



TOWN COUNCIL WORK SESSION & MEETING
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
TOWN COUNCIL WORK SESSION & MEETING
Tuesday, April 11, 2023, at 6:00 PM

A. CALL TO ORDER WORK SESSION

The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.

- 1. Pledge of Allegiance**
- 2. Pg 4 - Criminal Reward Program**
 - Discussion
 - Staff Presentation: Nicholas Wharton, Town Manager
- 3. Pg 5 - Colorado 14 Corridor Plan**
 - Discussion
 - Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING

- 1. Roll Call**
- 2. Agenda Review by Town Manager**
- 3. Consent Calendar**

The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.

- a. Pg 6 - 3.14.23 Minutes**
- b. Pg 11 - 3.28.23 Minutes**
- 4. Reports**

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

a. Advisory Boards

- b. Town Attorney
- c. Town Staff
- d. Town Management
- e. Council Members Liaisons
- f. Mayor

5. Approval of Agenda

6. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.

7. Council Member Comments

C. TOWN COUNCIL

1. Pg 16 - Tree Board Applicant Interviews and Appointment

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

2. Pg 23 - Resolution 2023-23R: A Resolution of the Town Council of the Town of Severance, Colorado, Ratifying the Appointment of Kenda Adams to the Board of Trustees of the Clearview Library District

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

3. Pg 25 - Ordinance 2023-05: An Ordinance of the Town Council of the Town of Severance, Colorado, Amending Article 6 of Chapter 16 of The Severance Municipal Code pertaining to Density Standards for Residential Zoning Districts

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

D. COUNCIL MEMBER PETITIONS

Council Members may ask for items to be added to future agendas.

E. EXECUTIVE SESSION

- 1. Executive Session pursuant to Section 24-6-402(40)(e) of the Colorado Revised Statute for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to water.**

F. ADJOURN

Town Council MEETING
Tuesday, April 11, 2023, 6:00 PM (MDT)

Registration URL

https://us02web.zoom.us/webinar/register/WN_GSL5tq02RNOARXxagWeWpA

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.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 4 - Criminal Reward Program	Nicholas Wharton, Town Manager	Mayor Matthew Fries
ACTION REQUESTED		
Town Management asks the Town Council to discuss the proposed Criminal Reward Program and direct any further actions they deem necessary.		<u>Presentation Discussion</u>
BRIEF SUMMARY		
As requested during council member petitions, Town Management has scheduled a work session to discuss the possible creation of a Criminal Reward Program. Below is a list of items that should be considered for this item: • Funding Sources (Initial and On-going) • Reward Amounts • Advertising • Possible Signage • Staffing		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks the Town Council to discuss the proposed Criminal Reward Program and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: None		



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 5 - Colorado 14 Corridor Plan	Nicholas Wharton, Town Manager	Council Member Frank Baszler
ACTION REQUESTED		
Town Management asks the Town Council to discuss the proposed Colorado 14 Corridor Plan and direct any further actions they deem necessary.		<u>Presentation Discussion</u>
BRIEF SUMMARY		
As requested during council member petitions, Town Management has scheduled a work session to discuss a proposal for a Colorado 14 Corridor Plan.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks the Town Council to discuss the proposed Colorado 14 Corridor Plan and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: None		



TOWN COUNCIL WORK SESSION & MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

**MINUTES AS AMENDED
WORK SESSION & MEETING
Tuesday, March 14, 2023, at 6:00 PM**

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Dennis 'Zeke' Kane

Council Members:

Frank Baszler
Stephen Gagliardi
David Bruen
Dan Meyers

Absent: Michelle Duda

Audience:

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner
Leah Vanarsdall, Town Clerk
Keith Martin, Town Attorney
Bill Cornelius, Community Development Director
Nancy Mueller, Finance Director
Jim Gerdeman, Chief of Police

A. CALL TO ORDER WORK SESSION

The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.

1. Pledge of Allegiance

2. Pg 4 - Community Center Discussion

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING

1. Roll Call

2. Agenda Review by Town Manager

Town Manager asked that the first Executive Session be removed, and the Agenda be approved with this change.

3. Consent Calendar

The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve the Consent Calendar. All Council Members present voting Yes,

MOTION PASSED

a. Pg 5 - 2.28.23 Minutes

4. Approval of Agenda

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Dan Meyers to remove the first Executive Session and Approve the Agenda as amended. All Council Members present voting Yes,

MOTION PASSED

5. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.

NONE

6. Council Member Comments

Council agrees to let Council Member Meyers remain on the Tailholt Metro District Board

7. Reports

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

a. Town Attorney

- b. Town Staff
- c. Town Management
- d. Council Members Liaisons
- e. Mayor

C. TOWN COUNCIL

1. Pg 10 - Provisions and Procedures **Discussion: Land Use Code (Discussion)**

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner
Direction given to staff to proceed with an Ordinance for ratification of changes to the Land Use Code and to present at a future meeting.

2. Pg 146 - **Resolution 2023-13R: A Resolution of The Town Council of The Town Of Severance, Colorado, Approving a Use By Additional Review application to operate a large-scale solar facility on certain real property fully described herein, Approving a Site Plan in conjunction with such use; and authorizing a Development Agreement pertaining to the BHS Solar Facility**

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

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve **Resolution 2023-13R: A Resolution of The Town Council of The Town Of Severance, Colorado, Approving a Use By Additional Review application to operate a large-scale solar facility on certain real property fully described herein, Approving a Site Plan in conjunction with such use; and authorizing a Development Agreement pertaining to the BHS Solar Facility.** All Council Members present voting Yes,

MOTION PASSED

Public Comment: Tad Hunters-Platte River Power Authority, Tom Varra-9080 WCR 102, Nunn, Curtis Miller-33693 WCR 31, Jake Schroeder-SPABS LLC, Rep (inaudible) from BHS & Power Global

