 17 where we learned the developer plans to expand the Eaton-Law reservoir to hold 584 acre-feet, we would like to raise some additional concerns with the proposed Moody Project, specifically:

1. proposed size of the reservoir and the security of the dam
2. overflow or drainage onto our property (i.e., Winter Farm)
3. underground seepage raising the local ground water table level
4. catastrophic events (e.g., 100-yr and 500-year storms)
5. public personal safety

We understand the developer will follow applicable regulations under the oversight of the Colorado Division Water Resources, however please allow me to briefly explain our concerns:

Reservoir Size and Dam Security - The current reservoir capacity is significantly less than the 584 acre-feet, proposed. We have a long and direct experience with the Eaton-Law reservoir due to its proximity to and periodic integration to our operations. As the aerial extent of the reservoir cannot be enlarged due to planned housing the depth will have to be significantly increased. This creates issues of sealing, increased dam height/size and hold-back pressure, emergency release mechanisms and overflows; risk of erosion, breach or failure, etc. As we are immediately downstream of this dam we want to be involved in any planning, redesign, permit application, and approval processes whether local, state or federal.

Overflow or Drainage onto our Property - If for any reason water needs to be released or overflow the dam, it must flow through an existing ditch that runs to and traverses our property (west to east) that has a current maximum capacity when totally "clean and clear" of 1,350 gals per minute (GPM). This capacity cannot be easily increased without significant modifications. Any attempt to push more water through the ditch, such as in the case of release of overflow from a heavy rain storm will cause flooding and damage to our property.

Underground Seepage Raising the Ground Water Level - The reservoir will have to be significantly deepened to 30ft to 50ft, depending on bottom contour and emergency reserve free-board space. This excavation will expose underground strata that is more porous, difficult to seal, and will allow increased seepage into the ground water, raising the local water table and causing farming operational difficulties, crop impacts, and basement flooding of an occupied home located on the property.

Catastrophic Events - We are concerned the reservoir should to be designed to have a reserved free-board space of minimally 100 acre-feet to accommodate a catastrophic event such as a 100-year or 500-year rain storm. The property is approximately 300 acres and a severe event could easily drop 2 inches or more of rain in 30-minutes, which if it all drains

into the reservoir is an increase of 50 acre-feet in 30 minutes or 100 acre-feet-per-hour, depending on how long the storm intensity prevails. Direct-drainage is not an option as an increase of 50 acre-feet in 30 minutes is equivalent to a rate of 11,000 GPM that is greatly in excess of the existing outlet ditch capacity of 1,350 GPM.

Public Personal Safety - We have concerns about the safety risks (specifically drowning) this reservoir may present to the high density population of the development and the open access to the public. All too frequently we hear of a local loss of an animal and or person due to drowning, such as in the case of a dog falling through winter ice with attempted retrieval by the owner. While the reservoir usage rule can be "use at your own risk" we are concerned more proactive measures are warranted (e.g., possibly a decorative perimeter barrier, or restricted access into the water, life saving equipment located around the reservoir), especially given the reservoir's close proximity to an elementary school and the expected large population of children that will live in the Moody Project.

Mr. Buckendorf of Journey Homes indicated at the August 17 meeting that they plan to meet with the Winter Family to discuss our concerns. We welcome and look forward to such an engagement. However, as of this date we have not any any contact from Journey Homes regarding the Moody Project.

Thank you for the opportunity to share these concerns.

Best regards,

Mike Harris on behalf of the Winter Family

[REDACTED]

From: [Mike and Janet Harris](#)
To: [Abdul Barzak](#)
Subject: Moody Project - Journey Homes - Recommendation
Date: Tuesday, September 6, 2022 4:22:38 PM

Hello Mr. Barzak.