3. **PUBLIC HEARING**

Pg 438 - Resolution 2023-14R: A Resolution of The Severance Zoning Board of Adjustment, Approving a Variance Request for certain real property located within portions of Section 2, T7n, R67 We, 6th P.M., And Sections 14, 23, 26, 27, And 35, T8n, R67w, 6th P.M., Weld County, Colorado

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

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve **Resolution 2023-14R: A Resolution of The Severance Zoning Board of Adjustment, Approving a Variance Request for certain real property located within portions of Section 2, T7n, R67 We, 6th P.M., And Sections 14, 23, 26, 27, And 35, T8n, R67w, 6th P.M., Weld County, Colorado.** All Council Members present voting

Yes,

MOTION PASSED

PUBLIC HEARING: Open: 8:02 pm Closed: 8:09 pm

4. PUBLIC HEARING

Pg 455 - Resolution 2023-15R: A Resolution of The Town Council of The Town of Severance, Colorado, Granting the vesting of The BHS Solar Use By Additional Review, BHS Solar Energy Facility Site Plan and BHS Solar Energy Facility Site Plan Development Agreement; and approving a Vesting Agreement pertaining to thereto

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve **Resolution 2023-15R: A Resolution of The Town Council of The Town of Severance, Colorado, Granting the vesting of The BHS Solar Use By Additional Review, BHS Solar Energy Facility Site Plan and BHS Solar Energy Facility Site Plan Development Agreement; and approving a Vesting Agreement pertaining to thereto.** All Council Members present voting Yes,

MOTION PASSED

PUBLIC HEARING: Open: 8:10 pm Closed: 8:12 pm

Public Comment: Doug Carter

5. Pg 472 - Resolution 2023-16R: Memorandum of Understanding for North Weld County Responder Team

- Legislative
- Staff Presentation: Jim Gerdeman, Chief of Police

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Kane to Approve **Resolution 2023-16R: Memorandum of Understanding for North Weld County Responder Team.** All Council Members present voting Yes,

MOTION PASSED

6. Pg 482 - Ordinance 2023-03: An Ordinance of the Town Council of the Town of Severance, Colorado, Repealing and Reenacting Article 6 of Chapter 13, Pertaining to the Town's Cross-Connection Control Program

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Kane to Adopt **Ordinance 2023-03: An Ordinance of the Town Council of the Town of Severance, Colorado, Repealing and Reenacting Article 6 of Chapter 13, Pertaining to the Town's Cross-Connection Control Program.** All Council Members present voting Yes,

MOTION PASSED

D. COUNCIL MEMBER PETITIONS

Council Members may ask for items to be added to future agendas.

ADDITION TO MINUTES requested by Council Member Meyers: Council Member Bruen asked for Council Member Meyers' Petition for Council Compensation and Benefits to be presented at a Work Session

E. EXECUTIVE SESSION

1. Executive Session pursuant to C.R.S. Section 24-6-402(4)(b) of the Colorado Revised Statutes to confer with the Town Attorney for the purpose of receiving legal advice

on specific legal questions regarding various water-related projects.

CANCELED AND REMOVED FROM THE AGENDA

2. **Executive Session pursuant to C.R.S. Section 24-6-402(4)(e) of the Colorado Revised Statutes for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to a Comcast Franchise Agreement.**

Open: 8:34 pm **Closed:** 9:21 pm

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Kane to ADJOURN INTO **Executive Session** pursuant to Section 24-6-402(4)(e) of the Colorado Revised Statutes for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to a Comcast Franchise Agreement and to adjourn the Regular Meeting immediately after. All Council Members present voting Yes,

MOTION PASSED

F. ADJOURN

9:21 pm



TOWN COUNCIL WORK SESSION & MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
WORK SESSION & MEETING
Tuesday, March 28, 2023, at 6:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Dennis 'Zeke' Kane

Council Members:

Frank Baszler
Stephen Gagliardi
Michelle Duda
Dan Meyers
David Bruen

Absent:

Audience: NONE

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner
Nancy Mueller CPA, Finance Director
Leah Vanarsdall, Town Clerk
Mary Lynn Macsalka, Town Attorney
Chris Messersmith, Town Engineer
Jim Gerdeman, Chief of Police

A. CALL TO ORDER WORK SESSION

The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.

1. Pledge of Allegiance

2. Pg 4 - Legacy Farm

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

3. Pg 8 - Resolution 2023-XXR: Process for Community Grants

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING

1. Roll Call

2. Agenda Review by Town Manager

3. Consent Calendar

The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.

MOTION WAS MADE BY Council Member Meyers, seconded by Council Member Bruen to Approve the Consent Calendar and adding Council Member Petitions to meeting minutes for March 14th, 2023.

YEAS: Fries, Gagliardi, Baszler, Kane, Meyers, Bruen

6

NAYS: Duda

1

MOTION PASSED

a. Pg 11 - 3.14.23 Minutes

b. Pg 16 - February Payables

c. Pg 21 - Resolution 2023-18R: A Resolution for the Town of Severance, Colorado, to appropriate transfers for Expenditure for the 2022 Capital Projects

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

d. Pg 24 - January Financial Statements

e. Pg 64 - February Financial Statements

4. Approval of Agenda

MOTION WAS MADE BY Council Member Kane, seconded by Council Member Duda to

Approve the Agenda. All Council Members present voting Yes,

MOTION PASSED

5. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.

NONE

6. Council Member Comments

7. Reports

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

a. Pg 104 - Advisory Board Reports

Mayor requested Advisory Board Reports be continued to Tuesday, April 11, 2023 at 6:00 pm for in-person reports

b. Pg 106 - Town Attorney

c. Pg 108 - Town Staff

d. Pg 126 - Town Management

MOTION WAS MADE BY Council Member Kane, seconded by Council Member Duda to Approve a \$1000.00 donation to Severance High School for AfterProm. All Council Members present voting Yes,

MOTION PASSED

e. Council Members Liaisons

f. Mayor

C. PROCLAMATION

1. Pg 129 - Arbor Day Proclamation April 28, 2023

2. Pg 130 - School Library Month April 2023

D. TOWN COUNCIL

1. Pg 131 - Buffering/Open Space/Trails Requirements: Land Use Code (Discussion)

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

2. Pg 148 - Resolution 2023-04R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving the Town of Severance Purchasing Policies and Procedures Manual

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager, Nancy Mueller, Finance Director

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Duda to Approve **Resolution 2023-04R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving the Town of Severance Purchasing Policies and Procedures Manual** . All Council Members present voting Yes,

MOTION PASSED

3. Pg 166 - PUBLIC HEARING

Ordinance No. 2023-04: Granting a Non-Exclusive Cable System Franchise and Approving a Cable System Franchise Agreement Between the Town of Severance and Comcast of Colorado IX, LLC, for the Operation of a Cable System in the Town Pursuant to the Terms of Such Agreement

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

PUBLIC HEARING: Open: 7:25 pm Closed: 7:30 pm
No Public Comment

MOTION WAS MADE BY Council Member Meyers, seconded by Council Member Baszler to Adopt **Ordinance No. 2023-04: Granting a Non-Exclusive Cable System Franchise and Approving a Cable System Franchise Agreement Between the Town of Severance and Comcast of Colorado IX, LLC, for the Operation of a Cable System in the Town Pursuant to the Terms of Such Agreement.**

YEAS: Fries, Gagliardi, Baszler, Kane, Meyers, Bruen

6

NAYS: Duda

1

MOTION PASSED

4. Pg 245 - Town of Severance Emergency Management Plan

- Legislative
- Staff Presentation: Jim Gerdeman, Chief of Police

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Adopt the Town of Severance Emergency Management Plan as presented. All Council Members present voting Yes,

MOTION PASSED

5. Pg 342 - Resolution 2023-19R: A Resolution of the Town council of the Town of Severance, Colorado, Providing of Additional Appropriations in Fiscal Year 2023 of Water Infrastructure Impact Fees for the Water Tank Project

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Duda to Approve **Resolution 2023-19R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing of Additional Appropriations in Fiscal Year 2023 of Water Infrastructure Impact Fees for the Water Tank Project.** All Council Members present voting Yes,

MOTION PASSED

6. Pg 345 - Resolution 2023-20R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing of Appropriations in Fiscal Year 2023 for Additional Fund Transfers and Appropriation of Additional Revenue

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve **Resolution 2023-20R**: A Resolution of the Town Council of the Town of Severance, Colorado, Providing of Appropriations in Fiscal Year 2023 for Additional Fund Transfers and Appropriation of Additional Revenue. All Council Members present voting Yes,

MOTION PASSED

7. Pg 350 - Resolution 2023-21R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an agreement between the Town of Severance and Coulson Excavating Company, Inc. regarding the Weld County Road 23/CO Highway 392 Intersection Improvements Project;

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Kane to Approve **Resolution 2023-21R**: A Resolution of the Town Council of the Town of Severance, Colorado, approving an agreement between the Town of Severance and Coulson Excavating Company, Inc. regarding the Weld County Road 23/CO Highway 392 Intersection Improvements Project and to allow the Town Manager to Manage the Project and sign Agreement. All Council Members present voting Yes,

MOTION PASSED

8. Pg 359 - Resolution 2023-22R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Additional Appropriations in Fiscal Year 2023 of the Department of Public Safety, Division of Criminal Justice Grant for Safe Parks

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Baszler to Approve **Resolution 2023-22R**: A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Additional Appropriations in Fiscal Year 2023 of the Department of Public Safety, Division of Criminal Justice Grant for Safe Parks. All Council Members present voting Yes,

MOTION PASSED

E. COUNCIL MEMBER PETITIONS

Council Members may ask for items to be added to future agendas.

Council Member Gagliardi would like the Council to research ideas/incentives/grant ideas to help spur commercial growth for a future Work Session.

F. ADJOURN

7:55 pm



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 16 - Tree Board Applicant Interviews and Appointment	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Management asks that the Town Council discuss the appointment of a Tree Board Member and take action. • Actions that may be taken: • Move to appoint a Tree Board Member • Take no action		<u>Action Requested</u> <u>Attorney Approved</u> <u>Presentation</u>
BRIEF SUMMARY		
Management and the Town Clerk have received interest from one person for the open Tree Board positions. The email of interest was included in the packet, along with a resume, and answered questions that were returned. The applicant has been asked to attend the Council Meeting to introduce and answer any questions from the Council.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and move to appoint the open vacancy for the Tree Board Member.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Tree Board Applicant		

Leah Vanarsdall

From: Mike Thompson <mike.thompson0582@gmail.com>
Sent: Tuesday, January 24, 2023 11:21 AM
To: Leah Vanarsdall
Subject: Severance Tree Board
Attachments: Michael Thompson Resume.docx



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
mike.thompson0582@gmail.com

Caution: This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Hello,

I received notice that you're looking for 3 additional residents to be part of the Tree Board for the town of Severance. I know nothing about trees. I know nothing about planting trees. I know nothing about being on a board. I'm probably the least qualified person asking for this position. However, I think this is a good introductory step to getting involved in local government and while I have no experience, is something that interests me. I've attached my professional resume, which again shows zero experience in this field, for your consideration. If I were elected, hired, granted, whatever you call it, one step I would like to take is stop putting large Maple trees in the grass area between the road and sidewalk. All that's going to do is create headache down the road when the trunks get greater than 3' and the roots start pushing up concrete and asphalt. Put these large trees at the parks but stop builders from putting them where they will cause future problems that these builders don't care about.

I know, not very impressive but everyone has to start somewhere.