On behalf of the Winter Farm that abuts the eastern and northern sides of the proposed Moody Project, we would like to offer the following recommendation in regard to any Annexation Agreement between Journey Homes and the Town of Severance. Specifically:

- *We recommend that any annexation agreement for the Moody Project should contain an expiration date of three (3) years from the date of execution that would terminate and nullify the agreement in case the applicant has been unable or unwilling to proceed with the project, where "proceed" is defined as actively constructing a Town of Severance approved development plan.*

The annexation agreement is a contract between the Town of Severance and the applicant that specifies the responsibilities of each party. Unless an expiration date to this agreement is specifically and explicitly prohibited by law then such a provision is allowed and should be a mandatory part of this, and any future annexation agreements. An expiration provision would serve to ensure timely execution of projects by applicants and preserve the Town's options when such advancement does not occur for whatever reason.

At the August 23rd meeting, the Town Council intimated they planned to approve the applicant's request for annexation. However, no approval was issued during the meeting as the applicant postponed their petition via a continuation request because a mutually agreed annexation agreement had not been reached between the Town of Severance and the applicant. Consequently, the annexation is still an open and undecided issue.

We do not believe that granting an annexation in which development cannot proceed within a few years (e.g., a reasonable period) is in the best interests of the residents of Severance, nor supportive of the Town of Severance growth and expansion plan. Currently, as Council is aware, there are a number of issues that would prevent the Moody Project annexation applicant from being able to develop the project in a reasonable period. Among these issues, and most notably is delivery of the required potable water volume to the proposed project for which no solution currently exists and resolution is estimated at 5 to 10 years.

We believe any annexation of the Moody property should result in a timely development of the property that commences within three (3) years of the agreement and is based on a Town of Severance approved development plan. We do not believe, and we sincerely doubt that any Severance resident would believe that a multi-year delay is appropriate or a reasonable period.

We are also concerned that annexing property into the Town that cannot be:

- developed as proposed, or
- developed in a reasonable period of time, or
- approved with an appropriate expiration date,

may be considered a violation of the Town Council's fiduciary responsibility.

We appreciate your consideration of this recommendation and look forward to seeing you and the Town Council at the meeting on September 13.

Best regards,

Mike Harris, on behalf of Mr. Jack E. Winter and the Winter Family

From: [Jerome Rouser](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)
Date: Monday, May 16, 2022 4:48:43 PM
Attachments: [image003.png](#)
[image004.png](#)

Good afternoon,

The development in question is nearby the Great Western Trail which is a Regional Active Transportation Corridor (RATC). The property concept plan does not seem to show any trail connections to the nearby trail. I would suggest amending the plan to either add bike paths and/or pedestrian paths or delegate space for future bike paths and/or pedestrian paths to connect to the nearby trail.

Thank you,

Jerome Rouser

Transportation Planner I

Pronouns: he/him



419 Canyon Ave, Suite 300 | Fort Collins, CO 80521



From: Becky Karasko [REDACTED]
Sent: Friday, April 1, 2022 3:37 PM
To: Jerome Rouser <jrouser@nfrmpo.org>
Subject: FW: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)

Please see the development review request below.

Becky Karasko, AICP

Transportation Planning Director



From: Abdul Barzak <abarzak@townofseverance.org>
Sent: Friday, April 1, 2022 2:39 PM

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation North
Front Range MPO Referral

Dear Abdul:

We are in receipt of the referral comments from North Front Range Metropolitan Planning Organization. The developer intends to build an internal trail network that will connect to existing sidewalks and trails within the Town's greater network that provides connection to the Great Western Trail.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,



Morgan Kidder



Weld RE-4 School District

**1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org**

Sep 26, 2022

Town of Severance Planning Department
3 South Timber Ridge Parkway
Severance, CO 80546

RE: Moody Development

Dear Planning Department Staff:

The above referenced major subdivision application is now proposed for a total of 670 single family homes and an undisclosed number of multi-family units. This letter summarizes the implications for school sites and facilities, solely based on the planned single family units.

The Town of Severance and Weld County School District RE-4 entered into an initial Intergovernmental Agreement Concerning Fair Contribution For Public School Sites on April 11, 2001. Since that time the exhibits of the agreement have been updated with both parties to include current land values, and will once again be updated very shortly.

Weld RE-4 School District has three schools within the Town of Severance, RangeView Elementary School, Severance Middle School, and Severance High School. All three of these schools have exceeded their capacity. There are subdivisions within the Town of Severance that are within 1.5 miles of the elementary school, however, due to space and capacity limitations students are bussed approximately 6 miles to Windsor to attend school and unable to attend their local school within the Town of Severance.