Thanks

Mike

Michael Thompson

1624 Kit St, Severance, CO 80550 ♦ 720-822-9979 ♦ mike.thompson0582@gmail.com

Professional Summary

Experienced Network Engineer with a demonstrated history working in the retail and service provider industries. With skills in Cisco, Meraki, Nokia and Brocade I have a strong desire to help grow myself and teammates. I also have some experience with Active Directory, DNS, and Palo Alto firewalls

Technical Experience

OSPF, EIGRP, BGP, QoS, IS-IS, Layer 2 technologies, ACLs, tunneling, FHRPs, DHCP, Wireshark, RADIUS, TCP, UDP, MPLS applications, Netscaler, Aerohive, Meraki

Employment History

Duluth Trading Network Engineer

2022 - Present

- Design and implementation for dual homed internet circuits to allow for redundancy in publicly facing services
- Solution evaluation and recommendation for retail store refresh
- Code upgrades on Cisco and PaloAlto equipment to align with patching cadence policy
- Solution design for new 500k sq foot distribution center WiFi

City of Fort Collins Network Engineer

2020 - 2022

- Design, implement, and turn up L3VPN, L2VPN, and point-to-point circuits with Broadband customers
- Technical lead for projects concerning high profile business customers internet and WAN circuits
- Developed a VPLS solution for Broadband enterprise customers
- Managing City and Municipal ISP network assets
- R&D for enterprise services over GPON network
- R&D for cost savings on new customer turnup by implementing new ONT (CPE gear)

Syringa Networks Network Engineer

2019 - 2020

- Design, implement, and turn up L3VPN, L2VPN, and point-to-point circuits with customers
- Design and implement new L2 and L3 rings as we grow to continue to offer resilient WAN connectivity
- Testing new products as potential for increased revenue
- Testing and troubleshooting circuit connectivity issues
- Team building exercises with knowledge transfer and lab creation
- Manage public DNS records for customers

Lands' End Network Administrator

2017 - 2019

- Design and maintained international L3VPN WAN and AWS DX
- Maintain DMVPN WAN with eBGP between legacy retail locations
- Designed and implemented new WAN solution for retail stores using Meraki platform for efficient deployment and \$3k cost savings per store
- Designed and implemented connections into AWS over DMVPN with internet and L3VPN

- Worked on a team to complete a core upgrade which included moving off VSS to Nexus 7K with 2K FEX with multiple VDCs for core, edge, distribution and OTV
- Implement site-to-site VPN for connectivity to various domestic and international parties on ASA
- Design and implemented mobile solution for two Lands' End PR trailers including point of sale systems and connectivity back to corporate LAN
- Manage Aerohive WAPs for on-prem WiFi and BR100s for home agents
- Completed home agent Cisco phone VPN project
- Manage Citrix NetScaler for load balancing, content switching, and Storefront
- WiFi design and implementation for Aerohive devices
- Completed internet re-design project effectively saving the company \$30k/yr

Urban Fulfillment

2014 – 2017

Network Administrator

- Maintaining 8 locations spread throughout US connected via VPLS
- Network health monitoring using Solarwinds
- Troubleshoot VLAN, OSPF, BGP, VRRP issues
- Implemented optimum routing access across all 8 locations using OSPF traffic engineering
- Implemented Primary/Secondary for DIA access by manipulating BGP attributes
- Work with service provider to resolve any WAN issues
- Interact with end users to resolve technical issues
- Implemented design for a customers web server hosted in our DMZ
- Built and administered multi-tenant SFTP site
- Designed IP network for a client merged into our network
- Project lead for migration from Sophos Safeguard to Symantec PGP
- Document and complete on and off hours changes
- Basic administration of Avaya VOIP system

Adams 12 School District

2013 – 2014

IT College Aide

- Windows 7 migration
- iPad setup and profile deployment using Apple Configurator
- Wireless array installation
- School specific software deployment
- Memory upgrades on PCs
- Troubleshooting Prometheus and Smart Boards
- Assisted with a district wide inventory of 52 schools
- Switch hardware upgrade
- Daily use of HEAT call logging system to input detailed notes about tickets worked

Education

Westwood College

Associate of Occupational Studies in Information Technology

Denver, CO

Completed 10/2015

Certifications

Cisco - CCNA - CSCO13159261

Ekahau - ECSE Design - D-4140



Tree Board Interview Questions

1. Please tell us a little about yourself, your experience, and why you want to be on the Tree Board. **My name is Mike Thompson. I turned 40 last year and I'm a Network Engineer for a company called Duluth Trading. My wife and I purchased our first home in Severance in 2021. We love our small town feel while still being close to larger cities such as Fort Collins and Loveland. We don't care so much for the sheep poop smell though, especially when we have friends over from out of town for a cookout or outdoor dinner. We have a dog who loves her ball and frisbee and have discussed adoption at some point.**

I don't have any experience in government. I care about where I live. I want to keep Severance a nice place to live and someplace safe where kids can play outside at night with no fears of some weirdo, just like I was able to do when I was growing up. I want to be involved in my community and I think this might be a good place to start. Why? It's an available opportunity and everyone has to start somewhere. I'm not a tree hugger hippie but I do believe plant life plays an important role in the life of humans. I'm hoping to learn more about local government while pitching in to provide ideas and seeing projects come to fruit(ion) that I contributed to.

2. What makes you qualified for the position of Tree Board Member? **Nothing. As it stands right now, I may be the least qualified to be on a local government board that makes decisions about flora. That doesn't mean I wouldn't do a good job though. I wasn't very qualified to become a loan officer many years ago. Yet, someone gave me a chance and I provided profitable loans with a delinquency rate of 2.5% (3% was considered very good). I wasn't qualified for my first Network Administrator position. A company gave me a chance and I excelled and am now a proficient Network Engineer. A very qualified person doesn't mean they will excel at a position, I've seen this in my field. I've seen well qualified individuals, on paper, perform poorly. A lesser qualified person just might surprise you though.**
3. What is your definition of Smart Growth? **My definition of Smart Growth is sustainable growth. The question to ask: "How can you contribute to growth while planning for resource consumption based on the estimated growth?" For example, to relate to the tree board, some may say, "there's an empty plot of land, let's plant 1,000 trees there!" There's certainly some growth, but, will those trees survive?**



What's the soil like? How much precipitation will the area receive? Is there good drainage? What are future plans for the site? Will those trees have to be relocated to meet those plans? Most places want growth, whether it's a municipality or a corporation. Growth is typically good. However, growth without a solid plan to make sure it's sustainable and not a waste of time or money, that's stupid growth, as opposed to Smart Growth.

MRSC.org's definition, from using my Google-fu skills, is "development that is environmentally sensitive, economically viable, community-oriented, and sustainable. It is an approach to land use planning that promotes compact, transit-oriented urban communities that are attractive and livable." So, I was on the right track I'd say.

4. Have you served or volunteered on a board or commission before? If so, in what capacity and did you fulfill your term? **I have never served on a board or commission before. I am a decision maker for my team though. I think the comparison is similar. I must take in all the data for consideration. Once all the data has been analyzed, a decision can be derived based on the presented data and a plan set in motion. It's important to document the original data to point to why the decision was made because you're held accountable for the decision. If I decide to spend \$1,000,000 on a router for a small site and management questions the decision, I better be prepared to back up that expense with the data I used to come to that decision. I think being on a board is similar in that the members are held accountable for their decisions. They better have the communities best interests at heart when the decisions are made and not make a decision based on a free round of golf. Yup, I've seen it.**
5. Do you have any conflicts of interest that could lead to, or be perceived as, a conflict of interest if you become appointed? **I do not have any conflicts of interest if I am appointed to this role.**



6. Have you watched or attended any Town Council, Planning Commission or Tree Board Meetings and have you met with any Tree Board Members, Planning Commissioners, Council Members, or staff to understand the position and what it entails? **I have not attended any Severance Town Council, Planning Commission or Tree Board Meetings. I have been to a couple City Council meetings when I worked for the City of Fort Collins as a Network Engineer. At first, it was to monitor Wi-Fi because the city council members stated there were issues. Then, I became more interested in the process and wanted to become more involved. Hearing about this vacancy piqued my interest.**

I know the position requires a once a month duty at town hall. There are currently three other members of the board, none of which who I know. The position requires an understanding, prior to planting, of what trees will not only survive but thrive in our environment as well as their size and the spacing they require. I will say I know that planting a large Red Maple tree that has a trunk which will grow 3 feet in diameter is not a wise choice to put in the 3 foot space between city street and sidewalk in front of my house. That's going to be a future problem for me. I know that if appointed to this position, I may not be the initial best choice, I may not be the most on paper qualified choice, but I will give high effort to make improvements to the town I call home.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 23 - Resolution 2023-23R: A Resolution of the Town Council of the Town of Severance, Colorado, Ratifying the Appointment of Kenda Adams to the Board of Trustees of the Clearview Library District	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Management asks that the Town Council review and discuss the proposed candidate for the Clearview Library Board and take action on Resolution 2023-23R: Actions that may be taken: • Move to approve Resolution 2023-23R • Take no action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
At a special meeting of the Clearview Library District Library Board held on Monday, March 6 at 6 pm., the Library Board interviewed five candidates who applied to fill the board position created by the resignation of Cheryl Brown. The Board selected Kendra Adams as the most qualified candidate to fill the remainder of Ms. Brown's term.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and move to approve Resolution 2023-23R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2023-23R - CLD Trustee Appointment Ratification		

**TOWN OF SEVERANCE
RESOLUTION NO. 2023-23R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, RATIFYING THE APPOINTMENT OF KENDRA ADAMS TO THE
BOARD OF TRUSTEES OF THE CLEARVIEW LIBRARY DISTRICT**

WHEREAS, the Clearview Library District was created by action of three “Establishing Bodies,” namely the Town of Windsor, the Town of Severance and Weld County RE-4 School District, all of the State of Colorado; and

WHEREAS, the Clearview Library District Board of Trustees is comprised of five trustee seats, three of which have become vacant through expired terms; and

WHEREAS, C.R.S. § 24-90-108(2)(c) provides that the Establishing Bodies have authority to ratify trustees recommended for appointment to the Clearview Library District Board of Trustees; and

WHEREAS, pursuant to the Clearview Library District’s by-laws, Clearview Library Board met on March 6, 2023, and interviewed trustee candidates who applied to fill the board position created by the resignation of Cheryl Brown; and

WHEREAS, on March 6, 2023, the Clearview Library Board voted by majority vote to recommend Kendra Adams for appointment to the Clearview Library District Board of Trustees; and

WHEREAS, Kendra Adams appears qualified to serve as a member of the Clearview Library District and represent the various interests within the Clearview Library District.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

The appointment of Kendra Adams to serve as AT-LARGE trustee on the Clearview Library District, to fill the board position created by the resignation, is hereby ratified.

RESOLVED AND APPROVED this 11th day of April 2023.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 25 - Ordinance 2023-05 : An Ordinance of the Town Council of the Town of Severance, Colorado, Amending Article 6 of Chapter 16 of The Severance Municipal Code pertaining to Density Standards for Residential Zoning Districts	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community and Economic Development and Management ask that the Severance Town Council review, discuss, and take action on Ordinance 2023-05 for the Density within the Land Use Code. Actions that may be taken. 1. Move to approve Ordinance 2023-05 2. Take no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</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 for Density Requirements within the Land Use Code. On November 16th, 2022, and February 15th, 2023, the Planning Commission reviewed, discussed, and then directed Town staff with recommendations for Density Requirements within the Land Use Code. Town Council did review Density Requirements on February 28th, 2023, and provided staff with direction. Tonight, before the Town Council is proposed code Language for adoption via ordinance.		
PUBLIC SUPPORT/CONCERN		
Some residents have requested "less density" as the Town grows and to increase requirements.		
ANALYSIS AND RECOMMENDATION		
Community and Economic Development and Management recommend that the Town Council to review, discuss, and approve Ordinance 2023-05 on the Density Requirements within the Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Density Memo 2. Density Revenue- Expenditure Analysis 3. Density Graphic 4. Ord 2023-05 - Density Requirements		

MEMORANDUM

To: Mayor and Town Council - Town of Severance

From: Josh Olhava, AICP, PCCP, Sr. Community Planner and Sr. Project Manager
Lily Sider, Planning Intern

Date: April 11, 2023

Re: Council Code Review and Action – Density Criteria

Overview

Over the past few months, Ayres has worked closely with Town staff, the Land Use Advisory Committee (LUAC) and the Planning Commission (PC) to prepare the proposed Ordinance updates to the Density Criteria for Council review and action. During the February 28, 2023, Council meeting, Council members reviewed and supported the proposed code updates, reflected in the attached Ordinance. There were no comments specific to the proposed language. Council members did ask questions on the following two items.