The proposed Moody Development is estimated to bring approximately 221 elementary students to the boundaries of RangeView Elementary, with a core capacity of 600 students and enrollment currently at 710. The proposed development will also bring an estimated 148 secondary students to Severance Middle (107) and Severance High Schools (141) respectively. All three schools are already beyond their capacity limits due to accelerated residential growth within the Town of Severance.

With the proposed development numbers and estimated growth and calculations, Weld RE-4 School District is requesting a 10 acre parcel dedicated to the district for a future elementary school to meet the needs of the Town of Severance. The developer and the District have agreed upon a location for a future school which is 10.69 acres.

The calculations call for a 12.5 acre site based on a buildout of 670 single family homes. By providing this 10.69 acres, this meets the site dedication requirements for 572 of the single family homes. For the remaining 98 single family homes, a cash-in-lieu in the amount that is



Weld RE-4 School District

**1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org**

agreed upon with the Town of Severance at time of permitting is provided. In regards to the cash in lieu portion of fees, the District is willing to explore/negotiate site development costs not already included in the agreement as payment towards the fee. None of these calculations include any future multi-family housing in the development.

Recommendations

The District requests that the developer continue to work with the District to address the student growth caused by additional homes within this development through site dedication, cash in lieu as well as continued support of local schools.

Your continuing cooperation is sincerely appreciated, as is the opportunity to comment upon issues of interest to the County, the School District and our mutual constituents. The School District requests to be notified of any proposed land use changes. Should you have questions or desire further information, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McCullar", is written over a horizontal line.

Michael McCullar
Chief Operating Officer

Loup Reservoir Company

c/o Weld RE-4 School District
180 North 8th Street
Windsor, CO 80550
Email: LoupReservoirCompany@gmail.com
Phone: 970-302-2668

October 14, 2021

Abdul Barzak
Assistant Town Planner
Town of Severance
PO Box 339
Severance, CO 80546

Re: Moody Annexation/Zoning/Concept Plan

The Loup Reservoir Company ("Ditch Company") has received a referral from the Town of Severance ("Town") for the above-referenced application for annexation.

The Ditch Company owns and operates a ditch and reservoir system with decreed water rights for drainage flows captured by the system. The proposed project appears to be located on property from which, at least in part, water historically drains into the Ditch Company's system.

As such, the Company received notice of the proposed project and, at this time and upon its review, the Company has not identified an issue upon which to comment.

We request the Town of Severance keep us on the referral list for the proposed project in case it evolves in such a way as to change the Company's assessment. The Town or developer may contact me with any questions or concerns.

Sincerely,



Julie Rothe, General Manager
Executive Board Member
Loup Reservoir Company

LAWRENCE CUSTER GRASMICK JONES & DONOVAN LLP
ATTORNEYS AT LAW

5245 RONALD REAGAN BLVD., SUITE 1
JOHNSTOWN, COLORADO 80534
TELEPHONE: 970-622-8181

WWW.LCWATERLAW.COM
rebecca@lcwaterlaw.com

Bradley C. Grasmick • David P. Jones • Ryan M. Donovan
Wesley S. Knoll • Rebecca E. Spence • David L. Strait

May 18, 2022

Mr. Abdul Barzak
Town Planner
3 South Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546
via Email: abarzak@townofseverance.org

RE: Moody Annexation/Zoning (REVISED) - Larimer & Weld Irrigation Company's Third
Comment Letter

Dear Mr. Barzak:

Thank you for forwarding the revised Moody Annexation & Zoning & Concept Plan. Previously, in the letter from our firm on October 12, 2021 and the letter from our client on February 15, 2022, Larimer & Weld Irrigation Company expressed its concerns regarding the improvements and relocation of the Finley Lateral as Larimer & Weld owns the headworks (water delivery structure) that connect the Finley Lateral to the Larimer & Weld Canal. In the aforementioned comment letters, Larimer & Weld Irrigation Company has requested that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld addressing items of concern as a condition of zoning/annexation approval. The purpose of this comment letter is to reiterate, for the third time, that the Town of Severance should require Applicants to obtain an agreement with Larimer & Weld Irrigation Company.