1. What data was used for the ‘Density Revenue-Expenditure Analysis’?
 - a. The project team utilized Weld County Assessor data for the Town, Census data, and the Town’s annual budget and financial office information. This allowed our analysis to be specific to Severance.
2. What land is available for development and/or redevelopment within the Town’s Growth Management Area (GMA)?
 - a. Our team conducted a high-level (rough) analysis based on the Future Land Use Plan layers (i.e., Rural Residential, Suburban Perimeter, Development Nodes, and Town Core) compared to existing subdivisions or entitled projects. These assumptions do not take into account areas that are undevelopable. Overall acreage includes all land such as future roads, lots, open spaces, parks, and natural areas.
 - i. Rural Residential = more than 35,000 acres of undeveloped land
 - ii. Suburban Perimeter = more than 2,500 acres of undeveloped land
 - iii. Development Nodes = around 3,000 acres of undeveloped land
 - iv. Town Core = more than 100 acres of undeveloped land
 - v. Town Core = around 25 - 50 acres of potential redevelopment area

A summary of density definitions:

- **Density Criteria** determines how many residential units are permitted within a certain acreage. Density is generally regulated through a combination of minimum/maximum lot sizes and/or number of units per acre.
- **Net Density** is calculated by taking the minimum number of planned housing units and dividing by the net acreage. The net acreage excludes required infrastructure and critical areas such as streets, sidewalks, and open space areas.
- **Gross Density** is calculated by taking the minimum number of planned housing units and dividing by the gross acreage. The gross acreage includes the entire property areas, including required infrastructure and critical areas as noted above.

The current density criteria are found in Article 6 – Zoning Districts of the Severance Municipal Code. The overall density minimums and maximums remain unchanged with the new language. Recommendations from LUAC and PC were based on a review of seven (7) comparable communities, industry best practices presented by staff, and consistency with the goals and vision for the community. A summary of the primary changes include the following:

- Residential Lot Sizes: Establish minimum lot sizes for the different residential product types (i.e., single-family detached, single-family attached such as duplex and townhome products, and multi-family units) that were originally identified in the code but did not include these criteria.
- Density Transition Language: Incorporate new language to require appropriate density transitions for new developments that are adjacent to or abutting a differing zone district and/or development pattern.
- User Friendly Formatting: Incorporate a summary reference table for minimum lot sizes. Organize language for consistency with overall code structure and changes.
- Definitions: Include clear definitions for the different residential housing product types identified in code.
- References: Include appropriate references to the new design criteria being established by Council.

Process

The following provides a summary of the steps completed, where we are in the process, and the remaining steps for this code language.

Step 1. Council and PC provided guidance and direction on specific code topic areas.

- Step 2. The project team, led by Ayres, conducted a detailed code comparison between ‘like’ communities in the region, including seven (7) jurisdictions: Evans, Firestone, Frederick, Johnstown, Timnath, Wellington and Windsor. Best practices and professional guidance unique to Severance were incorporated in the final comparison tables.
- Step 3. The LUAC completed an initial review of the comparison tables. Following discussion, the LUAC provided guidance to the project team for a final review by the LUAC.
- Step 4. The LUAC completed their final review of the comparison tables and project team recommendations. The LUAC provided a formal recommendation to the PC.
- Step 5. The PC reviewed the comparison tables, analysis, and the LUAC recommendations. After discussions, the PC forwarded a formal recommendation on the code language to Council.
- Step 6. The project team prepared formal code draft code language for review by Council.
- Step 7. Council reviewed and provided comments on the draft code language.
- Step 8. The project team completed updates for final review and action by Council.
- Step 9. [Council review and action on the proposed code language.](#)
- Step 10. Project team to integrate the adopted code language sections into the final code format.
- Step 11. Adoption of revised code language.

Attachments

- Attachment #1 – Density Revenue-Expenditure Analysis (*1 page*)
- Attachment #2 – Levels of Density Graphic (*2 pages*)

Severance Revenue/Expenditure Analysis – Density Overview

To compliment the review and discussion around density, our team prepared an analysis of current (2022) estimated revenue and expenditures for residential development in Severance. This analysis is based upon the current development patterns of the community and overall make-up as a predominately residential community. Data was pulled from the Weld County Assessor's office for the Town, Census data, and the Town's annual budget and finance office.

Based on this data, the average assessed value of a residence is **\$28,882.00**, or about \$365 per year in property tax revenue to the Town (2022). This represents a single-family home of just over \$400,000 in Severance. Further, the Census data suggest the average household size is three people. Using this data to extrapolate the costs to the town yield the following:

Average Household Revenue/Expenditure	
Revenue	
Average Property Tax Revenue	\$365
Sales Tax per Capita X average household size (3 x \$181)	\$543
Subtotal Revenue/Per Household	\$908
Expenditures	
Expenditure per Capita X average household size (3 X \$562)	\$1,686
Subtotal Expenditure/Per Household	\$1,686
Cost per Household	\$778

For the average household, Severance spends roughly **\$778** more than it receives through combined sales and property tax revenue. With a community of around 2,500 households, this amounts to roughly **\$1.9 million** in annual costs to the Town. The data suggests there is a need to balance the growth in single-family residential by introducing or seeking to identify additional housing product diversity beyond large lot single-family detached units. As a primarily residential community, the Town is operating on a structural deficit, where new growth in single-family detached residential development exclusively does not pay for itself over time.