According to *Roaring Fork Club, L.P. v. St. Jude's Co.*, the owner of property burdened by a ditch easement may not move or alter that easement unless that owner (1) has the consent of the owner of the easement or (2) obtains a declaratory determination from a court that the alteration would not damage the benefited owners. *City of Boulder v Farmer's Reservoir and Irrigation Co.*, 214 P.3d 563, 566 (Co. Ct. App. 2009); *Roaring Fork Club, L.P. v. St. Jude's Co.*, 36 P.3d 1229, 1231, 1237-38 (Colo. 2001). Applicants have not filed and have not indicated that they are planning to file, a case to unilaterally alter the ditch easement, so they must be required to obtain consent, by way of agreement, from Larimer & Weld Irrigation Company. At this time, because Larimer & Weld Irrigation Company's comments have been unaddressed, they are unable to evaluate what

impact, if any, the zoning or annexation has on the Finley Lateral, Larimer & Weld Canal, and their associated easements.

In the revised petition, the Town of Severance has directed Applicants to address Larimer & Weld Irrigation Company's comments, to which Applicants have replied "Noted". There has not been contact from Applicants in an attempt to enter into an agreement with Larimer & Weld Irrigation Company or address its concerns displayed in previous comment letters. Additionally, Applicants have stated that the existing ditches will be "accommodated during the preliminary and final plat development." This response is vague and does not certify that Applicants will enter into an agreement with Larimer & Weld Irrigation Company regarding the potential impact of the proposed annexation to the Larimer & Weld Canal and its easements as required by *St. Jude's Co.* The above-described responses and the inaction of Applicants to address Larimer & Weld Irrigation Company's comments are unacceptable, and Larimer & Weld Irrigation Company does not give consent to the potential alteration of the Larimer & Weld Canal or its associated easements. Additionally, any future extension of CR 76, as described in the original version of the application, requires an additional agreement to address Larimer & Weld Irrigation Company's separate concerns regarding such extension and their easements.

Larimer & Weld Irrigation Company hereby demands that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld Irrigation Company to address its concerns as a condition of zoning/annexation approval. Please reach out to either Ryan Donovan or I by phone at 970-622-8181 or by email at ryan@lcwaterlaw.com and rebecca@lcwaterlaw.com.

Sincerely,

LAWRENCE CUSTER GRASMICK JONES &
DONOVAN LLP



Rebecca E. Spence
Attorney for Larimer & Weld Irrigation Company

From: [Jared Rauch](#)
To: [Abdul Barzak](#)
Cc: [Eric Reckentine](#)
Subject: Moody Annexation/Zoning/Concept Plan
Date: Tuesday, August 2, 2022 10:20:16 AM

Hi Abdul,

Hope you are doing well. We received the Moody Annexation/Zoning/Concept Plan packet in the mail recently. I responded to a referral for this development a couple of months ago, but wanted to reiterate our response to ensure that it is included in the Town's records:

We understand that the Town of Severance will be providing water service to the proposed Moody development. However, the District is currently under a moratorium on new development and therefore we are unable to commit any additional Plant Investments to the Town at this time, nor can we guarantee the availability of Plant Investments in the future.

Let me know if you have any questions.

Thanks,

Jared Rauch

Development Review Engineer

North Weld County Water District

PO Box 56 ~ 32825 WCR 39

Lucerne, CO 80646



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From: [Russ Weber](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annexation/Zoning/Concept Plan (Town of Severance Planning Referral)
Date: Thursday, September 16, 2021 4:28:24 PM
Attachments: [image001.png](#)
[image009.emz](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