This is not uncommon or unique to Severance. Residential development presents a long-term net cost to a community with lower density developments costing more than higher density developments per household. Incorporating additional housing product types of varying densities can create greater efficiencies in service delivery (*cost of services per linear foot and distance*). Density does not have to mean high rise buildings. There is a growing interest and need in "missing middle" housing types that provide for greater density within a single-family housing context. This includes duplexes and tri-plexes, cottage housing and other medium density housing product types, as seen below.



LEVELS OF DENSITY



Location:
Cullison Ridge and Soaring Eagle - Severance, CO



Density:
0.50 Units per



Unit Type:
Detached Single Family

Location:
Audubon and Gore Range - Severance, CO



Density:
6.50 Units Per Acre



Unit Type:
Detached Single Family

Location:
County RD 68 1/2 and 17th Street - Windsor,



Density:
9.50 Units Per Acre



Unit Type:
Detached Single Family; Townhome

LEVELS OF DENSITY



Location:

Summerwood and Briarwood - Johnstown, CO



Density:

12.00 Units per Acre



Unit Type:

Detached Single Family

Location:

Summer Park Condos - Greeley, CO



Density:

15.50 Units Per Acre

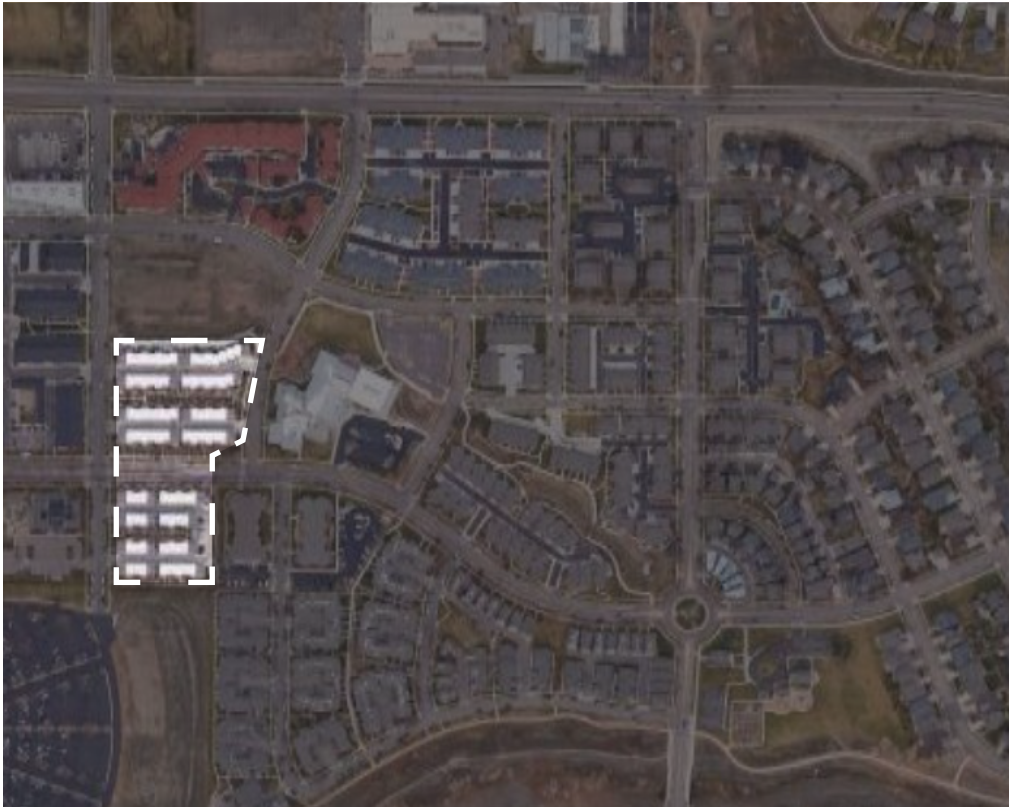


Unit Type:

Townhomes/Condos

Location:

Enclave Rigden Farms - Fort Collins, CO



Density:

25.50 Units Per Acres



Unit Type:

Townhomes/Apartments

**TOWN OF SEVERANCE
ORDINANCE NO. 2023-05**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING ARTICLE 6 OF CHAPTER 16 OF THE SEVERANCE
MUNICIPAL CODE PERTAINING TO DENSITY STANDARDS FOR RESIDENTIAL
ZONING DISTRICTS**

WHEREAS, the Town Council has determined that the Town’s current density standards for residential zoning districts set forth in the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are inadequate; and

WHEREAS, the Town desires to amend Article 6 of the Severance Land Use Code to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to residential density standards will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that amending Article 6 of the Land Use Code regarding residential zoning density standards within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

WHEREAS, this ordinance is enacted pursuant to the Town of Severance’s home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town of Severance’s police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. Article 6, “Zoning Districts,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is amended by the addition of a new Table 16.6, entitled “Minimum Residential Lot Size Summary Table,” to be inserted before the Division 1 reference, to read as follows:

Table 16.6. Minimum Residential Lot Size Summary Table

Product Type	Zone District						
	<i>RR</i>	<i>RR-C</i>	<i>RR-A</i>	<i>SP</i>	<i>TC</i>	<i>DN</i>	<i>DN-I</i>
Single-Family Detached	1.25 ac	3 ac (See criteria)	10 ac (septic)	6,000 sqft	6,000 sqft	6,000 sqft	n/a
Single-Family Attached							
Duplex product	-	-	-	4,000 sqft	4,000 sqft	4,000 sqft	n/a
Townhome product	-	-	-	1,400 sqft	1,400 sqft	1,400 sqft	n/a
Multi-Family	-	-	-	1,600 sqft	1,600 sqft	1,600 sqft	n/a

Residential Density Transition Area.