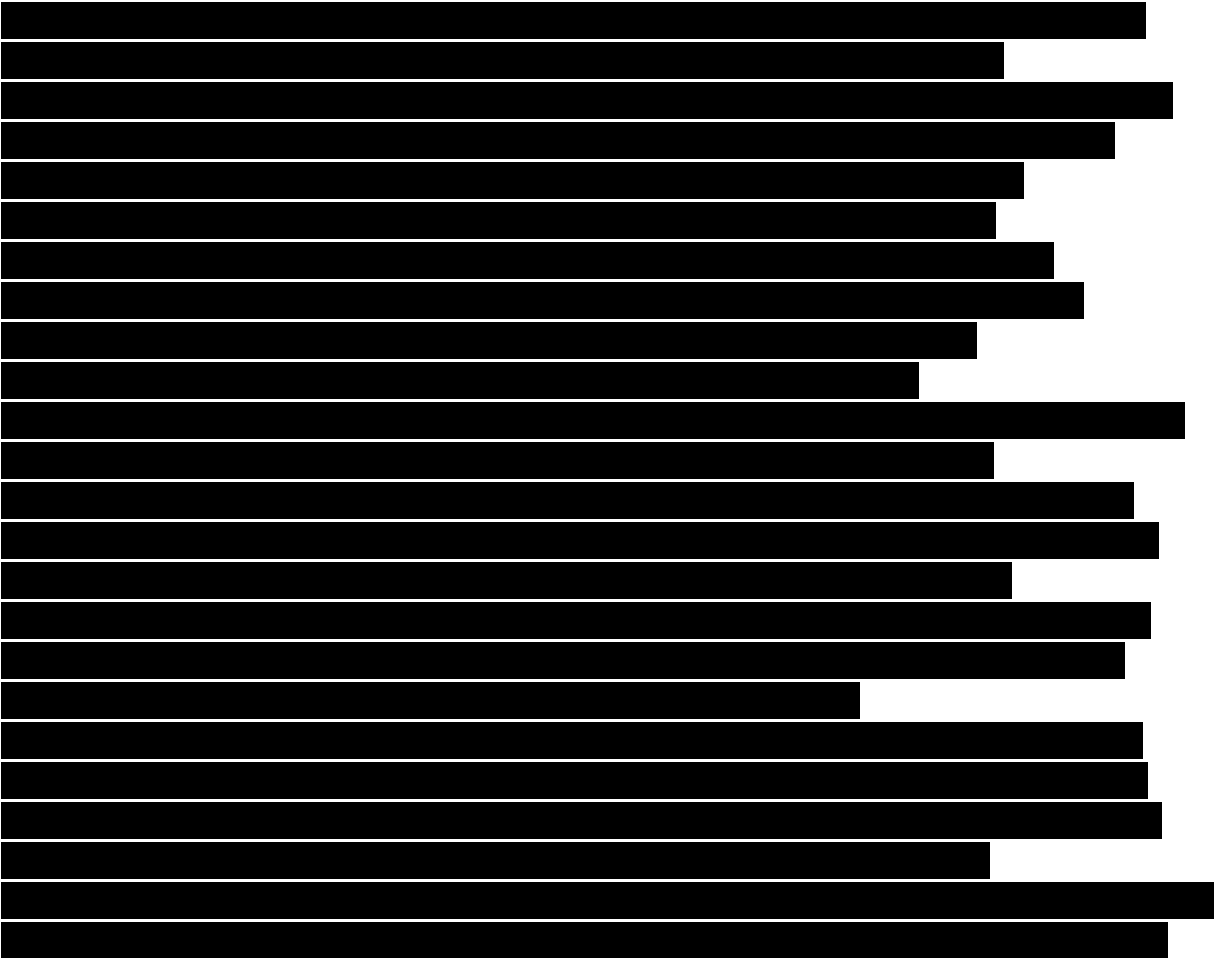
No comments on this one

Russ Weber
Regional Operations Manager
3755 Precision Dr, STE 140
Loveland, CO 80538
SAFEbuilt.com


From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Thursday, September 16, 2021 4:05 PM

To: 





DEPARTMENT OF PLANNING SERVICES

1555 N. 17th Ave

Greeley, CO 80631

Website: www.weldgov.com

Via email to abarzak@townofseverance.org

May 13, 2022

Abdul Barzak, Town Planner
PO Box 339
Severance, CO 80546

Subject: Moody Annexation resubmittal

Dear Abdul:

The Weld County Department of Planning Services has reviewed this proposal and submits the following comments for your consideration.

Weld County discourages annexations that create unincorporated enclaves and recommends including Lot A of RE-1022 if at all possible.

The Town may wish to ensure the enclave lot has access to the extension of Timber Ridge Parkway in order to potentially move its access from Harmony Road in the future.

Thank you for the opportunity to comment on this proposal. This response addresses general requirements, concerns, or issues and is intended to assist in your community's decision-making process regarding this land use proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County

From: [Kimberly Lambrecht](#)
To: [Abdul Barzak](#)
Cc: [Christine Lutz](#); [Carlin Malone](#)
Subject: RE: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)
Date: Friday, May 27, 2022 3:59:53 PM
Attachments: [image001.png](#)

Hello, Abdul.... Happy Holiday Weekend!!!

Thank you for the opportunity to review the Moody Property Concept Plan. The project is outside of the Town's Growth Management and Community Influence Areas – as such, we have no comment.

Have a wonderful weekend!

Kim

Kimberly Lambrecht, Assoc. AIA
Planner II


www.windsorgov.com

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Friday, May 27, 2022 10:41 AM

To: 


























SEVERANCE PLANNING COMMISSION

RESOLUTION NO. PC-2022-04R

**A RESOLUTION OF THE SEVERANCE PLANNING COMMISSION,
RECOMMENDING APPROVAL OF A CONCEPT PLAN FOR A MIXED-
USE DEVELOPMENT ON CERTAIN REAL PROPERTY LOCATED
WITHIN SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST,
COUNTY OF WELD, STATE OF COLORADO**

WHEREAS, Hidden Lake Investments, LLC, for itself and on behalf of Journey Homes, LLC and Eaton-Law Reservoir Co., who are the owners of certain real property generally located in Section 35, Township 7 North, Range 67 West, County of Weld, State of Colorado (“Property”), which is approximately 309.52 acres in size, has submitted a Concept Plan showing a proposed mixed-use development on the Property, to include single-family residences, multi-family structures, and commercial/retail uses (the “Application”); and

WHEREAS, the Severance Planning Commission, at its meeting held on November 16, 2022, conducted a public hearing on the Application, following the publication of notice as required by law; and

WHEREAS, the Severance Planning Commission, after considering all the evidence presented at the public hearing, together with the relevant standards and criteria for Concept Plans as set out in Section 16.4.40(c) of the Severance Municipal Code, wishes to make a recommendation to the Town of Severance Town Council regarding the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE PLANNING COMMISSION:

Section 1. The Planning Commission hereby recommends the Town Council approve the Application for the Moody Concept Plan, as shown on **Exhibit A**, attached hereto and incorporated herein by this reference.

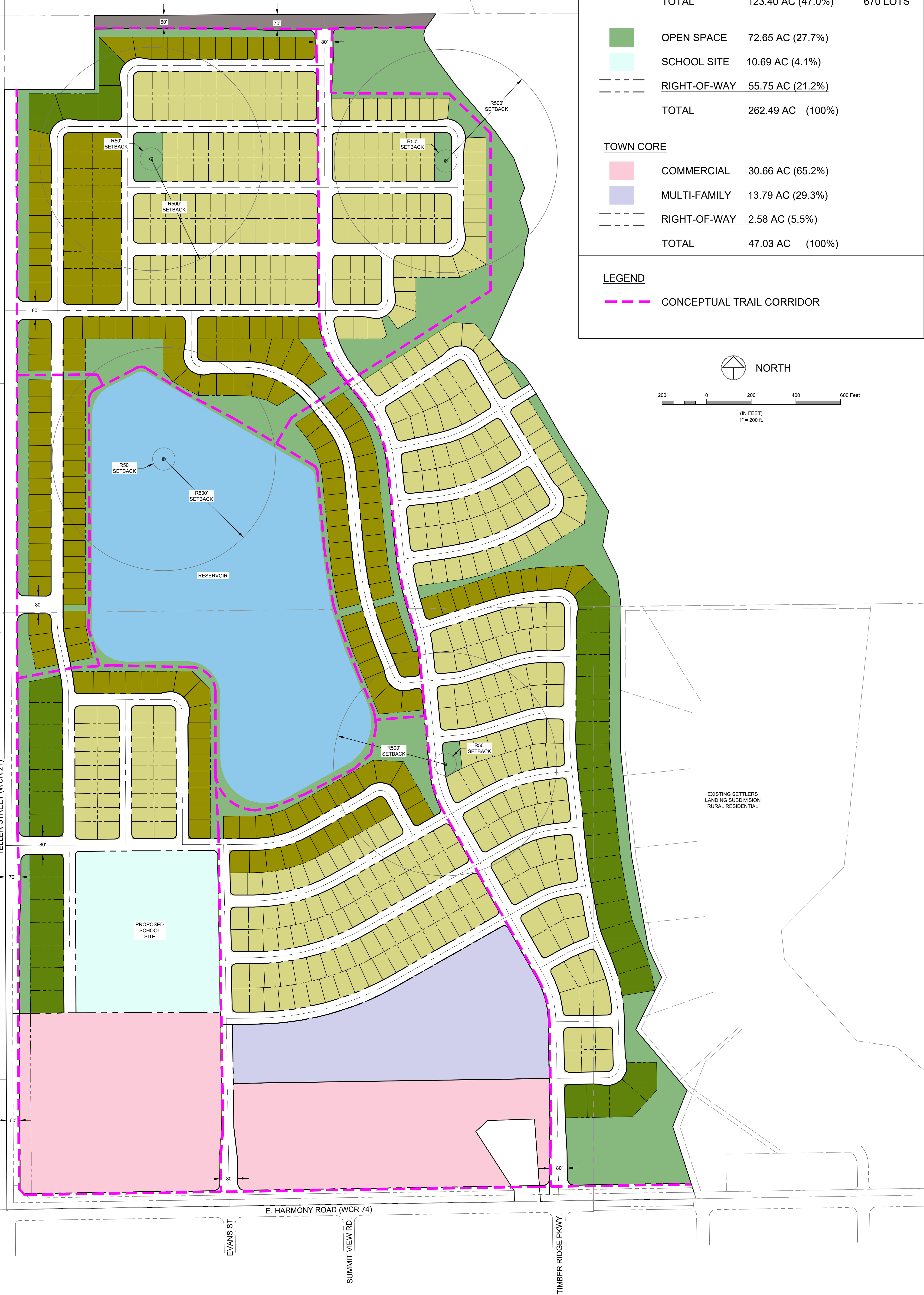
PASSED AND ADOPTED this 16th day of November, 2022.

Chairperson

ATTEST:

Town Clerk

EXHIBIT A



OCTOBER 21, 2022



NORTHERN
ENGINEERING

P:\1155-003\DWG\EXHIBITS\MOODY PROPERTY_CONCEPT PLAN.DWG

MOODY PROPERTY
SEVERANCE, CO

CONCEPT PLAN
FIGURE 1



OCTOBER 21, 2022



NORTHERN
ENGINEERING

P:\1155-003\DWG\EXHIBITS\MOODY PROPERTY_CONCEPT PLAN.DWG

MOODY PROPERTY
SEVERANCE, CO
CONCEPT PLAN FEATURES
FIGURE 2



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING PC-2022-05R A Resolution for the Greenway Corridor Comprehensive Plan Amendment	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Planning Commission review, discuss, and take action on Resolution PC-2022-05R and forward a recommendation to the Town Council on the Comprehensive Plan Amendment. Actions that may be taken: 1. Approve Resolution PC-2022-05R for the Comprehensive Plan Amendment. 2. Take No Action.		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
The Future Land Use Map which was adopted in the Severance Comprehensive Plan shows the Severance Greenway Corridor on the Future Land Use Map. The Greenway Corridor is an overlay and not a land use as identified in the Land Use Code. Due to this Town Staff would like to remove the Greenway Corridor from the Future Land Use Map as a "clean up" and to allow for a Future Land Use Map that only identifies land uses.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Planning Commission to review, discuss, and approve Resolution PC-2022-05R for the proposed Comprehensive Plan Amendment.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution PC-2022-05R Comprehensive Plan Amendment Adoption (Greenway Corridor)		

SEVERANCE PLANNING COMMISSION

RESOLUTION NO. PC-2022-05R

A RESOLUTION OF THE SEVERANCE PLANNING COMMISSION, APPROVING AN APPLICATION TO AMEND THE TOWN OF SEVERANCE COMPREHENSIVE PLAN TO REVISE THE LAND USE MAP DESIGNATION FOR AN AREA OF THE TOWN LOCATED WITHIN SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Town of Severance (“Town”), acting through its Planning Commission, is empowered pursuant to C.R.S. §§ 31-23-201, *et seq.*, to adopt a master or comprehensive plan and amendments thereto to guide current and future growth and development of the municipality; and

WHEREAS, Town Staff, on behalf of the Town of Severance, has submitted an application to amend the Town’s Comprehensive Plan, by revising the future land use plan designation for a certain area of the Town, generally located west of the E Harmony Road and 1st Street intersection, to correct a minor, technical error in mapping the boundaries of a proposed open space corridor overlay (the “Application”), which would result in a revised Land Use Plan map for the Comprehensive Plan (“Comprehensive Plan Amendment”), attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, in accordance with C.R.S. § 31-23-208, the Severance Planning Commission, at its meeting held on November 16, 2022, conducted a public hearing on the Application, following the publication of notice as required by law; and

WHEREAS, the Severance Planning Commission, after considering all the evidence presented at the public hearing, together with the relevant standards and criteria for comprehensive plan amendments, makes the following findings with respect to the Application:

- (a) It is consistent with the overall intent of the Comprehensive Plan, including the Community Vision for physical development in the area of WCR 23 and WCR 72 and adjacent to the Great Western Trail, as well as the Community Design Values for Town Core zoning;
- (b) It demonstrates an improvement over the existing Future Land Use Map for this area of the Town in implementing the residential and economic development vision and goals of the Comprehensive Plan for transportation corridors, while also preserving the open space vision for the Severance Greenway;
- (c) It is necessary or desirable because of economic conditions and strict adherence to the Future Land Use Plan will result in a situation neither intended nor in keeping with key economic policies of the Comprehensive Plan for transportation corridor areas;
- (d) It will not have a negative effect on existing residents or on environmental or historic

resources in the immediate area;

- (e) It is capable of being integrated into the existing and planned transportation system for this area of the Town;
- (f) It will not have a significant impact or impose a burden on planned water and sewer service provision for this area of Town unique and different from those inherently associated with the same use occurring in other transportation corridors of the Town, or from what would be experienced if this area of Town developed in strict accordance with the existing Future Land Use map; and
- (g) It bears a reasonable relationship to the general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVERANCE PLANNING COMMISSION:

Section 1. The Planning Commission hereby approves the Comprehensive Plan Amendment, which includes the revised Future Land Use Plan map attached hereto as **Exhibit A**. Copies of the revised Comprehensive Plan Amendment have been and will be made available for public inspection at the Severance Town Hall, located at 3 S. Timber Ridge Parkway, Severance, Colorado 80550, during regular business hours.

Section 2. In accordance with C.R.S. § 31-23-208, this Resolution, when attached to the Future Land Use Plan, shall serve to document the Comprehensive Plan Amendment's approval by the Planning Commission.

Section 3. Following ratification and approval of the Comprehensive Plan Amendment by the Town Council as required by C.R.S. § 31-23-206(1), the Town Manager shall cause to be sent a certified and attested copy of the Comprehensive Plan Amendment to the Board of County Commissioners of Weld County. Attachment by the Town Manager of a certified copy of this Resolution and a copy of the Town Council resolution ratifying the Comprehensive Plan Amendment shall constitute certification and attestation of the Comprehensive Plan Amendment.

PASSED AND ADOPTED this 16th day of November, 2022.

Chairperson

ATTEST:

Town Clerk

EXHIBIT A

Current Designation



Proposed Designation