All proposed residential developments located adjacent to or abutting a differing zone district and/or development pattern shall provide an area of transitional residential densities with complimentary lot sizes and residential product types to create a cohesive neighborhood design. All transition areas shall be approved through the platting and/or site plan review process.

Section 2. Section 16.6.10.2, “Density,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Sec. 16.6.10.2. - Density.

- (a) Gross minimum density: two and one-half (2.5) acres per dwelling unit (i.e., 50 acres / 2.5 = 20 lots).
 - 1. Density can be higher if open space and/or remaining land is managed.
 - 2. Final lot count may be limited by infrastructure or geographic constraints.
- (b) Minimum lot sizes: one and one-quarter (1.25) acres due to septic limitations.
 - 1. Diversity and flexibility of lot sizes is highly encouraged.

Section 3. Section 16.6.20.2, “Density,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Sec. 16.6.20.2. - Density.

- (a) Generally.
 - 1. Gross minimum density: two (2) dwelling units per acre.
 - 2. Maximum density: determined by market.
 - 3. Minimum lot sizes: six thousand (6,000) square feet (see typical single-family lot layout).
 - a. Six thousand (6,000) square feet for Single-Family Detached.
 - b. Four thousand (4,000) square feet for Single-Family Attached (Duplex units).
 - c. One thousand and four hundred (1,400) square feet for Townhomes.
 - d. One thousand and six hundred (1,600) square feet for Multi-Family.
 - 4. Building height not to exceed two (2) stories without additional review.

- (b) Floorplan Diversity. Development Plans shall include a diversity of lot sizes and floorplans. On projects of one hundred fifty (150) acres or less, a minimum of four (4) lot sizes is required. On projects of one hundred fifty (150) acres or more, a minimum of six (6) lot sizes is required. This may be met through additional housing types outlined in the following Section C.
- (c) Product Diversity. A mix of permitted housing types shall be included in any individual development plan, as defined in this article, to the extent reasonably feasible, depending on the size of the parcel. To promote such variety, the following minimum standards shall be met:
 - 1. The following minimum number of housing types is required on any project development plan:
 - a. A minimum of two (2) housing types is required on any project development plan containing less than one hundred and fifty (150) acres, including such plans that are part of a phased overall development.
 - b. A minimum of three (3) housing types is required on any project development plan containing one hundred and fifty (150) acres or more.
 - 2. Housing types.
 - a. Single-family attached dwellings.
 - 1. Duplex units
 - 2. Townhome units
 - b. Alley loaded design.
 - c. Patio home design.
 - d. Multi-family dwellings, by additional review.
- (d) Open space/parks and connectivity requirements. (*See* section 16.12.250).

Section 4. Section 16.6.30.2, “Density,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Sec. 16.6.30.2. - Density.

- (a) Density shall not exceed fifteen (15) units per acre.
- (b) Building height shall not exceed three (3) stories without additional review.
- (c) Setbacks shall adhere to the standards as follows:

1. Single-family residential dwellings shall match the criteria set forth in the Suburban Perimeter section of this Code.
2. Multi-family residential dwellings shall match the criteria set forth in the multi-family design and development standards of this Code.
3. Non-residential commercial and office uses shall match the criteria set forth in the non-residential commercial and office design and development standards of this Code.
4. Instances where setback criteria are not explicitly stated or for all other uses not identified in this section, setback criteria shall be determined through the platting and/or site plan review process.

Section 5. Section 16.6.40.2, “Density,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Sec. 16.6.40.2. – Density.

- (a) Density in residential areas is encouraged to be a minimum of eight (8) units per acre.
- (b) Building height shall not exceed three (3) stories without additional review.
- (c) Setbacks shall adhere to the standards set forth by the following:
 1. Single-family residential dwellings shall match the criteria set forth in the Suburban Perimeter section of this Code.
 2. Multi-family residential dwellings shall match the criteria set forth in the multi-family design and development standards of this Code.
 3. Non-residential commercial and office uses shall match the criteria set forth in the non-residential commercial and office design and development standards of this Code.
 4. Instances where setback criteria are not explicitly stated or for all other uses not identified in this section, setback criteria shall be determined through the platting and/or site plan review process.

Section 6. Section 16.7.10, “Definitions,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended by the addition or deletion and substitution of the following definitions, to be inserted alphabetically and to read as follows:

Alley loaded unit means an attached or detached single-family dwelling unit which has a garage that is accessed from an alley and not from a street.

Duplex unit means a two-family dwelling unit with each unit typically located on its' own lot. Each unit has direct access to the outside, and the units are attached to each other by party walls or a floor/ceiling with one (1) unit above the other.

Dwelling, multi-family means a building or portion thereof designed to contain three (3) or more dwelling units. Each unit typically does not have direct access to the outside, and each unit is attached to another unit at one (1) or more party walls and at either the floor or the ceiling. Multi-family does not include single-family attached units such as townhomes and/or duplexes, nor does it include hotels, motels, and similar group accommodations.

Dwelling, single-family attached means a building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwellings as townhomes, duplexes, and zero-lot-line homes.

Dwelling, single-family detached means a single-family dwelling that is not attached to any other dwelling or building by any means, excluding mobile homes, otherwise provided for herein.

Patio home means an attached or detached single-family dwelling unit that typically maxes out at one (1) or one and one-half (1.5) stories. Units tend to be much smaller in their overall footprint, lot size, and typically include narrower setbacks which result in lower maintenance costs.

Townhome unit means a type of attached multi-family dwelling in a row of at least three (3) or more single-family attached dwelling units, but not more than six (6) dwelling units per structure, in which each unit has its own front and rear access to the outside, and each unit is separated from any other unit by one or more vertical common fire-resistant walls. No unit is located over another unit.

Section 7. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 8. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 9. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 10. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2023.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney