



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, February 13, 2024, 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

- a. Pledge led by Estevan Montano

2. Pg 4 - Housing Assessment Survey

- 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 66 - 1.23.24 Minutes

b. Pg 70 - Resolution 2024-07R: A Resolution of the Town Council of the Town of Severance, Colorado, providing for additional appropriations in fiscal year 2024 for the reappropriation of the budget of 2023 capital projects still in progress and amendments to the 2024 adopted budget.

c. Pg 76 - Resolution 2024-08R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the code of conduct and ethics in accordance with section 3.06 of the Home Rule Charter

d. Pg 88 - Windsor/Severance 4-H CWF Group Grant Request

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

4. Approval of Agenda

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.

6. Council Member Comments

7. Reports

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

- Town Attorney
- Town Staff
- Town Management
- Council Members Liaisons
- Mayor

C. TOWN COUNCIL

1. Pg 94 - Resolution 2024-09R: A Resolution of the Town of Severance Town Council Approving, with Conditions, a Use by Special Review to Operate an Outdoor Storage and Enclosed Mini-Storage Facilities Business on Real Property Located within the Town of Severance, Commonly known as 10845 County Road 74.

- Legislative
- Staff Presentation: Shani Porter, Town Planner

2. Pg 134 - Resolution 2024-10R: A Resolution of the Town of Severance Town Council Approving, with Conditions, a Site Plan for Real Property located within the Town of Severance, Commonly known as 10845 County Road 74.

- Legislative
- Staff Presentation: Shani Porter, Town Planner

3. Pg 137 - Resolution 2024-11R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving a Site Plan for Severance Police Department located upon Lot 1, Town of Severance Subdivision, Adjustment No. 1, within the Town of Severance

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

4. Pg 160 - Resolution 2024-12R: A Resolution of the Town Council of Severance, Colorado, Approving an Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water under C.R.S. 37-45-131

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

5. Pg 169 - Dedication of Roads

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

D. COUNCIL MEMBER PETITIONS

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

E. ADJOURN

Town Council MEETING

Tuesday, February 13, 2024, 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 - Housing Assessment Survey	Nicholas Wharton, Town Manager	Mayor Matthew Fries
ACTION REQUESTED		
Town Management asks the Town Council to discuss the Housing Assessment Survey and direct any further actions they deem necessary.		<u>Discussion</u>
BRIEF SUMMARY		
As requested during council member petitions, Town Management has scheduled a work session on the Housing Assessment Survey and responsibilities.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks the Town Council to discuss the Housing Assessment Survey and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Severance Housing Assessment Survey (Reorganized) 2. Severance Housing Assessment Survey		

My biggest concern regarding housing in Severance is.... (Other Comments)

Growth (overdevelopment, type of development, planning, etc.)

- Developers and metro districts not being held accountable for the open spaces in new developments that they are to maintain.
- Overdevelopment by developers who only care about making money selling homes and not supporting the community. We don't need more rooftops; we need more infrastructure and business to support what's already here.
- Lack of planning.
- Combination of overdevelopment without planning for maintaining greenspace/rural feel and resulting traffic and infrastructure burden.
- There are too many houses in Severance. It used to be a nice small town, now there is way too many people and traffic has gotten really bad. Town of Severance has seems to become money hungry and has forgotten about it small town roots.
- Too much development losing the "small town" atmosphere.
- Not enough commercial land.
- Overdevelopment.
- Overbearing district rules and regulations.
- I moved here after 20 yrs. to Windsor. The growth there was not well planned and exploded. Severance is turning into another Windsor. Please don't let it! I had planned on staying here (I'm older & retired) but am rethinking my position. The quickly increasing traffic, people, etc. are going to ruin this town.
- I would say overdevelopment.
- Overdeveloped.
- Overdevelopment.
- Over development.
- Overdevelopment.
- Overdevelopment.
- Too many apartments.
- Lack of future planning.
- Rapid Overdevelopment, lack of concern for the citizens that live here, and the absence of a long-term growth plan are make this community the joke of NoCo. Probably time for a leadership change.
- Homes being built too quickly for schools and infrastructure to keep up.
- Housing/Builder Diversity.
- Lack of commercial spaces.
- Overdevelopment.
- Too much housing, not enough commercial
- All of the above (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden)
- All of the above! (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden)
- All of the above. (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden)
- All of the above (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden) but mostly overdevelopment of housing.
- ALL of the above! (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden)
- All of the above (Housing affordability, Overdevelopment, Lack of quality senior housing, Lack of attainable/workforce housing, Traffic, and infrastructure burden)

Quality (builder specific comments, etc.)

- Seemingly unrestrained passes to big builders.
- Crappy subpar housing that you let build in town. All bedroom communities like severance have extremely high price swings. Better home builders and better management. Journey Homes is banned from building in several places for a reason! Wake up!!!
- Keeping from being overdeveloped by cheap homes.
- The quality of builders in the area. Too many Journey Homes.
- Concerned about the low-quality home builders building in our community.
- Too expensive and too many concerns for one particular builder's quality of homes, which I have heard many complaints about. The last thing we need is for so many structures going up and the quality being shotty work and needs to be rebuilt in 2-7 years. That's not affordable for anyone - do it right and with quality. Not with weeds growing out of the living room carpet.
- Quality of journey homes making severance home seem run down and less attractive to purchase in the future
- Town council and the mayor are more worried about appeasing journey homes then they are about actually building a livable community.

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- Traffic.
- Water needed for all the new housing. We do not even have the storage tank that was supposed to be installed in 2022 and now we are paying more for the water. So, what does it look like for the future for new house? Keep raising the water rates till no one wants to move here?
- Traffic and Town management.
- Also, water has been an issue with our business since all the houses were developed
- Too many houses with no infrastructure, water.
- Too much traffic.
- Underdevelopment, few bike paths & sidewalks.
- Lack of infrastructure, needs to be more like its own town before adding more houses
- Traffic infrastructure and lack of.
- Water usage and availability of which of course ties into multiple possible answers under question 5.
- Lack of infrastructure development.
- Water availability.
- We would like to see a sidewalk between Severance Shores and downtown. Also, streetlights at CR 21 & 392, CR 23 & 392, and CR 19 & Harmony would help a lot.
- Traffic
- Traffic, and infrastructure, allowing metro districts and commercial and retail.
- Infrastructure to match the growth.
- Water supply.
- Traffic, infrastructure.
- Planning for arterial bypass roads around the town before it's too late and everything is built up. Reducing speed limits is not a growth plan; faster, convenient access to nearby areas is.
- Water availability.
- Other services' capacity including safety and infrastructure, light pollution, water supply, etc.

Costs (taxes, taxing districts, housing value, etc.)

- Water costs; it's BS. My water costs have gone up 57% despite your notification indicating less than that. I live in a new home, so there aren't any leaks, and I'm not using more water. My salary went up 2%, so I can't really keep up with this.
- The metro taxes are too high.
- Cost of utilities and water availability (over population).
- Multiple tax district needs removed.
- Cost of water and constant large price increases each year.
- housing affordability .
- Property taxes are way too expensive. Cannot afford to stay here because of taxes.
- Housing affordability.
- Affordability
- Affordability of housing.
- Lack of taxing.

School (capacity, etc.)

- School.
- Lack of schools for all these new families that will be coming.
- Enough school space.
- Over population of the schools.
- Also, a lack of schools which hopefully will be helped with the passage of the new bonds.
- Schools.
- Lack of schools.
- Schools are overcrowded in the school district as it is.
- Overcrowding in schools.
- Schools.
- School system, overcrowding schools.

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- Too many houses and not enough basic amenities such as a grocery store with produce, meat, etc.
- We have a lot of housing but none of the services/business to support all the people here.
- Restaurants and services
- Too many homes and not enough businesses. We need more retail and grocery stores to support the residents locally before adding more homes. It seems the town does absolutely nothing to incentivize businesses to come here.
- Lack of matching community features. Severance has houses, 3 schools, and is a food desert.
- Lack of commercial or retail accessibility.
- No enticement for businesses/restaurants/grocery store.
- Businesses to sustain it.
- Not enough commercial to support the housing.
- No stores, sad looking "downtown".
- No businesses.
- Businesses in town.
- Lack of amenities like grocery store, restaurants and parks and rec for children.
- Lack of business in the town, more retail, restaurants.
- too many houses with no retail development aka grocery store, shopping, etc.
- Why not build a store or fast food for the high school kids, or a rec center for the kids to go to. There is nothing for these kids in Severance, stop building homes and develop more of the town for the people that are there now.
- Lack of commercial properties such as restaurants and grocery stores.
- Lack of commercial type businesses.
- Not enough food establishment, family entertainment,

- Grocery store.
- Lack of commercial businesses inside town limits requiring me to work outside the community I live in.
- Lack of resources (no grocery/retail stores, doctor offices, short post office hours, etc.)
- Amenities.
- Lack of retail.
- Lack of retail. Specifically, grocery.
- In addition, the town of Severance has little to no resources for the people living here. We NEED a grocery store at the very least before more houses are built.
- Tax revenue-generating retail, restaurants, and development. Honestly there needs to be more.
- Too many houses and not enough basic amenities such as a grocery store with produce, meat, etc.
- Overdevelopment without proper grocery stores in town to serve the people. We need (even a smaller privately owned) grocery store. If we don't. We can't have more and more families moving here.
- So many houses and literally nothing else.
- Lack of supporting services.
- Incentives for businesses. For example, G5 just went out of business. How to bring business to support the amount of home growth
- We need Businesses before we need more houses, I'm sure a lot of people would like to work in town rather than driving 15-45 minutes away (depending on traffic) and giving money to other towns/businesses.
- Lack of business development/opportunities in comparison to surrounding areas.
- Lack of shopping, restaurants, and general infrastructure It's all just houses.
- Lack of grocery stores and accessibility to stores .
- Lack of grocery stores. Also, there is a lack of "small dog" dog park.
- no rec center, no true grocery store, no real food options.
- Services to support growth.

Other (not specific to the above themes)

- An overzealous police force.
- Wish we get severance employees to do a full day's work
- Also, more crime with cheaper housing going in.

In what direction do you think the Town is heading with regard to housing development and availability of different housing options? (Comments)

Growth (overdevelopment, type of development, planning, etc.)

- I'm a fan of micro apartments. I know many hate multi-family housing but it is more affordable and preserves more land. We need to protect our land. I liked the cows off 74 and I'm sad there are houses there now.
- Cheap housing at high prices.
- Not sure it's direction.
- I believe there should be some higher-end developments for buyers to consider. Custom homes, nice "patio" home communities (not duplexes), and maybe condos/ townhouses (not apartments). We don't need to continue to be the town with the least expensive or most affordable housing in Northern Colorado.
- Adding too many homes too quickly.
- Planning should include, protecting our night skies, multi-family and senior housing,
- the town of Severance is over BUILDING.
- There is too much development being built too fast.
- Overdeveloped.

- Too many cheap houses being quickly constructed that are low quality and will be falling apart in 10 years of so lowering values in nearby areas. Foundation settling is rampant in the journey homes.
- We need to decide if Severance is going to be great or just give up and ask to become Windsor.
- Not taking schools, affordability, traffic, and several other things into consideration when issuing permits
- Growing too fast.
- Deterioration of country lifestyle creates traffic levels that will jeopardize the safety of everyone. Homes that more-or-less all look the same. Streets that discourage walking and cycling. Speeding. Need a "time out" to allow the town to catch up.
- Growing too fast.
- More so than concern is the communication of what this plan is
- Tell me the direction it's going to?
- We are headed in the wrong direction.
- There is nothing wrong with growth, but it doesn't seem like Severance cares about long-term sustainability.
- Would like to limit residential growth.
- Builders are not bringing enough to the table when they propose developments. They need to bring water and contribute to building the school, not just providing ground or money for it.
- I'm a native to the Severance/Eaton area and I do not plan on staying around. I see the writing on the wall, we are no longer in a small-town community. It is growing faster than what is sustainable or enjoyable.
- A small number of anti-growth voices have too much influence overboard members. That influence could kill the town. Diverse housing development is proven to be economically sound and leads to balanced communities.
- Losing the rural feel that we've always known Severance. Too many fields being turned into track homes with subpar standards from a builder. People are moving out of homes because of the Metro taxes that they thought they could afford and couldn't.
- Small town mentality in Town Board.
- Want to keep it a Nice, Quiet Small-ish town. Mid-level and Up developments.
- Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now.
- Came here to get away from people and now everyone is moving here.
- These huge expensive houses are being built in what we wanted to be a small town.
- Too much building in the area. Needs to slow way way down. Moved here because it was small town atmosphere. Not the case anymore.
- Unlimited growth?
- Slow down growth. There are already too many people in the other towns, let us be the small community.
- Too much development, too fast.
- There didn't seem to be any plan by the town. The developers did what they wanted
- It is growing so quickly, so it may be hard for the town to prepare for such quick growth.
- Too much building for the area..
- Concerned about over development.
- There's no doubt in my mind the city political leaders will allow unbridled housing growth no matter what this survey states.
- Too many postage-stamp sized house lots. Multifamily housing in inappropriate areas.
- I don't know what the plans are.
- Over building high priced houses.
- People are moving here, building houses, building families, Severance needs to evolve and grow with that. Its future depends on it.
- I see only big houses being built. No other option.
- It's about money not the citizens.
- I do not want any more housing developments. Keep Severance small and great!

- Smaller developers with fewer homes and larger property 1 to 5 acre lots keep the ranch lose the city.
- Too much housing already. Purely a “bedroom community” with practically everyone traveling out of town and back daily. But now on steroids. It’s a significant drawback with all this housing growth and it’s certainly a compounding problem.
- High density growth stressing infrastructure.
- We are over developing when it comes to housing.
- This town had the appearance of single-family homes. An outlying “bedroom” community from the larger towns. Now I hear word that apartments may be in the future... Ask yourself- who is going benefit from this? Certainly, the developers. The city with increased tax revenue. But at what cost? The cost is the loss of the single-family home feel. THAT should not be the direction the city goes!
- Too much growth too quickly. Severance growth is a burden on neighboring communities i.e., Windsor.
- Too much overdevelopment,
- Overpopulation of housing is a concern based on current developments such as DR Horton. High density housing impacts all in value and quality of living.
- Over development.
- Over developed with no clear plan to support growth.
- Severance does not need to focus on large scale, multifamily developments. Those can be located in the larger communities in the area (Ft Collins, Loveland, Greeley). Severance needs to focus on creating open space and natural areas to be used by residents.
- I liked the small town feel but it’s vanishing fast.
- Too many single houses, not enough other options
- NO. MORE. HOME. BUILDING! We moved to Severance to be a bit further from the rat race. We liked it being a small knit community. Now it is overrun and way too many people. One of the charms about Severance was that it was a small town. We don’t have any revenue as everyone travels elsewhere to get their goods. We should work hard to keep Severance small and the income that we generate should be from Small, mom and pop places. Right now, Severance is running the risk of becoming just another place that people treat as a good starter home community.
- Too populated left FT Collins for smaller farming community
- Want less housing. We moved here to stay small.
- Too many houses with no true town to support them.
- Hard to say. Seems like Severance wants to grow faster than it can handle.
- I feel like the builder is dictating the lay of the land and that it isn’t thought out. Urban planning seems nonsensical.
- I am not seeing any different housing options. Development has been mostly packed lots of houses that look all the same.
- Too much growth of housing nothing to support it.
- Need diversity of housing including rental, apartments, town homes etc.
- Too many cookie cutter homes being built.
- Growing too fast and not planning ahead.
- Not requiring developers to pay their way- should be collecting infrastructure fees
- We currently have enough housing options for what this town is. Town council should probably focus on a dedicated city center and the needs of the current citizens before they start looking at different housing options.
- I think it could be a sought-after community but there are lots of concerns about future planning
- We need more apartments, townhomes, or condos.
- Too much multi density neighborhoods. Losing small town country feel with all the cookie cutter neighborhoods.
- Please no more building.
- Overdevelopment will ruin the small-town atmosphere .
- Too many houses too fast.

- There isn't anything but houses in Severance. No business. More houses get built, and who moves in? Families with school aged kids. Where are they going to school? They get bused to Grandview? In Windsor? It's absolutely ridiculous. If these developers want to build more homes, there should be some stipulation that they must also contribute to the education of the families that reside in those homes.
- Heading in the wrong direction — some people moved to Severance wanting a small town. The housing developments are not nice. I loved it when it was a majority of farmland/open space, and a few neighborhoods. At least put nice developments in with larger lots if development must continue. The small-town feel was the best, and the infrastructure of the town cannot accommodate the ever-growing population.
- Please just stop building houses right now.
- Would hate to see more subdivisions like we already have. Want to see more townhouses, or senior living, something different.
- Surrounding land becoming scarce
- The large dense developments are draining resources for those that already live here. Severance is no longer the rural community many moved here to be.
- We moved here because we wanted a small town with a farmland feel. WE HATE THE AMOUNT OF HOUSES> ITS RUINING THE LAND, VIEWS and TRAFFIC IS AWFUL! It's tearing down the big, beautiful trees. Hiding the mountains. bringing in more crime as teens from neighborhoods are bored and wandering down our dirt roads "looking" for things to do. neighborhood traffic keeps cutting through our dirt road. It's completely losing that small town feel we loved.
- There does not seem to be a strong plan to manage the growth and infrastructure which will continue to lead to housing becoming less affordable as taxes have to continually be increased to pay for the unmanaged growth. Also often feels like the city is working too closely with the same developers who are making money and passing the cost of this unfettered growth to the citizens. I am supportive of growth but oppose growth with no true plan and for the benefit of a few companies rather than the citizens of severance.
- Too many new developments

Quality (builder specific comments, etc.)

- With 99% of the homes here being journey homes, the town is looking worse and worse every year. We need a variety of builders to diversify the town. To be honest the amount of journey homes here makes severance look cheap and unattractive. Get journey out of here. They have made enough money on our town already.
- Severance looks like nothing but Journey Homes now. Can we please get something other than the crap that Journey builds? The quality of their houses is utter garbage.
- The Journey owners have built too many houses for this area to continue as a small town. It appears it's all about money. I hope the board will reconsider what is best for the area.
- I think the town should have listened to all the complaints about Journey Homes before letting them build all their houses in Severance. Slower growth would have been more ideal I believe
- The Town has primarily one builder. That builder does not provide a quality product for residents. That builder has too much control over housing within the Town. Diversity in builders provides a diversified product across the housing spectrum. Currently, Severance is made up of mostly starter homes on small lots.
- Allowing low quality homes to be built with lack of accountability from the developer
- Way too many Journey homes. Way too many new neighborhoods in general but if you're going to allow them then maybe bring in some higher end builders like bridge water. No more journey homes! The quality and aesthetics of those homes are not up to par for such a growing community. All of the floor plans and colors are the same.
- Would not want to see overpriced rentals of multifamily apartments run by journey homes would affect the town of severance in multiple ways.
- Some of the builders are putting up some pretty shoddy constructs.
- Journey cookie cutter homes.

- You also need to stop letting Journey Homes build in this town. Journey homes is a horrible product.
- THIS NEEDS TO STOP! It's that man on the hill. He is money hungry and ruining the landscape!!!! He had all the beautiful cotton wood trees cut down on county road 21 so he could put them in yet another neighborhood!!! It used to be the prettiest drive going down CR 21. Now it looks like a warzone! No one in our area is Happy!!! That man on the hill is more concerned about himself than anyone else. His houses are not even done correctly.... They are put up way too fast so that cracking and settling is a problem. (had a friend that worked for him years ago) This town is going to go to trash with all the rows and rows and rows of cheap cookie cutter houses he is putting up.

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- We need to maintain a lot of green space in the community!!
- Quit giving the builders free reign and then passing the costs along to us - this water increase is ridiculous!
- Concerned about water supply. as well the infrastructure of roads, buildings and the town in general needs a lot of work. As the exponential growth of this area has created numerous new developments, the focus on improving infrastructure has lacked attention/action.
- Too much growth and not having the proper infrastructure to support it. Of course, I ABSOLUTELY LOVE Severance the way it is...I would not change one thing as it is today. But I know I'm dreaming.
- Too much building without infrastructure.
- Concern of over populating-water shortage.
- Need to take traffic patterns and water into consideration before adding a bunch more houses that no one can afford with a Metro Service District.
- Building houses without concern for infrastructure, such as utilities.
- All development should be put on hold until the water treatment and delivery systems and wastewater systems are brought up to standards.
- Planning the money to be gained for new development without considering the infrastructure needed to support it.
- Too many houses, not enough water for irrigation water for lawns that HOA requires us to have.
- No real plan for improved roads for traffic loads. Not negotiating in good faith with neighbors who live next to annexed land. Not following through with proposed engineered intersections. Not working to increase safety at intersections 392 and 23 as well as other intersections along CR 23 and 21.
- Not enough water.
- Way too many homes... not enough infrastructure to support. Moved here over 10 years ago, enough to we would stay and retire... probably will leave in a few years.
- Or roads be widened into Ft. Collins, Windsor, Greeley.
- The Moody Project is a case of overdevelopment and greed. The schools and infrastructure are not there to support this unchecked growth.
- Lack of water and overdevelopment is both a concern here and other areas locally. We are losing our soul and farmland to urban development.
- Too many houses, not enough infrastructure.
- We were overbuilding homes without having the proper infrastructure. Our roads and traffic are awful, and our schools cannot keep up.
- Our current infrastructure can't support the multiple housing developments already here. We need to take care of our current residents' needs first & develop a plan that is beneficial to the community.
- The availability of water and traffic concerns as well as affordable utilities should be addressed before any more housing annexations are considered, including the Moody plot
- Lack of water storage, lack of water Need to work on the water issue before you move forward with more new housing.

- We need to slow the building of homes and focus on development of infrastructure and business that support the families already here.
- There isn't enough water, not enough water storage, and before the long roads and infrastructure will suffer.
- There are no walkways or bike lanes on CR 23. Moving within the town has significant safety issues for pedestrians, bikes, children, animals, walkers, and runners.
- The plan on CR21 is ridiculous. Too many homes with no thoughts on roads, schools, water usage
- Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now.
- We could use some infrastructure as we continue to grow.
- Remember to do infrastructure first.
- The current infrastructure and utilities cannot support the current residential developments
- Traffic is a big concern as well with going forward. The roads cannot hold more traffic.
- Available infrastructure and water.
- Lack of infrastructure.
- Too many housing with no infrastructure, water.
- Traffic is a huge concern as well.
- I feel like we have a ton of housing which is causing over development, but If we head that way, we need infrastructure to support it.
- New growth has not been paying its way. The water situation with North Weld Water district is the prime example
- To many houses for the businesses and roads can handle.
- Water! Severance has spread itself way too thin. Neighborhoods like Golden Eagle Acres should never have been annexed. Town services never reach outlying neighborhoods
- As well as improving the current traffic burdens and newfound dangers that exist.
- Way too much building with no regard for roads, water that go along with rapid growth
- Also, pleased that development was stopped due to water concerns.
- And water.
- Roads do not support traffic volume
- To many houses already, short on water, too much traffic.
- Infrastructure can't keep up with overdevelopment
- We seriously need to consider the impact of increased housing development on our water supply and wastewater treatment capabilities.
- Too fast and without needed infrastructure. roads, water
- Too many houses being built - we don't have the water or other infrastructure to support this.
- Do not have necessary infrastructure to take on any more housing before infrastructure is addressed.
- We don't have enough water for all these developments.
- Overgrowth without infrastructure.
- Regional lack of water.
- My husband and I are concerned that Severance is growing past what our water supply supports. In general, this is true of all of Colorado.
- Our roads can't hold all the traffic as is .
- Need to slow growth down a bit and let infra structure (roads) catch up. Too many new developments.
- Lack of planning for water.
- Concerned the focus is on growth without proper infrastructure. Traffic trying to get out of town in the mornings is a nightmare and you want to bring in more people?
- Too much rapid growth with no plans for appropriate resources and infrastructure to support it.
- You keep extending permits for housing but roads, schools, water supply, metro districts are a mess.
- No water and yet building continues

- Our water pressure is beyond terrible! And has reduced significantly since the new developments have started.
- Also, our roads cannot handle all the traffic! Getting in and out of our subdivision is a nightmare and so unsafe!
- Too many houses. Roads cannot keep up.
- We don't have the infrastructure to handle the growing housing. Way too many houses and development for the roads and infrastructure. Way too congested.

Costs (taxes, taxing districts, housing value, etc.)

- They are pricing people out of their homes the property taxes are outrageous and metro district fees are outrageous and it just gets worse bought a house that was once affordable but now the cost of living (i.e. utilities, maintenance, HOA fees), are going to have a significant negative effect to affordability. Increases in rates have pushed many potential buyers out of the market as affordability of home ownership has exponentially grown.
- I don't think that Severance needs to worry too much about housing affordability because almost everybody works elsewhere, and people choose to live here. They are not tied here because of jobs/work.
- We need tax revenues from sources other than property tax.
- My taxes are going through the roof, what once was a quaint tiny town away from the masses has now turned into a crowded and unaffordable place to live.
- Also, metro districts are going to bankrupt a lot of people here, as people may not be made aware as they should be of associated cost.
- Not making developers pay for more, making our bills go up.
- You are doing nothing to help generate tax revenue. It's wrong to only rely on homeowners to pay for the town.
- I'm concerned that we don't have the infrastructure we need.
- Overdevelopment with not enough infrastructure to support.
- Too much residential development without important infrastructure.

School (capacity, etc.)

- The schools are not there to support this unchecked growth.
- Also, the burden on the schools as more families move in Planning should include not stressing or overcrowding our classrooms.
- OUR SCHOOLS ARE OVER-FULL - THIS IS YOUR FAULT!!!!!!
- Schools are overcrowded yet we continue to build more houses and neighborhoods.
- not enough schools.
- The plan on CR21 is ridiculous. Too many homes with no thoughts on roads, schools, water usage.
- They sure developing too quickly, and we can't get our kids the decent education we moved here for.
- Too many homes for the resources available. The schools are overcrowded,
- I only fear my children will be placed in overcrowded schools. With plans to build more homes I want to see another middle and elementary school built. The west side of Greeley is also growing, sending more children to RE-4 school district. The schools are already full as is and I moved here mainly because of the school districts and small-town vibes. With more schools being built first and then more homes it will ease us all.
- Way too much building with no regard for schools that go along with rapid growth
- I was impressed that you required a developer to participate in providing land and cash toward an elementary school.
- I have no idea! It appears that they are building without thought of where kids will go to school
- To many houses not enough schools.
- Schools are already crowded.
- too fast and without needed infrastructure. Schools,
- We do not have enough space in our schools to keep building more homes.

- We need more schools.
- Our schools are over capacity.
- Has a lot of options but doesn't have the schools to support the people.
- Our schools are becoming way too overcrowded.
- Too many houses. Schools cannot keep up.
- No real solution for school overcrowding except for bond issues every two years.
- The need for schools out way and the need for more housing.
- The schools are greatly impacted.
- Schools running over capacity.

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- Way too many houses without any other town amenities.
- The need businesses like a market and hardware store out way the need for more housing.
- Need to slow growth down a bit and let services (retail) catch up.
- Amenities etc.
- I do not believe that we need more housing at this point. I am more concerned with commercial opportunities.
- Grocery stores.
- Grocer.y
- The need of Health care facilities, Grocery's store in our area and other retail shopping stores.
- Going in the wrong direction in regard to development.
- too many houses, not enough local business.
- We need a grocery store.
- No grocery stores.
- We also need some commercial development such as a grocery store.
- Too many new homes and not enough businesses
- Too many houses, NO commercial .
- Retail/commercial development .
- The need for commercial in our town is needed. We love it here and dislike spending our money in nearby towns.
- A bedroom community focus is not a good path for the future. Need retail and commercial/industrial for healthy future.
- Overcrowding, low stock in grocery stores as is No commercial development to assist with costs.
- What other infrastructure is being considered, as fast as we are growing, a grocery store, hardware store etc. would be nice to have with this many people not enough commercial to support population
- We need more affordable options for people to move to our town and have access to commercial/retail shops to keep our money in town
- We need a grocery store! A king Soopers!
- Without simple amenities like a grocery store, people have to spend their money outside of town just for the basic needs. And if we have an abundance of low-income housing with no local jobs or transportation, how are those with no car able to support themselves? If there are no jobs or activities for kids, crime will increase simply due to boredom.
- We need to slow the building of homes and focus on development of infrastructure and business that support the families already here.
- I'd rather see the downtown area cleaned up and business take over spaces.
- Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now.
- We don't have a grocery store.
- The town needs its own grocery store and other retail stores.
- Housing growth is fine - would like to see a "downtown" area, small and quaint to grow with the residents.
- Severance has not brought in commercial developments to boost tax revenues.

- Too much housing not enough businesses
- Too many housing with no businesses to sustain it
- Overbuilding! We have plenty of houses but need commercial development, natural areas, and open spaces
- stores, restaurants, gas station
- I am disappointed that I am spending my money on other towns on groceries, fast food, etc. (Windsor, Timnath) when I could spend it in Severance, but we have only two restaurant options and no grocery store or other commercial stores. Keeping our money in town to benefit Severance is so important!
- Too much housing before adding amenities
- We don't need more housing... we need to initiate more business infrastructure and retail opportunity to help balance things out first and foremost.
- Severance needs to focus on commercial business development to generate a tax base and workforce development that will help support population growth
- Concerned with overbuilding, would like to see more businesses/restaurants, rec center, splash park.
- Too many homes going up with nowhere for the kids to go to school. no rec centers, no fast food for high school kids. It is constant housing going up and nothing else. stop building more homes and focus on the town for the people there now and our kids
- no grocery store no medical facility
- A grocery store.
- We have no grocery store;
- Has a lot of options but doesn't have the commercial business to support the people.
- There is a need for retail and commercial development. Those need to be addressed. Those businesses are needed more than more housing.
- there is no grocery stores or main pieces of a town

Other (not specific to the above themes)

- I don't know enough to say
- Also, more crime with the cheaper housing going in.
- Crime seems to be increasing.

Will children who grow up in Town be able to remain in, or return to, the community as they start their own households? (Comments)

Growth (overdevelopment, type of development, planning, etc.)

- I don't think my children will WANT to live here after what a mess you have made of there and the high costs you are passing along with your POOR PLANNING.
- Severance needs to do a better job planning.
- This could be a nice farm town, but every day it's getting more cheaply built homes with no infrastructure. It's sad to see.
- The housing market will always go up and down. If they can afford to buy a home in Severance, at that time, they should. If they can't, they should look somewhere else. Continuing to build more housing is only going to further the problem. And, honestly, if the town continues to grow, I doubt my family would want to stay. The whole reason we live here is because it's a "small town".
- I do not think children will want to return here. We are basically just a town of houses. You have to travel elsewhere for Entertainment and employment.
- Not with the antigrowth influence.
- Only if they plan to commute for work. There doesn't seem to be that many job opportunities or variety. There are lots but not in lots of areas.
- A first-time homebuyer can buy in the city. Severance is a town not a city.

- Nothing is pre-owned homes here for those just out of college or in college.
- Relative to other areas in northern Colorado it is one of the most opportune for 1st time homebuyers. There's an excessive number of properties crammed on really small lots with many of those being of poor-quality construction equating to some of the cheapest available in all of northern Colorado.
- I don't think there are enough opportunities in Severance for children to remain in town to work
- Way too much development, water is getting too expensive because the town has allowed too much development without proper planning and making the new developers pay for infrastructure improvements. And besides that, there are just too many people and crowded schools now!
- Why would anyone want their children to move here? There are much better places to live. The quality of the homes being built is substandard for the price, and there is nothing here for young families. This is not a community, just a bunch of houses. Give the town to Windsor or Eaton and let them run it.
- I don't think there is much the town can offer if it's just full of houses, so I imagine it won't be a desirable place to live.
- Small town feel of Severance is going away. Not the safe town it used to be. With all the development comes increased crime.

Quality (builder specific comments, etc.)

- n/a

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- This could be a nice farm town, but every day it's getting more cheaply built homes with no infrastructure. It's sad to see.
- Water issues.
- infrastructure is lacking.
- Water will be an on-going issue in this area. There is little multiple unit housing.

Costs (taxes, taxing districts, housing value, etc.)

- They will never be able to afford to live in Severance as long as housing costs continue to rise. Severance is wholly unaffordable.
- Way too much development, water is getting too expensive because the town has allowed too much development without proper planning and making the new developers pay for infrastructure improvements. And besides that, there are just too many people and crowded schools now!
- With the price of water going up to add more subdivisions and people, and pricing going up and taxes, I think there is no way they'll be able to afford to if we continue down this path
- Depends on whether decision makers can keep the cost of housing, taxes, and utilities to a reasonable level.
- Not as a first-time home buyer.
- My own young adult children living in Fort Collins plan to leave Northern Colorado because of lack of affordable housing.
- Home prices in CO will likely continue to increase and unless the middle-class average income increases at a parallel rate as home process, I do not believe that homeownership will be available to most in the future.
- Given the direction that housing prices have gone in Northern Colorado over the past 5-7 years, it's going to be a tough place for young, first time, homebuyers to locate. Much of the existing housing in Severance will still be the most affordable in the area 5-10 years from now. They'll be more likely to afford a home here than anywhere else in NOCO.
- I don't think my children will WANT to live here after what a mess you have made of their high costs you are passing along
- I think it will be very hard for children to afford to live in Colorado when they're adults, so this is not just a Town of Severance issue.

- Me and my wife have lived here since 2004 we are in our mid 70's and early 80's it's getting harder to make ends meet, what with the rising cost of living.
- But it's not just a problem here...it's a Front Range issue.
- Housing costs are going up faster than the wages and we need more affordable homes for the middle class.
- Prices are up all over, and if they can't afford it here, they probably can't afford in other places.
- The cost of housing in northern Colorado prevents young people, especially those who have grown up here, from attaining home ownership. Fees, fees, and more fees do nothing to improve this situation, from building permits to water tap fees. My daughter is a teacher in the Weld RE-4 school district. She will never be able to afford a home in this area. People have to rent, and rentals take so much of a person's net income, nothing is left to save for a downpayment! Living in Colorado sucks unless you're wealthy.
- Taxes alone are ridiculous; now add in the school bond and teacher retention tax, the open land preservation, and North Weld Water hikes, who can afford to live here anymore?
- I think the reason we have so much growth is because the housing is CHEAPER than the cities around where they work.
- I can hardly afford it now and I don't see how kids growing up will be able to afford it unless they live with their parents.
- All of Colorado is expensive!
- My older children already had to leave Severance, because they can't afford to live on their own here.
- The prices are skyrocketing in our once affordable community.
- I don't think Colorado is a state that is affordable to first time home buyers of average income
- I think this is a problem in many places in northern Colorado, not just for Severance.
- I don't think my children will be able to afford to live anywhere in Colorado.
- Home prices are likely too high in this area for new homeowners.
- Metro tax hurts everyone. Makes it unaffordable even for people that are well off.
- All housing in Colorado is outrageously expensive.
- It's not a Severance issue, it's a Colorado issue.
- It would be really tough for a young family to move here as a first home since the current market is so high. But that might adjust in the future.
- My daughter is a HS senior - she's upset she can't afford to live in this area unless she keeps living at home.
- My daughter and her husband just bought. They quickly ruled out Severance as somewhere they could afford in spite of it being high on their list of desirability.
- Can't afford to live in this area anymore. too many people moving in from other places.
- Colorado housing is too expensive, especially for those just starting out in their professional lives. Not a Severance issue but a Colorado as a whole issue.
- There are homes going for 800k. In a plot as big as mine. Ridiculous.
- The future taxes look insane.
- With the fluctuating housing market and the cost of living - it's all going to be based off that...
- Not just a Severance issue. Affordability is a Colorado statewide issue.
- Taxes.
- Why would they want to? There are plenty of places to live that offer more for the right price.

School (capacity, etc.)

- CROWDED SCHOOLS.
- Crowded schools.
- The schools have become horrible and overcrowded due to poor planning by the city.
- We have a hard time even providing them with public education. Our schools are filled to the max and even with the bond passing, there is more development which means more kids.
- The schools are overcrowded
- No, because if they have kids of their own, they will not be able to attend a Severance elementary school because of overcrowding. My daughter could not attend the elementary school in our

Neighborhood, she had to go to a school in Windsor that was almost to I-25, that is not fair, build more of the town up before adding MORE homes, it is way too much.

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- Not enough commercial infrastructure.
- Need commercial to help drive attractiveness to younger population or they'll want to move where there are more amenities.
- No jobs.
- This is a too far-fetched question. The city of Severance should not have the goal of self-sustaining children to stay here. There isn't manufacturing, there isn't a huge retail presence and there isn't even a large grocery store. It's premature to plan that far in advance.
- This is a weak argument supporting the need for growth. In today's society very few people end up living in the town they grew up in, and there are zero jobs in severance that can actually support living in severance
- There are very few amenities or businesses.
- The people of Severance are upset because of the lack of stores, restaurants, shops, and rec center or something for our kids, stop building new homes.

Other (not specific to the above themes)

- Depends on if the kids choose to get a job and work hard, go to college, and get a good career or if they choose to live off the government or work fast food their whole career.
- Is housing the only reason to be here, or return to Severance?
- That's a ridiculous question. that all depends on the individual and the careers they pursue.
- None of these. Will they want to come back? It's just another city now.
- I'm retired, what the children of Severance do really is not my concern.

**Do you think it is important for those who provide essential public services such as police, fire, health care, and education to be able to afford to live in Town?
(Comments)**

Growth (overdevelopment, type of development, planning, etc.)

- The Town of Severance paying for a gun range is SURE AS HELL not a priority.
- There is no need to lower income expectations to include more people. It took me a lifetime to earn what I have others can do the same. Owning property in Severance is a privilege not a right
- We need to put essential public servants first. My main concern is the level of crime that having more houses will bring. We moved to Severance because it was a small town, and we like the small-town feel. We do not like the way that the town is growing. We have seen a HUGE increase in car break-ins, crime, car accidents, and in our neighborhood, we have seen an increase in the number of people living under one roof in single family homes-because 10 people can live in one home and afford it, thus increasing car traffic, parking on grass lawns, and speeding in our neighborhood. I like the quaint quality of life that is Severance, the more we build, the more that will be lost. We want to raise our children in a safe neighborhood in a safe, close-knit town, and that will all soon be lost.
- It's essential! It's the best way to maximize their support
- Don't make cheap housing a solution to underpaying these types of workers.
- People tend to care more when they are a part of the community they serve/reside in.
- As A Firefighter myself this is of utmost importance! Our First responders should be able to live in the same town they serve and not be priced out. Same as teachers raise the salaries and provide affordable housing options if needed.
- This would be ideal, but my greatest concern is the Town is building too quickly and on every available open space.
- Living in the community you serve shouldn't be a priority. I work for the Denver Fire Department and live here, very few members in Denver live in Denver.

- It goes far beyond the groups listed. Very few people live and work in Severance. The people that can earn enough from their job in Severance to afford a mortgage here number what, 50 at most?
- Many people commute to whatever town they work in whether its Denver or Cheyenne. Why would it matter if they lived here? If they are at their house, they are off duty anyway.
- I want our first responders to be able to afford to live in the community they serve. Unfortunately, their current pay combined with housing options greatly restricts that.
- A lot of the reason people move here is because it is affordable. As growth happens the affordable areas keep moving out.
- I think having an opportunity to live in the community you serve is important; not mandatory, but important.
- For other people too.
- These are all needed services to build a community.
- If they can't live here, where are they going to live?
- Those who serve the community should be able to live in the community.
- I think there needs to be the right amount of police and fire for what is in Severance. Healthcare we go elsewhere. Again, that is why we moved here was the small-town feel.
- These employees should be able to live within 30 minutes of their employment. Living in Severance isn't a priority.
- Don't overthink this, stop the growth. This area is going to look like Denver if we don't.
- Safety to and from schools and events needs to be addressed so that the amount of traffic is minimized.
- But we house more public service from other towns than we do our own. We are headed in that direction where they can't even live in the town, they work in. Same as Windsor.
- That would be nice, but maintain its small, quiet image.
- First of all, why are we assuming these are the individuals who would be living in affordable housing? Secondly, there are plenty of housing options, in nearby towns and cities. The commute would not be a difficult one. People do it every day.
- It is important to me; I believe that most individuals should be able to afford to live in our region regardless of job description. The sad truth is that many cannot afford it too.
- I am not in one of those field so I can't say what might be important to them.
- I think the city manager and mayor should be required to live in town, but others can live elsewhere. Again, the problem is that almost everyone who lives in Severance works out of town therefore cheaper should be a goal because apparently it is already cheaper than elsewhere
- A community should be well thought out before throwing a bunch of additional homes in with no infrastructure. Severance has been poorly planned.

Quality (builder specific comments, etc.)

- Severance's current plan to allow low quality builders to build junk homes does not help anyone.

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- n/a

Costs (taxes, taxing districts, housing value, etc.)

- I feel the police, fire, teachers, etc. should receive tax breaks, discounts, whatever it may be to live in the town they service. If Severance is good enough to work in and take money from - they should live here.
- It's important we all be able to afford to live near our jobs.
- Are you not paying comparable pay so that they cannot afford to live here.
- I am an educator; housing is high, and our pay is low.
- I think those who provide essential services will live and work where it is best for them. I don't think the decision has to do with affording to live in Severance
- As a former educator, I would never be able to live in this area on my former salary. Rent is over half of what I made, and that dynamic is not sustainable.

- Public Services such as Police, Fire, Health Care and Education should probably receive a housing stipend honestly. We all know teachers don't get paid what they deserve, we can't developers or the town pay their mortgage (not with taxpayers' money) since the cost of living is so high, income is still low, and houses are not cheap. Be there for the people who are there for us and our families...
- This is literally the cheapest suburb of Fort Collins.

School (capacity, etc.)

- Our schools are overcrowded as of now. What plans are there for providing all these services for all the people who have already moved in all those new houses?
- Yes, but not with the plan currently in place for where the school will be at. The plan for the school and businesses is fine,

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- We do not have a grocery store, gym, home store, library, water, etc. but keep throwing more homes in. A well-developed town would have the accommodation to meet the needs of their residents so needing to leave town is a rare occurrence (which would also help with the horrendous traffic too).
- We need stores or more services but also understand I would rather travel than get more housing.
- We are a community, right? I don't think severance needs anything other than Businesses....
- We have a HIGH demand for businesses, almost 10,000 people in this town and houses are still being developed (that has been delayed)

Other (not specific to the above themes)

- Our police force is garbage so I couldn't care less if they lived here.
- I am not in one of those field so I can't say what might be important to them

What are your thoughts on opportunities for senior housing in the Town? (Comments)

Growth (overdevelopment, type of development, planning, etc.)

- There are senior housing/activities in Windsor. There are more important problems facing Severance at the present time.
- WE DON'T NEED ANY MORE HOUSING - REGARDLESS OF TYPE -hard to rank them above as we DO NOT NEED ANY MORE HOUSING!!
- Senior housing helps keep families close together to care for older family members and assist in making them stay in the same area.
- I feel like seniors are buying a lot of the small ranches because they don't have dedicated senior housing where they might have more appropriate living assistance
- Continuous care retirement community is becoming an important consideration for us.
- Severance is a younger community.
- I don't have an opinion on this as I'm not familiar with this type of housing
- We need more affordable options in all localities.
- I do think there is a need in NOCO for good senior housing and complexes.
- I don't know enough about Severance's plan for senior housing to comment.
- Windsor is nearby and has plenty of opportunities for senior living.
- This is less of a concern to me right now, because I believe it would be silly to house a bunch of senior citizens in a town that has limited resources to help them recreationally, medically, or provide basic groceries to them.
- The problem with this is most seniors need to shop and have things to do to be active and Severance has none of this currently.

- Not sure what you are talking about for seniors. Is it nursing home, assisted living, independent living or single-family homes seniors can afford? An independent living option would be a good idea.
- One story duplexes would be great for Seniors!
- Even though I am against MORE expansion (this town cannot support growth at the rate it's growing) there should be affordable senior housing.
- And I only say this because if 1000 more homes get built in this town, it's going to be too congested, too much for seniors to enjoy and get around, safely and in general. Seniors always have a big place in my heart and need an affordable place to live but if the town keeps growing with people and homes, I think it will make it less enjoyable for them and the community.
- The items for ranking in question 9, in my opinion, are all no higher than 7 or 8 in importance. Severance needs to slow down ALL growth until the cost of growth can be paid for by the new construction. NOT by people that have lived here for years
- There are so many in Windsor, I don't think Severance could compete with the ones in Windsor
- Most of my neighbors are seniors and have been here from the beginning. It's cheaper here than anywhere else around Fort Collins
- We are going to be in the market for senior housing / 1 person housing within the next 1-3 years. It would be great to have them close to us so we can spend time together and help take care of their property.
- There are CLOSE TOWNS everywhere with plenty of Senior Housing. It used to take me 20 to 30 min. to get to Loveland. Keep building in Severance and it will take 20 minutes just to get somewhere here in this town! STOP with the building.
- It would be nice, but right now not urgent.
- Until our population stabilizes, people with fixed income will continue to be faced with increased taxation needed to fund our overcrowded schools, that is, until we run these housing developers off who keep shoving growth down our throats. Options could be similar to the senior housing development south of Windsor's 7th Ave on Road 17 or the one east of I-25 on Hwy 14. Options for Severance could be for higher density development along 392 and up on Hwy 14, which would allow easy access to amenities from surrounding areas as well.

Quality (builder specific comments, etc.)

- This should be the least of Severance's concern. This isn't going to be a nice town to live in for future years with all of the cheap Journey homes and no accommodations.

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- n/a

Costs (taxes, taxing districts, housing value, etc.)

- I would love to stay in my own home, but the rates of services continue to skyrocket
- Doesn't matter its inflation
- They wouldn't be affordable anyway.

School (capacity, etc.)

- n/a

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- Need retail/commercial business before senior housing. Land availability does seem limited
- I think there are plenty of housing and commercial properties that we need to put a stop on ALL building.
- We need to get some medical offices and a grocery store with a pharmacy to support senior needs.
- This is less of a concern to me right now, because I believe it would be silly to house a bunch of senior citizens in a town that has limited resources to help them recreationally, medically, or provide basic groceries to them.

- The problem with this is most seniors need to shop and have things to do to be active and Severance has none of this currently.
- Senior housing is a tough sell for Severance without any supporting infrastructure - medical care, mass transit, pedestrian friendly grocery, pharmacy, and other related services
- I just don't know if there is a need since I'm not looking for housing. Windsor is close enough, but do they have space available? I think it is more important to have senior housing close to the services they need, medical, grocery, rec center, etc. Build those first.
- There really isn't any retail that would benefit senior living in Severance. Dollar General is really the only place seniors can purchase from.
- This is hard to answer because I'm not sure it's a great place for seniors considering the lack of access to any amenities or resources. They would have to travel for doctors and groceries etc.
- Without many close businesses like grocery stores or care centers, I don't see it making sense for senior housing to be here. It wouldn't seem very convenient.
- Why would seniors want to live where there is nothing for them to do? Nothing here supports a senior lifestyle.
- If you have senior housing, you need public transportation. How will they access medical and shopping services since there are none here?
- There are no amenities in this town for Seniors to live here.
- This isn't to be heartless... The other small towns, i.e., Eaton, Ault, Pierce, Nunn, etc. Have it so why does Severance need it or need to worry about it? Windsor is a 10 min drive to their facilities. Greeley is 15-20 min drive... We have other things to worry about here in Severance...
- The answer depends on what the senior housing will offer. Severance does not offer much for services so I wouldn't want seniors to feel siloed/alone by living here.
- There is no reason to be concerned with senior housing until The Town has the commercial base to support the needs of the elderly. What are these people supposed to do in Severance?
- Seniors need to be able to shop locally. Build retail first.
- Might be a good idea. Possibly after there are more local businesses, centers and supporting facilities in town.
- Look, this town, and properties are known as "higher end." People move here because of that. Why are you changing that? There's no public transit. No grocery stores. Why the push for public housing? Greeley and Fort Collins have the infrastructure, stores, and places to work to support those goals. The change for that will cost money and it's not my desire to turn this town into a Greeley.

Other (not specific to the above themes)

- Why?
- Don't care
- No opinion
- Not a concern of mine
- Nursing homes?? Please define senior housing

As a resident, how would you rate the quality of life locally? (Comments)

Growth (overdevelopment, type of development, planning, etc.)

- Some dumpy looking areas on 4th street, between Mahogany and 1st street. Properties don't need to look wealthy, but tidy improves the area greatly.
- Need to get rid of the eyesore automotive shop across from Bruce's
- I bought my house almost 17 years ago and it was in the South End of town. Looking for that small town feel with the convenience to get to Windsor, Greeley, or Fort Collins or even Centerra, All in LESS then 20 minutes. Now I can barely get out of town in 20 minutes as you have surrounded me with low-income renters and no good way to get out of town I BLAME YOU FOR OVER BUILDING WITH PISS POOR PLANNING. Get a clue!

- Love the small town feel it has at the moment. I hate that it won't stay that way. I grew up here and chose to raise my kids here. If I wanted to live in a booming metropolis, I would have moved to one.
- We used to have an HOA that took pretty good care of everything for a reasonably fare price. Now that's going up and I see there not taking of anything
- There has been no benefit to us as the town has grown. Noise and light pollution are horrendous now. The town is nothing but ugly, crammed together houses and a dollar general. It would be nice to see more. I would honestly love for Severance to be annexed by Windsor to move entirely to Windsor or Timnath. Anywhere more convenient re rural style horse properties go in.
- As a native and a person wanting the country life, I would say the accelerated progress and growth is very close to making Severance less enjoyable than it was. It's not quite a Windsor problem, but close. Why can't Severance separate from Windsor and become our own town?
- Too big too fast. Not much of a small town anymore. Really sad.
- We love the small town feel and the little bit of affordability over FTC and Loveland. Love not being too crowded and nice farmland around us. Not looking to make this a big town.
- Way too many people compared to 10 years ago. It has made the town less enjoyable to live in. Miss the small-town vibes that used to make Severance unique.
- As surrounding areas develop at lightning speed areas like Severance will see an increase in demand.
- housing developers should be required to donate/reduced price certain amount of lots to be used for habitat for humanity
- Severance needs to keep its small-town feel. The rural lifestyle is its best draw. This is the reason GOOD planning is a must. I am afraid the town board is more interested in growth than what is good for the town itself.
- Do not turn into Windsor or Fort Collins. Those towns are 10 minutes away
- Want to spiff up the city? Get the local businesses to clean up their front yard(s). Just look at the corner of main and 74. Also... you could change the city motto to not include bulls crying. How disgusting. You should be ashamed of yourselves.
- Severance has allowed builders to develop large communities with zero amenities... this is a problem.
- No complaints, just concerns for future if rampant housing growth continues
- Good but declining with overdevelopment and severe crowding coupled with lack of infrastructure to support the undesirable rampant growth.
- When we chose to raise our family here, we knew the quality of life would be great. That was our top priority when choosing to live here. Second was schools. And both of those choices were decided upon because we loved that Severance was small. Because Severance is small, both quality of life and good schools could be obtained. The more we build and grow, the more those things become harder to obtain. Crime will increase, traffic accidents and busy traffic will increase, schools will become overcrowded thus lowering the quality of education that my kids deserve because of large class sizes and less teachers, and this once beautiful, quiet town will become large and overrun, and unpleasant to live in. I wish we had more of a say in stopping the growth, that it was less political, and the residents had more of a say. We moved here because we thought this would be it. We didn't move to Severance, hoping that it would grow and grow and bring in more crime, traffic, people. Please keep Severance small.
- Relatively small community located conveniently near larger communities. All the benefits of a smaller community with the benefits of larger communities within easy reach.
- We have nothing here but homes, do not bring low income to Severance, it will bring crime, drugs. We moved to severance to get away from all that, so do not bring it to the town of severance
- Don't change a good thing.
- The more we build, the more issues and crime will arise! Keep Severance small!!!! Keep quality of life high!
- Used to be great. Now it's just Fort Collins jr.
- Was better 5+years ago.
- Was much better before all the houses went up.

- Too many houses, roads first and then schools and then condos.
- Three years ago, I was thrilled to live in Severance and would have ranked it #1. I absolutely loved all the farmland and small-town feel. There was hardly any traffic, and the people were always kind to each other. Now, it's starting to feel crowded, we're losing restaurants and have hardly any accommodations to fulfill the needs of residents. I used to feel very safe out here and lately it seems like I'm constantly seeing numerous posts of breaking into people's cars, vandalism, and crazy people going into people's homes. This is not like the Severance I loved.
- Please stop all the development! We don't have enough infrastructure, school space, grocery stores, restaurants and traffic is already getting really bad! Please preserve the "country/land, open space" that we all loved and why we moved here!
- It was awesome 15 years ago, way too many people now.
- Severance used to be a great small town and a great place to raise a family. It is quickly losing its appeal.
- I miss the town I moved to.
- Less building keep it small.
- Housing Development in the past 5 years has been too much.
- Overdevelopment has negatively impacted the quality of life.
- We have children that go to Windsor for school when we have an Elementary school right across the street.
- Great town to live in. Quiet and small. I have learned that our fire department runs a 2-man engine and maybe a part timer if one is available. Seems like the PD needs more manpower as well. A lot of things need to be improved before Severance starts to build more homes.
- Was better before all the growth, traffic, and stoplights. Loved this area for the country feel. surrounded by farmland that now keeps being plowed under to pad pockets of developers.
- Downtown could be cuter, more rules enforced. Clean it up add a few trees.
- Lost small town feel.
- We've only lived here for 6 months, but so far, no complaints.
- People moving here might like it, but I know what we've lost. When we were a much smaller community, life was so much better. We didn't have crowded roads, noise pollution, light pollution, and had great views and a sense of community. We had wildlife, we could see stars, and it was quiet at night. We may have more expensive houses now, but our quality of life is much worse. I can't think of a single thing we have now as a result of all this growth over the past 10 years, in particular, that makes up for everything we've lost. The small-town attitude towards self-sufficiency that Severance residents shared at the time has been supplanted by people moving here from the city with expectations that all the amenities of the city would be available here.
- We need a 3-5 year hiatus on ALL residential building until we can get infrastructure, schools and water back into surplus. We may have just passed a bond but with the Moody project and the new housing development along Hwy 257 as well as by Raindance those new schools are already overcrowded, and they aren't even built yet. It looks to me the town and people in leadership are only interested in their kickbacks and aren't actually doing the right thing to ensure a prosperous, quiet place to live. Money always talks and it's clear that has been the priority for the last 3 to 4 years. Sure, it's great for folks moving from big cities, of course they think it's so wonderful and such an improvement. They leave their overcrowded schools, crime ridden neighborhoods and corrupt cities to come to ours thinking it's great, but they also bring the very thought process and mindset that corrupted their previous homes to our town; before long we become what they left. I'm not alone in my thinking, the people that have called this area their home for over 5 years are unhappy and will continue to be so as the growth continues out of control.

Quality (builder specific comments, etc.)

- I also live in a Journey home that was built 2 years ago and am still working with their warranty department to fix issues that should've been fixed prior to the closing of the house. I believe they shouldn't build anymore houses until they honor their commitment and responsibility to their current homeowners in this community.

- Used to be a good place, but mismanagement and rapid, poorly planned growth has ruined it. You should consider renaming the town "Journey".
- It was better before all the Journey homes filled every open space. Now I'm kind of embarrassed to live here.
- The Journey Homes neighborhoods are not great.
- The quality of housing is poor.

Infrastructure (water availability, traffic, sidewalks, trails, etc.)

- I would also like to see more bike lanes to make it possible to get around town (especially county road 23) without a vehicle.
- We need sidewalks that actually connect the housing areas to town. We need an actual grocery store and some type of food service (not coffee!!)
- Would like Biking/Walking Trails.
- Except for the constant construction traffic tearing up our roads.
- Traffic is terrible.
- Walking/biking trails would make Severance incredible.
- Infrastructure is needed to accommodate the housing.
- This survey is putting the cart before the horse! Development is fine when the infrastructure is up to standards. No further development should take place, except for commercial development until the water and sewer systems have been updated. Where have the tap fee, building permit funds, etc. gone instead of being put toward infrastructure updating. How can the town justify raising water rates by 20% per year when they have received enough revenue from tap and building fees to build a new water treatment and delivery system?
- Where were you planning to get water?
- More road infrastructure, i.e. more 4 lane roads before we just blast in more housing developments. CR. 74/Harmony Rd is way too crowded and overused as it is.
- The truck traffic is horrible. Infrastructure needs to catch up with the out-of-control building that was not regulated before any more subdivisions are built.
- The traffic has become a huge problem.
- No water to support growth. Why are so many houses going up before water,
- I spend far too much time worrying about Development that will negatively impact my kids and my safety. We need sidewalks not more people.
- I would like to see better infrastructure and more improvements to the traffic.
- We have a very nice town! I recommend focusing on safety, and infrastructure. I'm not sure our roads are equipped to handle the many homes being built here. I also would like to make sure we have enough water for our residents. I don't want to hear about a water shortage when houses are continually being built without securing enough water.
- Severance needs to make sure there are enough schools and enough water to support this community.
- Most of us moved here for a semi-rural quality of life. Unfortunately, Severance is moving in the same direction as Windsor and Timnath. That is not the quality of life I desire.
- We don't have any commercial tax base to continue to upgrade and improve our town and the only solution to cover costs has been to increase taxes on homeowners in town, making severance unaffordable to live in. We don't have 24/7 police services by our own police department, either, and I think that is unacceptable. Why aren't our police 24/7? This seems like a safety issue for us as residents. When I have had to call the police, sometimes I'm told there's only one officer available and they're handling another call?? Why not two or three? What if the one is tied up on an emergency and another emergency happens?
- I would like the two-lane widened out of Timnath going east on 74. I really would like access to bike paths from severance.
- Parks, open spaces, did you know there isn't 1 baseball field available for use to the public that isn't fenced and locked off! My boys aha their friends need a place to play baseball in the spring, summer and fall with their friends.

- Need to ease traffic congestion, and less growth. All the festivals and things are so crowded now we don't even want to attend.
- We don't have water for what's already here, traffic flow should also be addressed before adding more congestion.
- Traffic is bad roads can't handle it.
- Better infrastructure development (sidewalks, stop signs, lights at major intersections on County Road 21). Lower speed limits on all of County Road 21.
- Need better infrastructure, road repair, more recreational spaces and activities for our children and teens.
- Was 2nd to none 5 years ago. Overdevelopment without corresponding infrastructure improvements has reduced quality of life.

Costs (taxes, taxing districts, housing value, etc.)

- The cost of living is increasing to support the infrastructure.
- Over taxation.
- Tax hikes are getting out of hand.
- Every time we turn around it seems that taxes are being raised.

School (capacity, etc.)

- Not to mention my kids are crowded in their classrooms and have been sitting on crates in trailers for at least the last FOUR YEARS - this is UNACCEPTABLE - I do not blame the bond for failing the last time (thank goodness it passed this time). where were you planning to educate all these kids.
- We have children that go to Windsor for school when we have an Elementary school right across the street.
- Schools.
- Focus on high quality education.
- Severance needs to make sure there are enough schools and enough water to support this community.
- Need more schools.
- We have children that go to Windsor for school when we have an Elementary school right across the street.

Services (grocery, restaurants, commercial / retail, recreation, etc.)

- Small business improvement.
- Our biggest complaint again is the infrastructure, we really wish there was at least a grocery store in town, maybe some fast-food options. All severance seems to be is houses. Would be nice to stay in town for more things
- We need commercial amenities here like a grocery store, 24 hr. gas station, fast food restaurants for convenience sake, more restaurants in general, etc. I am tired of my hard-earned money being spent in other cities to be used on the upgrades in their towns/cities while ours is in dire need of upgrade projects.
- Severance needs a good-sized grocery store like King Soopers.
- Good, just a few tweaks like a good small local eatery, a couple cute downtown shops. Don't want big box, stores, etc. Also, discouraging truck traffic on 74 is very important to me
- I would like to be able to stay in Severance when I need things- more commercial so I don't have to drive to Windsor, Greeley or Fort Collins.
- No shopping available, have to travel to one of the other towns and that is where our money is going to other towns around us.
- We desperately need a grocery store.
- We live in Severance but are always driving to other towns to do our shopping and activities since there is very little to do here in town.
- Having a senior center would be great.
- Need more commercial/retail, maybe a big grocery store.

- We need an actual grocery store closer and rec center.
- We have to drive to Fort Collins for everything.
- Severance needs commercial development, not more houses!
- A real grocery store would be fantastic. I'm tired of having to drive 15 minutes into Windsor or Timnath.
- There is a distinct lack of a grocery store of significant size. With so many new constructions, it should be possible to build a grocery store that is closer to us than Windsor.
- Would love to have a grocery store. And more accessible ways to know what is going on in Severance Also when will the library be built.
- Have to leave town and take business to other towns/counties. Results in gas use increase and local gas station is near criminal price gouging, so my gas money leaves the town too.
- We have to travel outside of town for groceries, gas, fast food. commercial, infrastructure.
- We need a grocery store.
- I want to keep my hard-earned money in town. I want to buy my groceries here, eat out in town with many different options and buy things I need in town without having to spend my money in other towns to better their communities..
- Grocery store would be beneficial.
- A Couple more businesses, i.e., restaurant, grocery... otherwise, very nice.
- Continue development of trail system including around New Windsor Reservoir per long range plan.
- I would love to have closer amenities here such as a grocery store (how do we convince Aldi to come this way), outdoor neighborhood pool, some more food businesses...
- I wouldn't want to live anywhere else, however I would like to see more local commercial businesses built in Severance, especially restaurants.
- There are very few amenities here as the population expands rapidly.
- There is a lack of nice parks and restaurants for social life. We have it better than most but can always improve. We just cannot over develop and become like Fort Collins and Timnath.
- A grocery store would be nice since others are too crowded and further away-more traffic makes it take longer to get there. Need library, which is supposed to be coming. A few shops would be nice.
- Need more stores.
- More things for kids and families to do, like a community center with pool and basketball courts, exercise rooms, etc.
- We need businesses here instead of everybody having to commute to work.
- Grocery store and more restaurants needed
- It would be better if I didn't have to drive to another town for needs such as groceries or dining options.
- Not enough commercial.
- We desperately need a grocery store here!! Would love Sprouts to come.
- We love the community, but we need to make it more of a community by making it more of a town which includes for example a swimming pool that is easily accessible to the children in our community and a grocery store which will provide tax revenue for our town. We also need more businesses besides these and begin to let people go and socialize with other community members where they don't have to go Windsor for example a golf course or a pool again.
- Needs a grocery store and a community swimming pool.
- We need a grocery store.
- Retail and grocery opportunities are lacking. Most all shopping goes out of town. Need better church representation.
- There needs to be a closer grocery store (King Soopers) and other conveniences available
- Local shopping very limited.
- Lacks grocery stores and other resources for how large it has become.
- We need more community resources, recreation. A center, a pool, library, your survey should have asked if these things would be supported.

- Our one gas station consistently gouges prices. It would be really nice to have more retail, grocery, and/or gas stations on the 74 corridors
- Way over developed with no services or amenities locally.
- We need a grocery store.
- We need a grocery store, but it cannot be a commercial store. We need to keep Severance a small bedroom community. This part of its charm. Bring in a grocery stores and retail stores that are not big chains. That's how we said ourselves apart.
- Need more businesses.
- Grocery store.
- Need some stores or restaurants in severance not more houses - schools are already overflowing and taxes keep going up.
- Closer amenities would make it 2nd to none.
- We need commercial development so we stop taking our tax dollars to Windsor and can get 7x 24 police support.
- We need a pool or splash pad.
- Need more restaurants and fun events.
- We need more shopping options here, specifically a grocery store.
- There are very limited amenities. We need commercial options.
- Unless I'm going to Bruce's... I'm leaving Severance. With the closure of G5 the town really needs to look into its business-friendly incentives and how to attract retail business as it is a growing consumer area.
- I love it, but we really need a grocery store.
- Need a grocery store.
- We HAVE to leave Severance to do anything. Retail, grocery stores, gas, all has to be done in Timnath/Fort Collins/Windsor.
- Need a grocery store, restaurants, etc.
- Would love an affordable community pool
- I would love to see more downtown shops, stores, and more family events.
- There are few retail and business opportunities. Town feels more like just houses than an actual community to be in
- Ten years ago, it was great, but currently the town can't adequately provide safety, recreation, and other resources (i.e. grocery store, restaurants, youth sports) for the community due to overpopulation.
- Need more commercial opportunities. i.e. restaurants, grocery store, desperately need services in the area to draw more commercial businesses. The town seems a bit stagnant in that regard. Slow growth is not a viable alternative. Those who feel that way need to step into the new millennium!
- If not, can we start getting our own Rec center or grocery store and taxes? Can we start getting restaurants and quit making it hard for current, or what used to be current places like G5, restaurants to expand in ways that would serve our community.

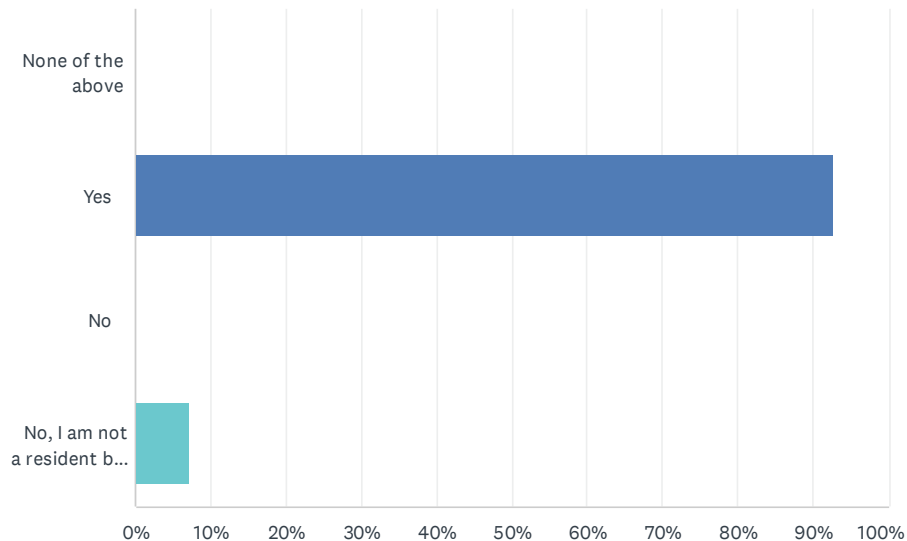
Other (not specific to the above themes)

- I wish severance employees did what they get paid for.
- Not safe - crime is increasing.



Q1 Do you currently live in the Town of Severance?

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Yes	92.84%	506
No	0.00%	0
No, I am not a resident but I'm still concerned with the state of housing in Severance and would like to provide input. If you answer "No", we ask that you provide us with some insight as to why you are concerned with housing in Severance (IE I work in Severance, or I own land in Severance etc.)	7.16%	39
TOTAL		545

#	NO, I AM NOT A RESIDENT BUT I'M STILL CONCERNED WITH THE STATE OF HOUSING IN SEVERANCE AND WOULD LIKE TO PROVIDE INPUT. IF YOU ANSWER "NO", WE ASK THAT YOU PROVIDE US WITH SOME INSIGHT AS TO WHY YOU ARE CONCERNED WITH HOUSING IN SEVERANCE (IE I WORK IN SEVERANCE, OR I OWN LAND IN SEVERANCE ETC.)	DATE
1	I live between Windsor and severance	1/29/2023 4:22 PM
2	We live on the board of Severance	1/19/2023 7:53 AM
3	I live near the town limits.	12/27/2022 8:11 PM
4	Address is Windsor but live on outskirts of Severance	12/22/2022 5:22 PM
5	I live on the edge of Severance on county property, next to new development and am concerned with light pollution, density, and water issues.	12/15/2022 10:43 AM
6	i live on CR 19, about 1mile and 1/2 from CR 74. The traffic, as you might know is very heavy in this area.	12/12/2022 8:19 AM
7	We own a house in the town, but are not currently living there	12/9/2022 3:27 PM

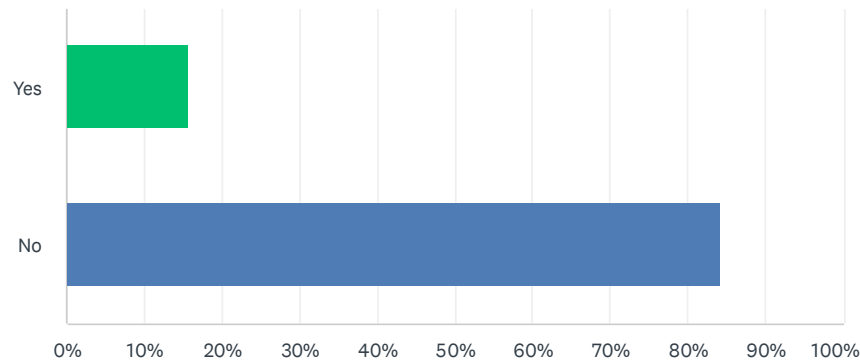
Severance Housing Needs Survey

8	We live on CR 19, right next door to Severance	12/8/2022 11:39 AM
9	We live adjacent to land annexed into the Town of Severance	12/8/2022 8:45 AM
10	I am a farm owner with 1/2 mile of the town limits to the north	12/7/2022 1:02 PM
11	In gma	12/6/2022 5:34 PM
12	Own property in Severance	12/5/2022 10:06 PM
13	My home property is adjacent to Severance.	12/5/2022 9:45 AM
14	I live 2 miles north of Severance. I also shop in Severance.	12/5/2022 9:09 AM
15	Close to	12/4/2022 3:47 PM
16	I live within a short distance from Severance and am impacted by roads, people etc. I live north of Windsor	12/4/2022 1:58 PM
17	Because we live just outside of town and feel it is growing to fast! It's more important to get it right as far as infrastructure etc than to build it fast!	12/3/2022 8:27 PM
18	Live and work here but are zoned Ag	12/3/2022 1:37 PM
19	Live close to severance	12/3/2022 11:29 AM
20	I own land that has been annexed into the town and the rest of our property borders and is completely surrounded by land annexed to the town. We support the town businesses, drive through every day, and are in the same school district as the town.	12/3/2022 8:44 AM
21	I live just north of severance	12/3/2022 8:14 AM
22	I live just outside of town limits	12/3/2022 8:13 AM
23	I live near Severance	12/2/2022 10:49 PM
24	Will be a resident in 3 months.	12/2/2022 8:05 PM
25	My farm is surrounded by Severance subdivisions but I am technically unincorporated.	12/2/2022 5:40 PM
26	because we live within a mile of severance	12/2/2022 5:33 PM
27	Live near town, long time resident of the area	12/2/2022 4:40 PM
28	I live right next door to severance boundary	12/2/2022 4:36 PM
29	my property borders Severance	12/2/2022 3:31 PM
30	The town of Severance is just across the street from me	12/2/2022 2:36 PM
31	I am adjacent to Severance City boundary	12/2/2022 11:21 AM
32	Children go to school in Severance	12/2/2022 7:11 AM
33	Work	12/1/2022 7:21 PM
34	I work in Severance	12/1/2022 6:52 PM
35	I live on the edge of town. CR 76 1/2	12/1/2022 6:43 PM
36	We live very near severance and my daughter goes to school there	12/1/2022 6:32 PM
37	We are moving to the area and our kids will be attending school there.	12/1/2022 6:11 PM
38	I live in weld county just outside of severance and will eventually live in severance.	12/1/2022 5:07 PM
39	I live on Antelope Hill, just on the city limits border	12/1/2022 4:09 PM

Severance Housing Needs Survey

Q2 Do you work in Severance?

Answered: 542 Skipped: 3

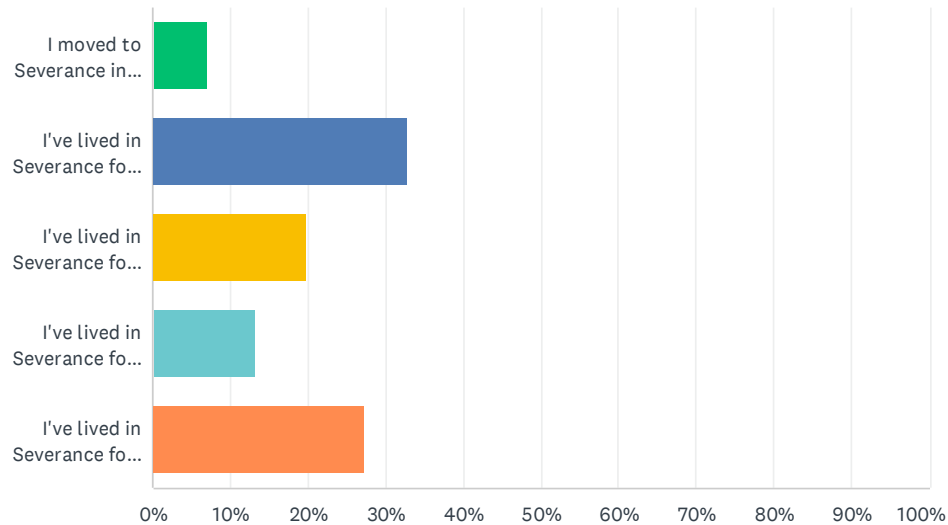


ANSWER CHOICES		RESPONSES	
Yes		15.87%	86
No		84.13%	456
TOTAL			542

Severance Housing Needs Survey

Q3 How long have you lived in Severance?

Answered: 540 Skipped: 5

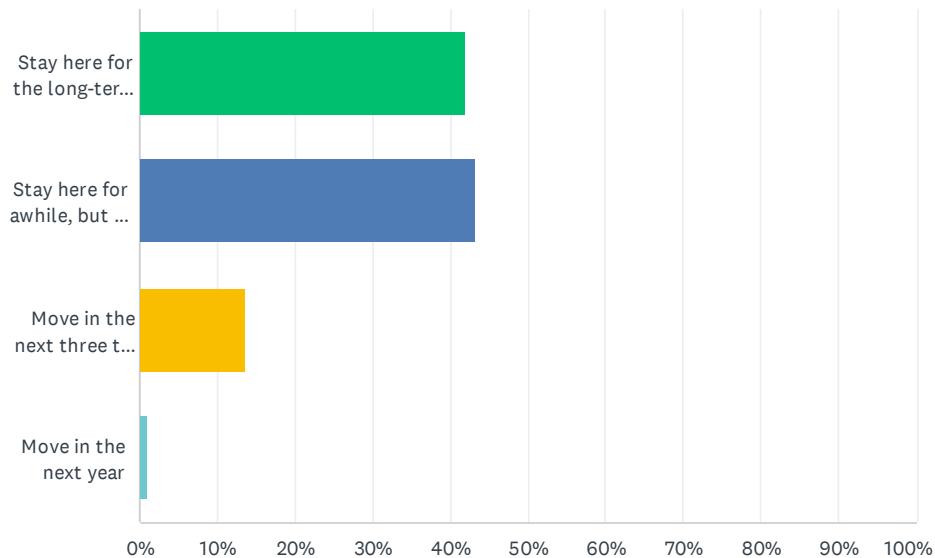


ANSWER CHOICES	RESPONSES	
I moved to Severance in the last 12 months	7.04%	38
I've lived in Severance for less than three years	32.78%	177
I've lived in Severance for less than five years	19.81%	107
I've lived in Severance for less than 10 years	13.15%	71
I've lived in Severance for more than 10 years	27.22%	147
TOTAL		540

Severance Housing Needs Survey

Q4 When thinking about my housing situation in Severance, I plan to...

Answered: 541 Skipped: 4

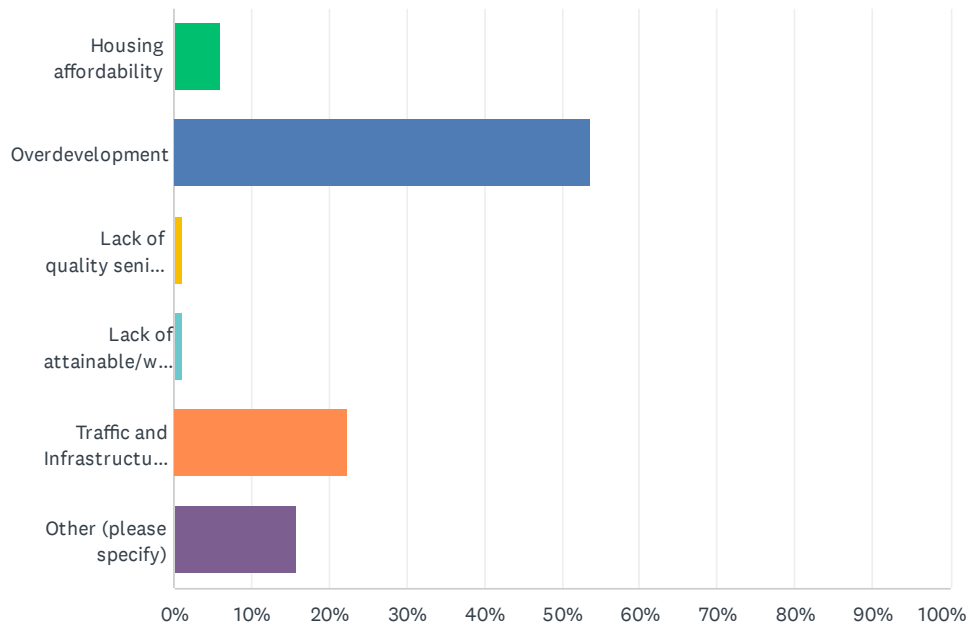


ANSWER CHOICES	RESPONSES	
Stay here for the long-term (through retirement)	41.96%	227
Stay here for awhile, but I may retire elsewhere	43.25%	234
Move in the next three to five years	13.68%	74
Move in the next year	1.11%	6
TOTAL		541

Severance Housing Needs Survey

Q5 My biggest concern regarding housing in the Town of Severance is...

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
Housing affordability	5.87%	32
Overdevelopment	53.76%	293
Lack of quality senior housing	1.10%	6
Lack of attainable/workforce housing	1.10%	6
Traffic and Infrastructure burden	22.39%	122
Other (please specify)	15.78%	86
TOTAL		545

#	OTHER (PLEASE SPECIFY)	DATE
1	Water costs; My water costs have gone up 57% despite your notification indicating less than that. I live in a new home, so there aren't any leaks, and I'm not using more water. My salary went up 2%, so I can't really keep up with this.	1/30/2023 9:52 AM
2	The metro taxes are too high	1/5/2023 6:48 PM
3	Cost of utilities and water availability(over population)	12/27/2022 10:12 PM
4	Multiple tax district needs removed	12/18/2022 10:44 AM
5	School and other services capacity including safety and infrastructure, light pollution, water supply, etc.	12/15/2022 10:43 AM
6	We have a lot of housing but none of the services/business to support all the people	12/14/2022 9:30 AM

Severance Housing Needs Survey

	here....and traffic.	
7	Cost of water and constant large price increases each year	12/13/2022 10:30 PM
8	All of the above	12/10/2022 4:51 PM
9	Restaurants and services	12/10/2022 8:04 AM
10	Developers and metro districts not being held accountable for the open spaces in new developments that they are to maintain.	12/8/2022 3:23 PM
11	All of the above!	12/8/2022 8:38 AM
12	Too many homes and not enough businesses. We need more retail and grocery stores to support the residents locally before adding more homes. It seems the town does absolutely nothing to incentivize businesses to come here.	12/8/2022 6:47 AM
13	Lack of matching community features. Severance has houses, 3 schools, and is a food desert.	12/7/2022 7:15 PM
14	Lack of commercial or retail accessibility.	12/7/2022 6:46 PM
15	Water that will be needed for all the new housing. We do not even have the storage tank that was supposed to be installed in 2022 and now we are paying more for the water. So, what does it look like for the future for new house? Keep raising the water rates till no one wants to move here?	12/7/2022 10:39 AM
16	Overdevelopment by developers who only care about making money selling homes and not supporting the community. We don't need more rooftops, we need more infrastructure and business to support what's already here.	12/7/2022 10:36 AM
17	Lack of planning	12/6/2022 5:34 PM
18	Combination of overdevelopment without planning for maintaining greenspace/rural feel and resulting traffic and infrastructure burden	12/5/2022 8:09 PM
19	Traffic and Town management	12/5/2022 9:07 AM
20	All of the above. There is too many housing in Severance. It use to be a nice small town, now there is way too many people and traffic has gotten really bad. Also, water has been an issue with our business since all the houses were developed. The Town of Severance has seem to become money hungry and has forgotten about it small town roots.	12/5/2022 8:20 AM
21	All of the above but mostly overdevelopment of housing & no enticement for businesses/restaurants/grocery store	12/5/2022 7:38 AM
22	Too much development losing the "small town" atmosphere	12/4/2022 5:05 PM
23	Crappy subpar housing that you let build in town. An overzealous police force and all bedroom communities like severance have extremely high price swings. Better home builders and better management. Journey Homes is banded from building in several places for a reason! Wake up!!!	12/4/2022 3:47 PM
24	Wish we get severance employees to do a full days work	12/4/2022 2:32 PM
25	Not enough commercial to support the housing	12/4/2022 1:06 PM
26	to many houses with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
27	Not enough commercial land, no stores, sad looking "downtown".	12/4/2022 9:25 AM
28	Concerned about the low quality home builders building in our community.	12/4/2022 5:43 AM
29	Overdevelopment and too much traffic.	12/3/2022 10:51 PM
30	Underdevelopment, Few bike paths & sidewalks	12/3/2022 10:28 PM
31	Overbearing district rules and regulations.	12/3/2022 6:08 PM
32	Lack of infrastructure, needs to be more like it's own town before adding more houses	12/3/2022 5:50 PM
33	ALLOf the above! I moved here after 20 yrs in Windsor. The growth there was not well planned	12/3/2022 12:18 PM

Severance Housing Needs Survey

and exploded. Severance is turning into another Windsor. Please don't let it! I had planned on staying here (I'm older & retired), but am rethinking my position. The quickly increasing traffic, people, etc. are going to ruin this town.

34	No businesses	12/3/2022 11:57 AM
35	The quality of builders in the area. Too many Journey Homes	12/3/2022 11:53 AM
36	Ovrdevolpment and traffic infrastructure and lack of businesses in town as well and housing affordability	12/3/2022 11:46 AM
37	Property taxes are way too expensive. Can not afford to stay here because of taxes.	12/3/2022 11:22 AM
38	Water usage and availability of which of course ties into multiple possible answers under question 5.	12/3/2022 11:02 AM
39	Lack of amenities like grocery store, restaurants and parks and rec for children	12/3/2022 10:11 AM
40	Lack of infrastructure development.	12/3/2022 9:09 AM
41	Keeping from being over developed by cheap homes	12/3/2022 7:06 AM
42	Water availability	12/3/2022 1:11 AM
43	Lack of business in the town, more retail, restaurants	12/2/2022 7:13 PM
44	too many houses with no retail development aka grocery store, shopping, etc.	12/2/2022 7:10 PM
45	We would like to see a sidewalk between Severance Shores and downtown. Also streetlights at CR 21 & 392, CR 23 & 392, and CR 19 & Harmony would help a lot.	12/2/2022 4:10 PM
46	I would say overdevelopment and lack of schools for all these new families that will be coming. Why not build a store or fast food for the high school kids, or a rec center for the kids to go to. There is nothing for these kids in Severance, stop building homes and develop more of the town for the people that are there now	12/2/2022 3:07 PM
47	Housing affordability, overdeveloped, and traffic	12/2/2022 3:06 PM
48	Lack of commercial properties such as restaurants and grocery stores	12/2/2022 1:49 PM
49	Overdevelopment with lack of commercial type businesses and enough school space	12/2/2022 1:47 PM
50	Over development, affordability, not enough food establishment, family entertainment, traffic and infrastructure, allowing metro districts and commercial and retail	12/2/2022 12:15 PM
51	Over population of the schools	12/2/2022 10:56 AM
52	Overdevelopment and overcrowding in schools.	12/2/2022 9:04 AM
53	Too many apartments	12/2/2022 8:13 AM
54	Grocery store.	12/2/2022 7:41 AM
55	Lack of retail. Specifically grocery. Also a lack of schools which hopefully will be helped with the passage of the new bonds.	12/2/2022 7:37 AM
56	Schools are overcrowded in the school district as it is. In addition, the town of Severance has little to no resources for the people living here. We NEED a grocery store at the very least before more houses are built.	12/2/2022 7:28 AM
57	Incentives for businesses. For example G5 just went out of business. How to bring business to support the amount of home growth	12/1/2022 11:06 PM
58	All of the above - too expensive and too many concerns for one particular Builders quality of homes, which I have heard many complaints about. The last thing we need is for so many structures going up and the quality being shotty work and needs to be rebuilt in 2-7 years. That's not affordable for anyone - do it right and with quality. Not with weeds growing out of the living room carpet...We need Businesses before we need more houses, I'm sure a lot of people would like to work in town rather than driving 15-45 minutes away (depending on traffic) and giving money to other towns/businesses.	12/1/2022 10:03 PM
59	Infrastructure to match the growth	12/1/2022 9:50 PM

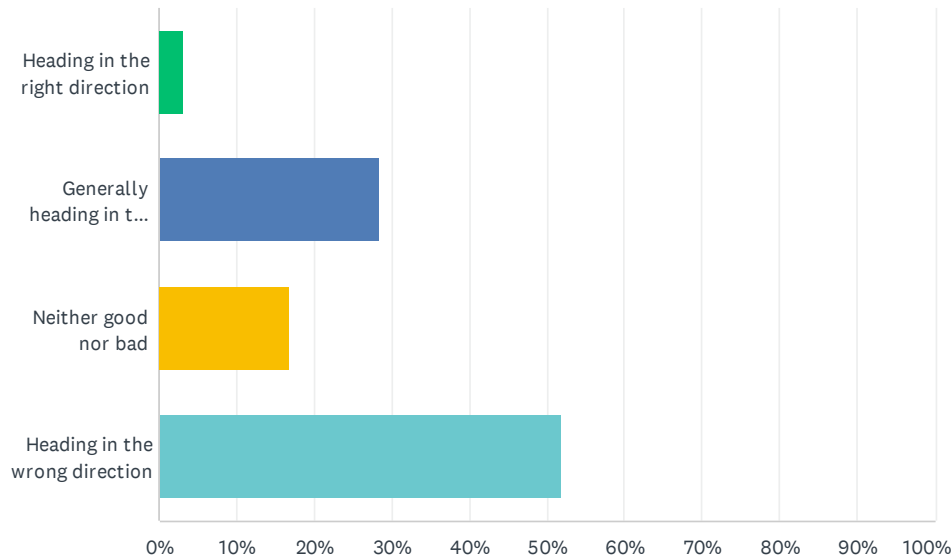
Severance Housing Needs Survey

60	Affordability of housing, and lack of commercial businesses inside town limits requiring me to work outside the community I live in.	12/1/2022 9:25 PM
61	Quality of journey homes making severance home seem run down and less attractive to purchase in the future	12/1/2022 9:07 PM
62	Water supply, lack of future planning	12/1/2022 9:05 PM
63	Lack of business development/opportunities in comparison to surrounding areas.	12/1/2022 8:54 PM
64	Town council and the mayor are more worried about appeasing journey homes then they are about actually building a livable community. Rapid Overdevelopment, lack of concern for the citizens that live here, and the absence of a long term growth plan are make this community the joke of NoCo. Probably time for a leadership change.	12/1/2022 8:50 PM
65	Homes being built too quickly for schools and infrastructure to keep up	12/1/2022 8:22 PM
66	Lack of resources (no grocery/retail stores, doctor offices, short post office hours, etc)	12/1/2022 8:22 PM
67	Lack of retail	12/1/2022 8:00 PM
68	Housing/Builder Diversity	12/1/2022 7:44 PM
69	Tax revenue-generating retail, restaurants, and development. Honestly there needs to be more.	12/1/2022 7:43 PM
70	Too many houses and not enough basic amenities such as a grocery store with produce, meat, etc	12/1/2022 7:18 PM
71	Lack of town infrastructure and lack of commercial spaces.	12/1/2022 7:17 PM
72	Over development with out proper grocery stores in town to serve the people. We need (even a smaller private owned) grocery store. If we dont. We cant have more and more families moving here.	12/1/2022 7:07 PM
73	So many houses and literally nothing else	12/1/2022 7:01 PM
74	Lack of supporting services	12/1/2022 6:43 PM
75	Traffic, infrastructure, amenities, schools, workforce	12/1/2022 6:23 PM
76	Cheaply built homes with no regard for water and schools. Also, overdevelopment and infrastructure.	12/1/2022 6:22 PM
77	Lack of schools, groceries, lack of community pool	12/1/2022 6:20 PM
78	Overdevelopment, lack of infrastructure, taxes	12/1/2022 6:17 PM
79	Too much housing not enough commercial	12/1/2022 6:07 PM
80	Schools	12/1/2022 5:52 PM
81	Lack of shopping, restaurants and general infrastructure It's all just houses	12/1/2022 5:51 PM
82	Lack of grocery stores and accessibility to stores	12/1/2022 5:38 PM
83	Lack of a grocery store. Also, lack of "small dog" dog park.	12/1/2022 5:28 PM
84	School system, overcrowding schools, no rec center, no true grocery store, no real food options	12/1/2022 5:24 PM
85	Services to support growth.	12/1/2022 4:55 PM
86	Seemingly unrestrained passes to big builders. Planning for arterial bypass roads around the town before it's too late and everything is built up. Reducing speed limits is not a growth plan; faster, convenient access to nearby areas is. Water availability.	12/1/2022 3:40 PM

Severance Housing Needs Survey

Q6 In what direction do you think the Town of Severance is heading with regard to housing development and availability of different housing options?

Answered: 516 Skipped: 29



ANSWER CHOICES		RESPONSES	
Heading in the right direction		3.10%	16
Generally heading in the right direction but I have some concerns		28.29%	146
Neither good nor bad		16.86%	87
Heading in the wrong direction		51.74%	267
TOTAL			516

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm a fan of the micro apartments. I know many hate multi-family housing but it is more affordable and preserves more land. We need to protect our land. I liked the cows off 74 and I'm sad there are houses there now.	1/31/2023 7:00 AM
2	Cheap housing at high prices	1/29/2023 4:22 PM
3	The cost of living (i.e. utilities, maintenance, HOA fees), are going to have a significant negative effect to affordability. Increases in rates have pushed many potential buyers out of the market as affordability of home ownership has exponentially grown. The infrastructure of roads, buildings and the town in general needs a lot of work. As the exponential growth of this area has created numerous new developments, the focus on improving infrastructure has lacked attention/action.	1/9/2023 10:12 AM
4	Too much growth and not having the proper infrastructure to support it. Of course, I ABSOLUTELY LOVE Severance the way it is...I would not change one thing as it is today. But I know I'm dreaming.	1/6/2023 10:18 AM

Severance Housing Needs Survey

5	Too much building without infrastructure	1/5/2023 6:49 PM
6	Not sure it's direction	1/1/2023 10:13 PM
7	I do not believe that we need more housing at this point. I am more concerned with commercial opportunities.	12/29/2022 8:16 AM
8	Concern of over populating-water shortage	12/27/2022 10:12 PM
9	Need to take traffic patterns and water into consideration before adding a bunch more houses that no one can afford with a Metro Service District.	12/23/2022 11:34 AM
10	Building houses without concern for infrastructure, such as utilities and grocery stores.	12/22/2022 5:22 PM
11	I believe there should be some higher-end developments for buyers to consider. Custom homes, nice "patio" home communities (not duplexes), and maybe condos/ townhouses (not apartments). We don't need to continue to be the town with the least expensive or most affordable housing in Northern Colorado.	12/20/2022 9:02 AM
12	Adding too many homes too quickly.	12/19/2022 7:01 AM
13	I think the town should have listened to all the complaints about Journey Homes before letting them build all their houses in Severance. Slower growth would have been more ideal I believe.	12/18/2022 8:48 PM
14	All development should be put on hold until the water treatment and delivery systems and waste water systems are brought up to standards.	12/17/2022 6:10 PM
15	Planning should include not stressing or overcrowding our classrooms, protecting our night skies, multi-family and senior housing, grocery etc.	12/15/2022 10:43 AM
16	Quit giving the builders free reign and then passing the costs along to us - this water increase is ridiculous! OUR SCHOOLS ARE OVER-FULL - THIS IS YOUR FAULT!!!!!!	12/15/2022 10:31 AM
17	the town of Severance is over BUILDING	12/14/2022 1:39 PM
18	Too many cheap houses being quickly constructed that are low quality and will be falling apart in 10 years of so lowering values in nearby areas. Foundation settling is rampant in the journey homes.	12/13/2022 10:30 PM
19	The need of Health care facilities, Grocery's store in our area and other retail shopping stores.	12/13/2022 3:27 PM
20	Going in the wrong direction in regards to development. There is too much development being built too fast. I don't think that Severance needs to worry too much about housing affordability because almost everybody works elsewhere, and people choose live here. They are not tied here because of jobs/work.	12/13/2022 3:25 PM
21	Planning the money to be gained for new development without considering the infrastructure needed to support it	12/12/2022 5:00 PM
22	too many houses, not enough local business	12/12/2022 2:18 PM
23	The Journey owners have built too many houses for this area to continue as a small town. It appears it's all about money. I hope the board will reconsider what it best for the area.	12/12/2022 8:19 AM
24	We need to decide if Severance is going to be great or just give up and ask to become Windsor.	12/11/2022 2:51 PM
25	More so than concern is the communication of what this plan is	12/10/2022 1:50 PM
26	Tell me the direction it's going to?	12/10/2022 8:04 AM
27	Not taking schools, affordability, traffic and several other things into consideration when issuing permits	12/9/2022 6:42 PM
28	Growing too fast	12/9/2022 1:52 PM
29	We need a grocery store.	12/9/2022 10:58 AM
30	Over developed	12/9/2022 6:04 AM
31	Too many houses no grocery stores, not enough water nor irrigation water for lawns that HOA require us to have.	12/8/2022 6:01 PM

Severance Housing Needs Survey

32	Growing too fast.	12/8/2022 5:09 PM
33	The Town has primarily one builder. That builder does not provide a quality product for residents. That builder has too much control over housing within the Town. Diversity in builders provides a diversified product across the housing spectrum. Currently, Severance is made up of mostly starter homes on small lots.	12/8/2022 3:38 PM
34	Deterioration of country lifestyle Create traffic levels that will jeopardize the safety of everyone Homes that more-or-less all look the same Streets that discourage walking and cycling Speeding Need a "time out" to allow the town to catch up.	12/8/2022 9:37 AM
35	No real plan for improved roads for traffic loads. No commercial development to assist with costs. Allowing low quality homes to be built with lack of accountability from the developer. Not negotiating in good faith with neighbors who live next to annexed land. Not following through with proposed engineered intersections. Not working to increase safety at intersections 392 and 23 as well as other intersections along CR 23 and 21	12/8/2022 8:45 AM
36	Too many houses, not enough infrastructure, not enough commercial to support population	12/7/2022 10:22 PM
37	We headed in the wrong direction. We were over over building homes without having the proper infrastructure. Our roads and traffic are awful and our schools cannot keep up.	12/7/2022 8:51 PM
38	We need more affordable options for people to move to our town and have access to commercial/retail shops to keep our money in town	12/7/2022 6:46 PM
39	Way too many Journey homes. Way to many new neighborhoods in general but if you're going to allow them then maybe bring in some higher end builders like bridge water . No more journey homes! The quality and aesthetics of those homes are not up to par for such a growing community. All of the floor plans and colors are the same. Would like to limit residential growth. We need a grocery store! A king Soopers!	12/7/2022 5:25 PM
40	Our current infrastructure can't support the multiple housing developments already here. We need to take care of our current residents needs first & develop a plan that is beneficial to the community.	12/7/2022 1:13 PM
41	The availability of water and traffic concerns as well as affordable utilities should be addressed before any more housing annexations are considered, including the Moody plot	12/7/2022 1:02 PM
42	Need to work on the water issue before you move forward with more new housing.	12/7/2022 10:39 AM
43	We need to slow the building of homes and focus on development of infrastructure and business that support the families already here. We need tax revenues from sources other than property tax. Without simple amenities like a grocery store, people have to spend their money outside of town just for the basic needs. And if we have an abundance of low income housing with no local jobs or transportation, how are those with no car able to support themselves? If there are no jobs or activities for kids, crime will increase simply due to boredom.	12/7/2022 10:36 AM
44	There is nothing wrong with growth but it doesn't seem like Severance cares about long term sustainability. School are overcrowded yet we continue to build more houses and neighborhoods. Builders are not bringing enough to the table when they propose developments. They need to bring water and contribute to building the school, not just providing ground or money for it. There isn't enough water, not enough water storage, not enough schools and before the long roads and infrastructure will suffer. My taxes are going through the roof, what once was a quaint tiny town away from the masses has now turned into a crowded and unaffordable place to live. I'm a native to the Severance/Eaton area and I do not plan on staying around. I see the writing on the wall, we are no longer in a small town community. It is growing faster than what is sustainable or enjoyable.	12/7/2022 8:45 AM
45	A small number of anti growth voices have too much influence over board members. That influence could kill the town. Diverse housing development is proven to be economically sound and leads to balanced communities.	12/7/2022 7:39 AM
46	Loosing the rural feel that we've always known Severance. Too many fields being turned into track homes with subpar standards from a builder. People are moving out of homes because of the Metro taxes that they thought they could afford and couldn't. Traffic is a big concern as well with going forward. The roads can not hold more traffic. I'd rather see the downtown area cleaned up and business take over spaces.	12/6/2022 8:10 PM

Severance Housing Needs Survey

47	Small town mentality in Town Board	12/6/2022 5:34 PM
48	There are no walkways or bike lanes on CR 23. Moving within the town has significant safety issues for pedestrians, bikes, children, animals, walkers and runners.	12/6/2022 4:58 PM
49	The plan on CR21 is ridiculous. Too many homes with no thoughts on roads, schools, water usage	12/6/2022 3:28 PM
50	Want to keep it a Nice, Quiet Small-ish town. Mid-level and Up developments.	12/6/2022 11:17 AM
51	They sure developing too quickly and we can't get our kids the decent education we moved here for	12/6/2022 2:21 AM
52	Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now	12/5/2022 9:15 PM
53	Came here to get away from people and now everyone is moving here	12/5/2022 7:43 PM
54	Too many homes for the resources available. The schools are over crowded, we don't have a grocery store and these huge expensive houses are being built in what we wanted to be a small town.	12/5/2022 6:44 PM
55	To much building in the area. Needs to slow way way down. Moved here because it was small town atmosphere. Not the case anymore.	12/5/2022 2:51 PM
56	The town needs its own grocery store and other retail stores.	12/5/2022 2:08 PM
57	I don't know enough to say	12/5/2022 1:38 PM
58	We could use some infrastructure as we continue to grow.	12/5/2022 1:06 PM
59	Unlimited growth?	12/5/2022 9:45 AM
60	Housing growth is fine - would like to see a "downtown" area, small and quaint to grow with the residents.	12/5/2022 9:07 AM
61	Remember to do infrastructure first	12/5/2022 7:38 AM
62	Slow down growth. There are already too many people in the other towns, let us be the small community.	12/4/2022 10:37 PM
63	The current infrastructure and utilities cannot support the current residential developments. Severance has not brought in commercial developments to boost tax revenues.	12/4/2022 8:33 PM
64	Too much development, too fast.	12/4/2022 5:05 PM
65	There didn't seem to be any plan by the town. The developers did what they wanted	12/4/2022 4:48 PM
66	It is growing so quickly, so it may be hard for the town to prepare for such quick growth.	12/4/2022 2:54 PM
67	Too much building for the area and available infrastructure and water	12/4/2022 1:58 PM
68	Concerned about over development and lack of infrastructure	12/4/2022 10:52 AM
69	I only fear my children will be placed in overcrowded schools. With plans to build more homes I want to see another middle and elementary school built. The west side of greeley is also growing sending more children to RE-4 school district. The schools are already full as is and I moved here mainly because of the school districts and small town vibes. With more schools being built first and then more homes it will ease us all.	12/4/2022 10:09 AM
70	Too much housing not enough businesses	12/4/2022 10:04 AM
71	to many housing with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
72	to many houses and not enough business	12/4/2022 9:23 AM
73	There's no doubt in my mind the city political leaders will allow unbridled housing growth no matter what this survey states.	12/4/2022 9:09 AM
74	Overbuilding! We have plenty of houses but need commercial development, natural areas and open spaces. Traffic is a huge concern as well.	12/4/2022 9:00 AM

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75	I feel like we have a ton of housing which is causing over development, but If we head that way we need infrastructure to support it.....stores, restaurants, gas station. We need to maintain a lot of green space in the community!!	12/4/2022 7:18 AM
76	too many postage stamp sized house lots. Multifamily housing in inappropriate areas.	12/3/2022 7:40 PM
77	I don't know what the plans are	12/3/2022 5:27 PM
78	Over building high priced houses	12/3/2022 1:41 PM
79	Would not want to see over priced rentals of multi family apartments run by journey homes would affect the town of severance in multiple wsys	12/3/2022 11:46 AM
80	New growth has not been paying it's way. The water situation with North Weld Water district is the prime example	12/3/2022 11:15 AM
81	I am disappointed that I am spending my money on other towns on groceries, fast food, etc. (Windsor, Timnath) when I could spend it in Severance but we have only two restaurant options and no grocery store or other commercial stores. Keeping our money in town to benefit Severance is so important!	12/3/2022 10:21 AM
82	Too much housing before adding amenities	12/3/2022 10:11 AM
83	People are moving here, building houses, building families, Severance needs to evolve and grow with that. It's future depends on it.	12/3/2022 9:09 AM
84	I see only big houses being built. No other option.	12/3/2022 8:39 AM
85	It's about money not the citizens	12/3/2022 8:29 AM
86	I do not want anymore housing developments. Keep Severance small and great!	12/3/2022 8:18 AM
87	To many houses for the businesses and roads can handle	12/3/2022 8:14 AM
88	Smaller developers with fewer homes and larger property 1 to 5 acre lots keep the ranch lose the city	12/3/2022 7:06 AM
89	Water! Severance has spread itself way too thin. Neighborhoods like Golden Eagle Acres should never been annexed. Town services never reach outlying neighborhoods.	12/2/2022 11:04 PM
90	Too much housing already. Purely a "bedroom community" with practically everyone traveling out of town and back daily. But now on steroids. It's a significant drawback with all this housing growth and it's certainly a compounding problem. We don't need more housing... we need to initiate more business infrastructure and retail opportunity to help balance things out first and foremost. As well as improving the current traffic burdens and new found dangers that exist.	12/2/2022 8:55 PM
91	Roads do not support traffic volume	12/2/2022 8:02 PM
92	Severance needs to focus on commercial business development to generate a tax base and workforce development that will help support population growth	12/2/2022 6:48 PM
93	high density growth stressing infrastruture	12/2/2022 6:40 PM
94	This town had the appearance of single family homes. An outlying "bedroom" community from the larger towns. Now I hear word that apartments may be in the future... Ask yourself- who is going benefit from this? Certainly the developers. The city with increased tax revenue. But at what cost? The cost is the loss of the single family home feel. THAT should not be the direction the city goes!	12/2/2022 6:25 PM
95	Concerned with overbuilding, would like to see more businesses/resturants, rec center, splash park.	12/2/2022 6:24 PM
96	Too much growth too quickly. Severence growth is a burden on neighboring communities i.e. Windsor.	12/2/2022 5:19 PM
97	Over developed with no clear plan to support growth	12/2/2022 4:40 PM
98	Way too much building with no regard for roads, water, or schools that go along with rapid growth	12/2/2022 4:36 PM
99	I would like to keep single family homes as the main housing market. Not apartments or	12/2/2022 4:29 PM

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	townhouses.	
100	I was impressed that you required a developer to participate in providing land and cash toward an elementary school. Also, pleased that development was stopped due to water concerns.	12/2/2022 4:03 PM
101	some of the builders are putting up some pretty shoddy constructs	12/2/2022 3:31 PM
102	Too many homes going up with nowhere for the kids to go to school. no rec centers, no fast food for high school kids. It is constant housing going up and nothing else . stop building more homes and focus on the town for the people there now and our kids	12/2/2022 3:07 PM
103	To many houses all ready,short on water to much traffic no grocery store no medical facility. Schools are already crowded.	12/2/2022 2:37 PM
104	I have no idea! It appears that they are building without thought of where kids will go to school	12/2/2022 2:36 PM
105	To many houses not enough schools. And water	12/2/2022 2:15 PM
106	Severance does not need to focus on large scale, multifamily developments. Those can be located in the larger communities in the area (Ft Collins, Loveland, Greeley). Severance needs to focus on creating open space and natural areas to be used by residents.	12/2/2022 11:52 AM
107	Infrastructure can't keep up with overdevelopment	12/2/2022 10:53 AM
108	There does not seem to be a strong plan to manage the growth and infrastructure which will continue to lead to housing becoming less affordable as taxes have to continually be increased to pay for the unmanaged growth. Also often feels like the city is working too closely with the same developers who are making money and passing the cost of this unfettered growth to the citizens. I am supportive of growth but oppose growth with no true plan and for the benefit of a few companies rather than the citizens of severance.	12/2/2022 10:23 AM
109	We seriously need to consider the impact of increased housing development on our water supply and wastewater treatment capabilities.	12/2/2022 9:47 AM
110	We don't have enough water for all these developments. I liked the small town feel but it's vanishing fast.	12/2/2022 9:41 AM
111	Too many single houses, not enough other options	12/2/2022 9:41 AM
112	too fast and without needed infrastructure. Schools, roads, water	12/2/2022 8:54 AM
113	We are over developing when it comes to housing. We do not have enough space in our schools to keep building more homes.	12/2/2022 8:30 AM
114	too many houses being built - we don't have the water or other infrastructure to support this	12/2/2022 8:27 AM
115	NO. MORE. HOME. BUILDING! We moved to Severance to be a bit further from the rat race. We liked it being a small knit community. Now it is overrun and way too many people. One of the charms about Severance was that it was a small town. We don't have any revenue as everyone travels elsewhere to get their goods. We should work hard to keep Severance small and the income that we generate should be from Small, mom and pop places. Right now, Severance is running the risk of becoming just another place that people treat as a good starter home community.	12/2/2022 7:49 AM
116	We need more schools and a grocery store.	12/2/2022 7:28 AM
117	We have no grocery store, our schools are over capacity and do not have necessary infrastructure to take on any more housing before infrastructure is addressed.	12/2/2022 7:11 AM
118	Has a lot of options but doesn't have the schools or commercial business to support the people.	12/2/2022 6:42 AM
119	Not making developers pay for more, lack of water storage, lack of water making our bills go up.	12/2/2022 6:04 AM
120	Over development	12/2/2022 6:04 AM
121	Journey cookie cutter homes.	12/2/2022 5:53 AM
122	Too many houses too fast.	12/2/2022 5:27 AM
123	There isn't anything but houses in Severance. No businesses. More houses get built, and who	12/1/2022 11:13 PM

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moves in? Families with school aged kids. Where are they going to school? They get bused to grandview? In windsor? It's absolutely ridiculous. If these developers want to build more homes, there should be some stipulation that they must also contribute to the education of the families that reside in those homes.

124	Heading in the wrong direction — some people moved to Severance wanting a small town. The housing developments are not nice. Severance looks like nothing but Journey Homes now. I loved when it was a majority of farmland/open space, and a few neighborhoods. At least put nice developments in with larger lots if development must continue. The small town feel was the best, and the infrastructure of the town cannot accommodate the ever-growing population.	12/1/2022 10:22 PM
125	Please just stop building houses right now..	12/1/2022 10:03 PM
126	With 99% of the homes here being journey homes, the town is looking worse and worse every year. We need a variety of builders to diversify the town. To be honest the amount of journey homes here makes severance look cheap and unattractive. Get journey out of here. They have enough made their money on our town already.	12/1/2022 10:01 PM
127	Overdevelopment will ruin the small town atmosphere	12/1/2022 9:22 PM
128	Way too many houses without any other town amenities.	12/1/2022 9:18 PM
129	Too much multi density neighborhoods. Losing small town country feel with all the cookie cutter neighborhoods and our roads can't hold all the traffic as is	12/1/2022 9:08 PM
130	I think it could be a sought after community but there are lots of concerns about future planning and lack of planning for water, amenities etc	12/1/2022 9:05 PM
131	You are doing nothing to help generate tax revenue. It's wrong to only rely on home owners to pay for the town. You also need to stop letting Journey Homes build in this town. Journey homes is a horrible product.	12/1/2022 8:51 PM
132	We currently have enough housing options for what this town is. Town council should probably focus on a dedicated city center and the needs of the current citizens before they start looking at different housing options.	12/1/2022 8:50 PM
133	Not requiring developers to pay their way- should be collecting infrastructure fees	12/1/2022 8:33 PM
134	We need more apartments, townhomes or condos	12/1/2022 8:12 PM
135	The need for schools and businesses like a market and hardware store out way the need for more housing.	12/1/2022 8:09 PM
136	I'm concerned that we don't have the infrastructure we need. Also the burden on the schools as more families move in. We also need some commercial development such as a grocery store.	12/1/2022 8:06 PM
137	Too many new homes and not enough businesses	12/1/2022 8:05 PM
138	Growing too fast and not planning ahead.	12/1/2022 8:04 PM
139	Don't know	12/1/2022 8:04 PM
140	Please no more building	12/1/2022 7:45 PM
141	Too many houses, NO commercial	12/1/2022 7:40 PM
142	Overdevelopment with not enough infrastructure to support	12/1/2022 7:31 PM
143	Too much residential development without important infrastructure and retail/commercial development	12/1/2022 7:21 PM
144	The need for commercial in our town is needed. We love it here and dislike spending our money in nearby towns.	12/1/2022 7:20 PM
145	Too many cookie cutter homes being built	12/1/2022 7:13 PM
146	A bedroom community focus is not a good path for the future. Need retail and commercial/industrial for healthy future.	12/1/2022 7:12 PM
147	Can we please get something other than the crap that Journey builds? The quality of their houses is utter garbage.	12/1/2022 7:01 PM

Severance Housing Needs Survey

148	Would hate to see more subdivisions like we already have. Want to see more townhouses, or senior living, something different.	12/1/2022 6:56 PM
149	Too much growth of housing nothing to support it. Not enough water	12/1/2022 6:55 PM
150	Lack of water and overdevelopment is both a concern here and other areas locally. We are losing our soul and farm land to urban development.	12/1/2022 6:51 PM
151	Overcrowding, low stock in grocery stores as is, schools running over capacity, surrounding land becoming scarce	12/1/2022 6:48 PM
152	I am not seeing any different housing options. Development has been mostly packed lots of houses that look all the same.	12/1/2022 6:48 PM
153	They are pricing people out of their homes the property taxes are outrageous and metro district fees are outrageous and it just gets worse bought a house that was once affordable but now isn't	12/1/2022 6:42 PM
154	The large dense developments are draining resources for those that already live here. The schools are greatly impacted. Severance is no longer the rural community many moved here to be.	12/1/2022 6:40 PM
155	I feel like the builder is dictating the lay of the land and that it isn't thought out. Urban planning seems nonsensical.	12/1/2022 6:35 PM
156	Way too much homes... not enough infrastructure to support. Moved here over 10 years ago, enough to we would stay and retire... probably will leave in a few years.	12/1/2022 6:34 PM
157	The Moody Project is a case of overdevelopment and greed. The schools and infrastructure are not there to support this unchecked growth.	12/1/2022 6:22 PM
158	Hard to say. Seems like Severance wants to grow faster than it can handle.	12/1/2022 6:17 PM
159	Need diversity of housing including rental, apartments, town homes etc.	12/1/2022 6:12 PM
160	Concerned the focus is on growth without proper infrastructure. Traffic trying to get out of town in the mornings is a nightmare and you want to bring in more people?	12/1/2022 6:04 PM
161	Need more information	12/1/2022 5:57 PM
162	You keep extending permits for housing but roads, schools, water supply, metro districts are a mess and there is no grocery stores or main pieces of a town	12/1/2022 5:51 PM
163	Too many houses with no true town to support them	12/1/2022 5:24 PM
164	We don't have the infrastructure to handle the growing housing	12/1/2022 5:11 PM
165	Way to many houses and development for the roads and infrastructure. Way too congested	12/1/2022 5:08 PM
166	Need to slow growth down a bit and let infra structure (roads) and services (retail) catch up.	12/1/2022 5:07 PM
167	Too many new developments	12/1/2022 5:06 PM
168	Too much rapid growth with no plans for appropriate resources and infrastructure to support it.	12/1/2022 4:55 PM
169	Want less housing. We moved here to stay small.	12/1/2022 4:53 PM
170	What other infrastructure is being considered, as fast as we are growing, a grocery store, hardware store etc. would be nice to have with this many people. Or roads be widened into Ft. Collins, Windsor, Greeley	12/1/2022 4:50 PM
171	Too populated left FT Collins for smaller farming community	12/1/2022 4:21 PM
172	we moved here because we wanted a small town with the farmland feel. WE HATE THE AMOUNT OF HOUSES> ITS RUINING THE LAND, VIEWS and TRAFFIC IS AWFUL! Its tearing down the big beautiful trees. Hiding the mountains. bringing in more crime as teens from neighborhoods are bored and wandering down our dirt roads "looking" for things to do. neighborhood traffic keeps cutting through our dirt road. Its completely losing that small town feel we loved. Concerned about water supply. as well. THIS NEEDS TO STOP! It's that man on the hill . He is money hungry and ruining the landscape!!!! He had all the beautiful cotton wood trees cut down on county road 21 so he could put in yet another neighborhood!!! It used to be the prettiest drive going down CR 21. Now it looks like a warzone! No one in our area is	12/1/2022 4:03 PM

Severance Housing Needs Survey

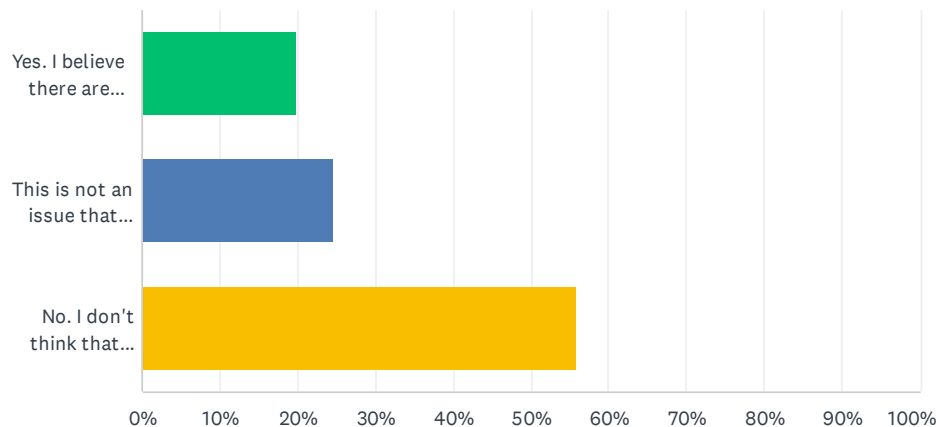
Happy!!! That man on the hill is more concerned about himself than anyone else. His houses are not even done correctly....they are put up way too fast so that cracking and settling is a problem. (had a friend that worked for him years ago) This town is going to go to trash with all the rows and rows and rows of cheap cookie cutter houses he is putting up.

173	Too many houses. Schools and toads can not keep up	12/1/2022 3:47 PM
174	Our schools are becoming way too over crowded. Our water pressure is beyond terrible! And has reduced significantly since the new developments have started. Crime seems to be increasing. Also, our roads can not handle all the traffic! Getting in and out of our subdivision is a nightmare and so unsafe!	12/1/2022 3:18 PM
175	My husband and I are concerned that Severance is growing past what our water supply supports. In general, this is true of all of Colorado.	12/1/2022 3:13 PM
176	There is a need for retail and commercial development. Those need to be addressed. Those businesses are needed more than more housing.	12/1/2022 3:07 PM
177	No water and yet building continues	12/1/2022 2:19 PM
178	Overpopulation of housing is a concern based on current developments such as DRHorton. High density housing impacts all in value and quality of living.	12/1/2022 1:55 PM
179	Overgrowth with out infrastructure	11/1/2022 9:08 AM
180	Too much overdevelopment, regional lack of water, no real solution for school overcrowding except for bond issues every two years. Also, metro districts are going to bankrupt a lot of people here, as people may not be made aware as they should be of associated cost.	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q7 Will children who grow up in the Town of Severance be able to remain in, or return to, the community as they start their own households?

Answered: 527 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes. I believe there are opportunities for first time homebuyers	19.73%	104
This is not an issue that concerns me	24.48%	129
No. I don't think that children will be able to afford to live here in the future	55.79%	294
TOTAL		527

#	OTHER COMMENT OR CONCERN	DATE
1	My own young adult children living in Fort Collins plan to leave Northern Colorado because of lack of affordable housing.	2/17/2023 8:09 AM
2	Home prices in CO will likely continue to increase and unless the middle class average income increases at a parallel rate as home process, I do not believe that homeownership will be available to most in the future.	1/9/2023 10:12 AM
3	Depends on whether decision makers can keep cost of housing, taxes and utilities to reasonable level.	12/27/2022 10:12 PM
4	Given the direction that housing prices have gone in Northern Colorado over the past 5-7 years, it's going to be a tough place for young, first time, homebuyers to locate. Much of the existing housing in Severance will still be the most affordable in the area 5-10 years from now. They'll be more likely to afford a home here than anywhere else in NOCO.	12/20/2022 9:02 AM
5	I think it will be very hard for children to afford living in Colorado when they're adults so this is not just a Town of Severance issue.	12/19/2022 7:01 AM
6	I don't think my children will WANT to live here after what a mess you have made of there CROWDED SCHOOLS and high costs you are passing along with your POOR PLANNING.	12/15/2022 10:31 AM
7	Me and my wife have lived here since 2004 we are in our mid 70's and early 80's it's getting harder to make ends meet, what with the rising cost of living	12/14/2022 1:39 PM
8	Not sure, maybe	12/14/2022 9:30 AM
9	Housing cost are going up faster the wages and we need more affordable homes for the middle	12/13/2022 3:27 PM

Severance Housing Needs Survey

	class.	
10	Prices are up all over, and if they can't afford here, they probably can't afford in other places.	12/13/2022 3:25 PM
11	The housing market will always go up and down. If they can afford to buy a home in Severance, at that time, they should. If they can't, they should look somewhere else. Continuing to build more housing is only going to further the problem. And, honestly, if the town continues to grow, I doubt my family would want to stay. The whole reason we live here is because it's a "small town".	12/12/2022 1:04 PM
12	Not enough commercial infrastructure.	12/8/2022 6:01 PM
13	The cost of housing in northern Colorado prevents young people, especially those who have grown up here, from attaining home ownership. Fees, fees, and more fees does nothing to improve this situation, from building permits to water tap fees. My daughter is a teacher in the Weld RE-4 school district. She will never be able to afford a home in this area. People have to rent and rentals take so much of a person's net income, nothing is left to save for a downpayment! Living in Colorado sucks unless you're wealthy.	12/8/2022 3:38 PM
14	I do not think children will want to return here. We are basically just a town of houses. You have to travel elsewhere for Entertainment and employment.	12/7/2022 8:51 PM
15	They will never be able to afford to live in Severance as long as housing costs continue to rise. Severance is wholly unaffordable.	12/7/2022 6:46 PM
16	The taxes and water issues	12/7/2022 10:39 AM
17	Why would they want to? The schools are overcrowded, infrastructure is lacking, and there are very few amenities or businesses. There are plenty of other places to live that offer more for the right price.	12/7/2022 10:36 AM
18	Taxes alone are ridiculous; now add in the school bond and teacher retention tax, the open land preservation and North Weld Water hikes, who can afford to live here anymore?	12/7/2022 8:45 AM
19	Not with the antigrowth influence.	12/7/2022 7:39 AM
20	Water will be an on-going issue in this area. There is little multiple unit housing.	12/6/2022 4:58 PM
21	Not a priority for Me.	12/6/2022 11:17 AM
22	At least not as a first home.	12/5/2022 5:08 PM
23	But it's not just a problem here...it's a Front Range issue.	12/5/2022 1:38 PM
24	Only if they plan to commute for work. There doesn't seem to be that many job opportunities or variety. There are lots but not in lots of areas.	12/4/2022 2:28 PM
25	I'm retired, what the children of Severance do really is not my concern.	12/4/2022 9:09 AM
26	I think the reason we have so much growth is because the housing is CHEAPER than the cities around where they work.	12/3/2022 8:27 PM
27	No jobs	12/3/2022 1:41 PM
28	I can hardly afford it now and I don't see how kids growing up will be able to afford it unless they live with their parents.	12/3/2022 12:18 PM
29	Not sure	12/3/2022 8:40 AM
30	None of these. Will they want to come back? It's just another city now.	12/3/2022 8:29 AM
31	All of Colorado is expensive!	12/3/2022 8:18 AM
32	A first time homebuyer can buy in the city. Severance is a town not a city	12/3/2022 7:06 AM
33	Relative to other areas in northern Colorado it is one of the most opportune for 1st time homebuyers. There's an excessive number of properties crammed on really small lots with many of those being of poor quality construction equating to some of the cheapest available in all of northern Colorado.	12/2/2022 8:55 PM
34	This is a too far fetched question. The city of Severance should not have the goal of self sustaining children to stay here. There isn't manufacturing, there isn't a huge retail presence	12/2/2022 6:25 PM

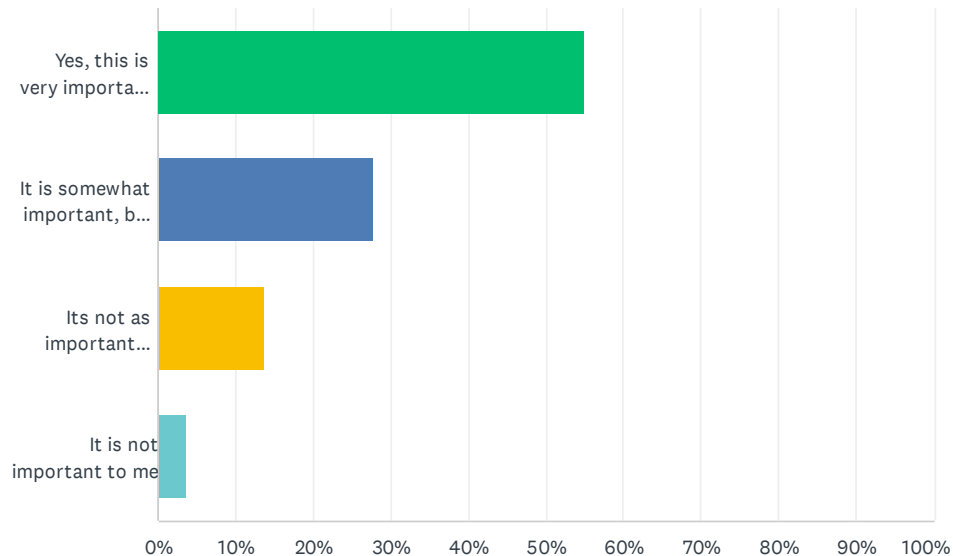
Severance Housing Needs Survey

	and there isn't even a large grocery store. It's premature to plan that far in advance.	
35	This is a weak argument supporting the need for growth. In today's society very few people end up living in the town they grew up in, and there are zero jobs in severance that can actually support living in severance	12/2/2022 4:40 PM
36	I don't think my children will be able to afford to live anywhere in Colorado.	12/2/2022 4:29 PM
37	It would be really tough for a young family to move here as a first home since the current market is so high. But that might adjust in the future.	12/2/2022 4:10 PM
38	No, because if they have kids of their own , they will not be able to attend a Severance elementary school because of overcrowding . The people of Severance are upset because of the lack of stores , restaurants, shops, and rec center or something for our kids, stop building new homes . My daughter could not attend the elementary school in our Neiborhood , she had to go to a school in Windsor that was almost to I-25, that is not fair, build more of the town up before adding MORE homes, it is way too much	12/2/2022 3:07 PM
39	Depends on if the kids choose to get a job and work hard, go to college and get a good career or if they choose to live off the government or work fast food their whole career	12/2/2022 2:36 PM
40	Not as a first time home buyer.	12/2/2022 11:37 AM
41	My daughter is a HS senior - she's upset she can't afford to live in this area unless she keeps living at home.	12/2/2022 8:27 AM
42	Colorado housing is too expensive, especially for those just starting out in their professional lives. Not a Severance issue but a Colorado as a whole issue.	12/2/2022 7:11 AM
43	With the price of water going up to add more subdivisions and people, and pricing going up and taxes, I think there is no way they'll be able to afford to if we continue down this path	12/2/2022 7:11 AM
44	Nothing pre own homes here for those just out of college or in college.	12/2/2022 6:02 AM
45	My daughter and her husband just bought. They quickly ruled out Severance as somewhere they could afford in spite of it being high on their list for desirability.	12/2/2022 5:28 AM
46	I don't think there are enough opportunities in Severance for children to remain in town to work	12/2/2022 4:36 AM
47	There are homes going for 800k. In a plot as big as mine. Ridiculous.	12/1/2022 11:13 PM
48	The future taxes look insane. Severance needs to do a better job planning. This could be a nice farm town, but every day it's getting more cheaply built homes with no infrastructure. It's sad to see.	12/1/2022 10:22 PM
49	With the fluctuating housing market and the cost of living - it's all going to be based off that...	12/1/2022 10:03 PM
50	Unknown sure hope so	12/1/2022 9:50 PM
51	Way to much development, water is getting to expensive because the town has allowed too much development without proper planing and making the new developers pay for infrastructure improvements. And besides that there are just too many people and crowded schools now!	12/1/2022 9:26 PM
52	Why would anyone want their children to move here? There are much better places to live. The schools have become horrible and over crowded due to poor planning by the city. The quality of the homes being built is substandard for the price, and there is nothing here for young families. This is not a community, just a bunch of houses. Give the town to Windsor or Eaton and let them run it.	12/1/2022 8:50 PM
53	I don't think there is much the town can offer if it's just full of houses so I imagine it won't be a desirable place to live.	12/1/2022 8:26 PM
54	Home prices are likely too high in this area for new homeowners.	12/1/2022 8:22 PM
55	Metro tax hurts everyone. Makes it unaffordable even for people that are well off.	12/1/2022 8:09 PM
56	All housing in Colorado is outrageously expensive.	12/1/2022 8:04 PM
57	It's not a Severance issue, it's a Colorado issue	12/1/2022 7:12 PM
58	We have a hard time even providing them with public education. Our schools are filled to the	12/1/2022 7:03 PM

Severance Housing Needs Survey

Q8 Do you think that it is important for those who provide essential public services, such as police, fire, health care and education be able to afford to live in the Town of Severance?

Answered: 539 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, this is very important to me	54.92%	296
It is somewhat important, but I have greater concerns	27.64%	149
Its not as important locally, I think its a regional issue	13.73%	74
It is not important to me	3.71%	20
TOTAL		539

#	OTHER COMMENTS OR CONCERNS	DATE
1	I think having an opportunity to live in the community you serve is important; not mandatory, but important	1/31/2023 1:05 PM
2	for other people too	1/11/2023 7:12 AM
3	It is important to me, I believe that most individuals should be able to afford to live in our region regardless of job description. The sad truth, is that many cannot afford too.	1/9/2023 10:12 AM
4	These are all needed services to build a community.	12/13/2022 3:27 PM
5	First of all, why are we assuming these are the individuals who would be living in affordable housing? Secondly, there are plenty of housing options, in nearby towns and cities. The commute would not be a difficult one. People do it every day.	12/12/2022 1:04 PM
6	Our schools are overcrowded as of now. What plans are there for providing all these services for all the people who have already moved in all those new houses?	12/12/2022 8:19 AM

Severance Housing Needs Survey

7	Are you not paying comparable pay so that they cannot afford to live here	12/10/2022 6:03 PM
8	If they can't live here where are they going to live?	12/8/2022 6:01 PM
9	As a former educator, I would never be able to live in this area on my former salary. Rent is over half of what I made, and that dynamic is not sustainable	12/7/2022 7:15 PM
10	Those who serve the community should be able to live in the community.	12/7/2022 10:36 AM
11	Safety to and from schools and events needs to be addressed so that the amount of traffic is minimized	12/6/2022 4:58 PM
12	That would be nice, but maintain its small, quiet image.	12/6/2022 11:17 AM
13	Our police force is garbage so I couldn't care less if they lived here.	12/5/2022 11:05 PM
14	I think there needs to be the right amount of police and fire for what is in Severance. Healthcare we go else where. Again that is why we moved here was the small town feel.	12/5/2022 2:51 PM
15	These employees should be able to live within 30 minutes of their employment. Living in Severance isn't a priority	12/5/2022 9:07 AM
16	Don't overthink this, stop the growth. This area is going to look like Denver if we don't.	12/4/2022 10:37 PM
17	I am an educator, housing is high and our pay is low.	12/4/2022 7:18 AM
18	I think the city manager and mayor should be required to live in town but others can live elsewhere. Again the problem is that almost everyone who lives in Severance works out of town therefore cheaper should be a goal because apparently it is already cheaper than elsewhere	12/3/2022 8:27 PM
19	They should be able to live here if they choose to do so	12/3/2022 12:18 PM
20	I am not in one of those field so I can't say what might be important to them	12/3/2022 8:47 AM
21	There is no need to lower income expectations to include more people. It took me a lifetime to earn what I have others can do the same. Owning property in Severance is a privilege not a right	12/3/2022 7:06 AM
22	The Town of Severance paying for a gun range is SURE AS HELL not a priority.	12/2/2022 5:40 PM
23	We need to put essential public servants first. My main concern is the level of crime that having more houses will bring. We moved to Severance because it was a small town and we like the small town feel. We do not like the way that the town is growing. We have seen a HUGE increase in car break-ins, crime, car accidents, and in our neighborhood, we have seen an increase in the number of people living under one roof in single family homes-because 10 people can live in one home and afford it, thus increasing car traffic, parking on grass lawns, and speeding in our neighborhood. I like the quaint, quality of life that is Severance, the more we build, the more that will be lost. We want to raise our children in a safe neighborhood in a safe, close-knit town, and that will all soon be lost.	12/2/2022 4:29 PM
24	But we house more public service from other towns then we do are own. We are headed in that direction where they can't even live in the town they work in. Same as windsor.	12/2/2022 12:15 PM
25	It's essential! It's the best way to maximize their support	12/2/2022 4:36 AM
26	People tend to care more, when they are apart of the community they serve/reside in.	12/1/2022 11:13 PM
27	A community should be well thought out before throwing a bunch of additional homes in with no infrastructure. Severance has been poorly planned. We do not have a grocery store, gym, home store, library, water, etc. but keep throwing more homes in. A well developed town would have the accommodations to meet the needs of their residents so needing to leave town is a rare occurrence (which would also help with the horrendous traffic too).	12/1/2022 10:22 PM
28	Yes but not with the plan currently in place for where the school will be at. The plan for the school and businesses is fine, we have a HIGH demand for businesses almost 10,000 people in this town and houses are still being developed (that has been delayed). Public Services such as Police, Fire, Health Care and Education should probably receive a housing stipend honestly. We all know teachers don't get paid what they deserve, we can't developers or the town pay their mortgage (not with taxpayers money) since cost of living is so high, income is still low and houses are not cheap. Be there for the people who are there for us and our	12/1/2022 10:03 PM

Severance Housing Needs Survey

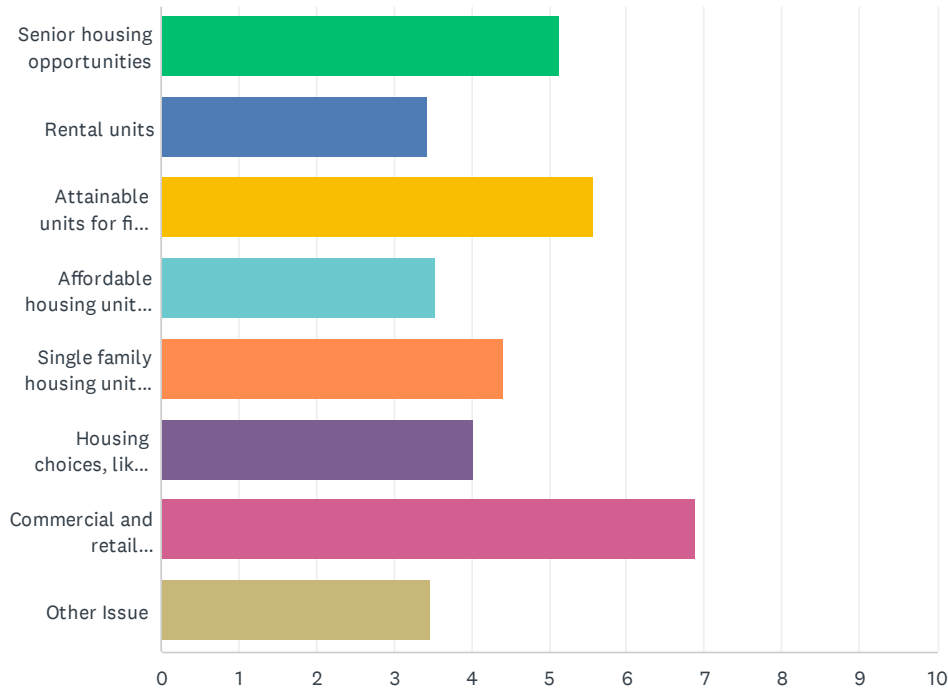
families... We are a community right? For #9 - I don't think severance needs anything other than Businesses.... I would delete all of the other options if I could...

29	As A Firefighter myself this is of utmost importance! Our First responders should be able to live in the same town they serve and not be priced out. Same as teachers raise the salaries and provide affordable housing options if needed	12/1/2022 9:50 PM
30	I want our first responders to be able to afford to live in the community they serve. Unfortunately their current pay combined with housing options greatly restricts that.	12/1/2022 9:25 PM
31	Severance's current plan to allow low quality builders to build junk homes does not help anyone.	12/1/2022 8:50 PM
32	It's important we all be able to afford to live near our jobs	12/1/2022 8:04 PM
33	Don't make cheap housing a solution to underpaying these types of workers.	12/1/2022 6:51 PM
34	I think those who provide essential services will live and work where it is best for them. I don't think the decision has to do with affording to live in Severance	12/1/2022 6:48 PM
35	This is literally the cheapest suburb of Fort Collins.	12/1/2022 6:35 PM
36	I feel police, fire, teachers, etc should receive tax breaks, discounts, whatever it may be to live in the town they service. If Severance is good enough to work in and take money from - they should live here.	12/1/2022 5:08 PM
37	We need stores or more services but also understand I would rather travel then get more housing.	12/1/2022 4:53 PM
38	This would be ideal, but my greatest concern is the Town is building too quickly and on every available open space.	12/1/2022 4:09 PM
39	Many people commute to what ever town they work in whether its Denver or Cheyenne. Why would it matter if they live here. If they are at their house they are off duty anyway.	12/1/2022 4:03 PM
40	A lot of the reason people move here is because it is affordable. As growth happens the affordable areas keep moving out.	12/1/2022 3:40 PM
41	Living in the community you serve shouldn't be a priority. I work for the Denver Fire Department and live here, very few members in Denver live in Denver.	12/1/2022 3:07 PM
42	It goes far beyond the groups listed. Very few people live and work in Severance. The people that can earn enough from their job in Severance to afford a mortgage here number what, 50 at most?	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q9 I think Severance needs more....(please rank)

Answered: 542 Skipped: 3

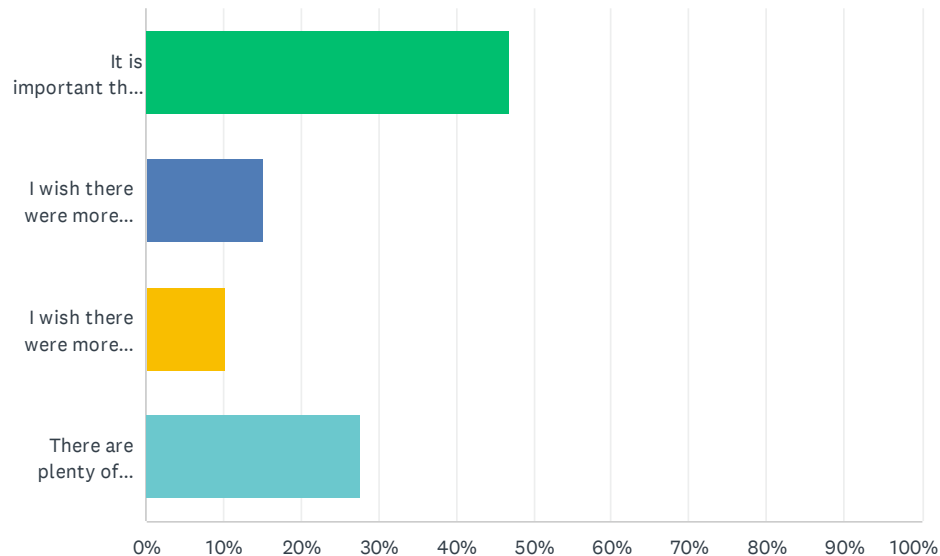


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Senior housing opportunities	5.26% 25	19.16% 91	24.63% 117	18.95% 90	12.63% 60	8.63% 41	8.21% 39	2.53% 12	475	5.14
Rental units	1.09% 5	7.22% 33	7.66% 35	11.16% 51	13.35% 61	23.63% 108	21.66% 99	14.22% 65	457	3.43
Attainable units for first time homebuyers	7.43% 35	23.14% 109	24.63% 116	21.23% 100	13.80% 65	6.58% 31	2.34% 11	0.85% 4	471	5.56
Affordable housing units for lower income families	4.32% 20	4.32% 20	9.07% 42	14.25% 66	12.96% 60	16.85% 78	21.81% 101	16.41% 76	463	3.53
Single family housing units regardless of income	5.60% 26	13.36% 62	14.22% 66	12.07% 56	18.32% 85	15.95% 74	15.09% 70	5.39% 25	464	4.41
Housing choices, like condos, duplexes, or mixed-use type housing	2.55% 12	8.94% 42	11.28% 53	15.53% 73	20.00% 94	18.51% 87	15.96% 75	7.23% 34	470	4.03
Commercial and retail development, we have plenty of housing already	65.98% 353	11.96% 64	4.86% 26	2.43% 13	3.55% 19	2.99% 16	4.67% 25	3.55% 19	535	6.89
Other Issue	11.66% 52	16.37% 73	4.71% 21	3.36% 15	4.26% 19	4.93% 22	7.85% 35	46.86% 209	446	3.47

Severance Housing Needs Survey

Q10 What are your thoughts on opportunities for senior housing in the Town of Severance?

Answered: 519 Skipped: 26



ANSWER CHOICES	RESPONSES	
It is important that Severance have senior housing available to those who need it.	46.82%	243
I wish there were more senior housing opportunities locally for my aging parent/relative	15.22%	79
I wish there were more senior housing opportunities locally for myself, I'd like to stay in Severance as I get older	10.21%	53
There are plenty of senior housing option available locally, we don't need more	27.75%	144
TOTAL		519

#	ADDITIONAL COMMENTS OR CONCERNS	DATE
1	I just don't know if there is a need since I'm not looking for housing. Windsor is close enough but do they have space available? I think it is more important to have senior housing close to the services they need, medical, grocery, rec center, etc. Build those first.	1/31/2023 7:00 AM
2	This isn't to be heartless... The other small towns, i.e. Eaton, Ault, Pierce, Nunn, etc. Have it so why does Severance need it or need to worry about it? Windsor is a 10 min drive to their facilities. Greeley is 15-20 min drive... We have other things to worry about here in Severance...	1/11/2023 7:12 AM
3	The answer depends on what the senior housing will offer. Severance does not offer much for services so I wouldn't want seniors to feel siloed/alone by living here.	12/19/2022 7:01 AM
4	There is senior housing/activities in Windsor. There are more important problems facing Severance at the present time.	12/17/2022 6:10 PM
5	WE DON'T NEED ANY MORE HOUSING - REGARDLESS OF TYPE -hard to rank them above as we DO NOT NEED ANY MORE HOUSING!!	12/15/2022 10:31 AM
6	I would love to stay in my own home, but the rates of services continue to skyrocket	12/14/2022 1:39 PM

Severance Housing Needs Survey

7	Senior housing helps keeps families close together to care for older family members and assist in making them stay in the same area.	12/13/2022 3:27 PM
8	I don't have an opinion on this as I'm not familiar with this type of housing	12/12/2022 8:19 AM
9	If you have senior housing, you need public transportation. How will they access medical and shopping services since there are none here?	12/11/2022 3:36 PM
10	Why would seniors want to live where there is nothing for them to do? Nothing here supports a senior lifestyle.	12/11/2022 3:17 PM
11	Why?	12/11/2022 2:51 PM
12	Nursing homes?? Please define senior housing	12/10/2022 6:03 PM
13	There is no reason to be concerned with senior housing until The Town has the commercial base to support the needs of the elderly. What are these people suppose to do in Severance?	12/8/2022 3:38 PM
14	We need more affordable options in all localities.	12/7/2022 7:15 PM
15	There really isn't any retail that would benefit senior living in Severance. Dollar General is really the only place seniors can purchase from.	12/6/2022 8:10 PM
16	This is hard to answer because I'm not sure it's a great place for seniors considering the lack of access to any amenities or resources. They would have to travel for doctors and groceries etc	12/5/2022 6:44 PM
17	Without many close businesses like grocery stores Or care centers, I don't see it making sense for senior housing to be here. It wouldn't seem very convenient.	12/5/2022 5:08 PM
18	I do think there is a need in NOCO for good senior housing and complexes.	12/5/2022 1:06 PM
19	Need retail/commercial business before senior housing. Land availability does seem limited	12/5/2022 9:07 AM
20	I think there is plenty of housing and commercial properties that we need to put a stop on ALL building.	12/5/2022 8:20 AM
21	Senior housing is a tough sell for Severance without any supporting infrastructure - medical care, mass transit, pedestrian friendly grocery, pharmacy, and other related services	12/4/2022 6:13 PM
22	Doesn't matter it's inflation	12/4/2022 3:47 PM
23	I don't know enough about Severance's plan for senior housing to comment.	12/4/2022 3:10 PM
24	Don't care	12/4/2022 2:32 PM
25	Windsor is near by and has plenty of opportunities for senior living.	12/4/2022 10:09 AM
26	Not sure what you are talking about for seniors. Is it nursing home, assisted living, independent living or single family homes seniors can afford? An independent living option would be a good idea.	12/3/2022 8:27 PM
27	one story duplexes would be great for Seniors!	12/3/2022 7:40 PM
28	We need to get some medical offices and a grocery store with a pharmacy to support senior needs	12/3/2022 1:37 PM
29	Even though I am against MORE expansion (this town cannot support the growth at the rate it's growing) there should be affordable senior housing.	12/3/2022 12:18 PM
30	The items for ranking in question 9, in my opinion are all no higher than 7 or 8 in importance. Severance needs to slow down ALL growth until the cost of growth can be paid for by the new construction. NOT by people that have lived here for years	12/3/2022 11:15 AM
31	No opinion	12/3/2022 10:24 AM
32	I feel like seniors are buying a lot of the small ranches because they don't have dedicated senior housing where they might have more appropriate living assistance	12/3/2022 10:11 AM
33	Seniors need to be able to shop locally. Build retail first	12/3/2022 9:22 AM
34	Might be a good idea. Possibly after there are more local businesses, centers and supporting	12/2/2022 8:55 PM

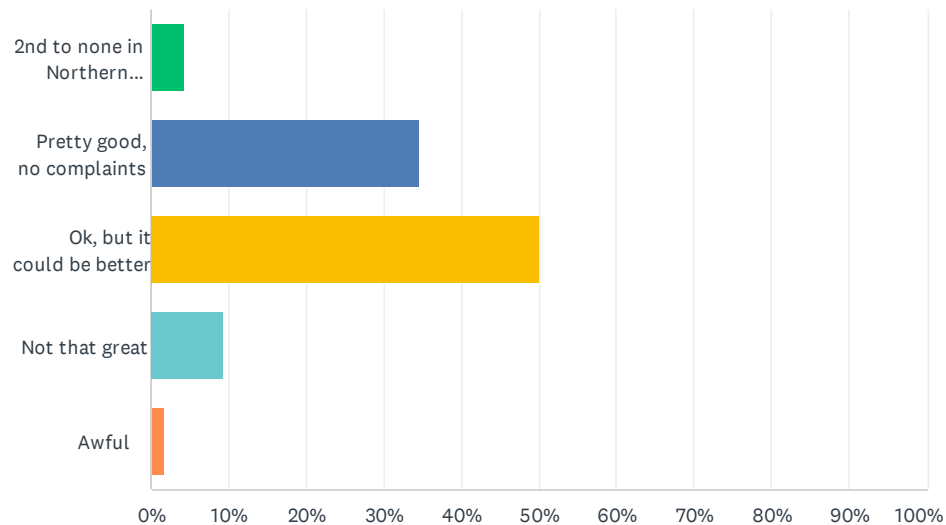
Severance Housing Needs Survey

	facilities in town.	
35	Look, this town and properties are known as "higher end". People move here because of that. Why are you changing that? There's no public transit. No grocery stores. Why the push for public housing? Greeley and Fort Collins have the infrastructure, stores and places to work to support those goals. The change for that will cost money and it's not my desire to turn this town into a Greeley.	12/2/2022 6:25 PM
36	Continuous care retirement community is becoming an important consideration for us.	12/2/2022 4:16 PM
37	I'm not for or against it, neutral	12/2/2022 2:36 PM
38	No opinion	12/2/2022 1:47 PM
39	Severance is a younger community.	12/2/2022 11:59 AM
40	There are no admenities in this town for Seniors to live here	12/2/2022 6:02 AM
41	Not a concern of mine	12/2/2022 4:36 AM
42	None of these answers fit me	12/2/2022 12:50 AM
43	They wouldn't be affordable any way.	12/1/2022 11:13 PM
44	This should be the least of Severance's concern. This isn't going to be a nice town to live in for future years with all of the cheap Journey homes and no accommodations.	12/1/2022 10:22 PM
45	And I only say this because if 1000 more homes get built in this town, it's going to be too congested, too much for seniors to enjoy and get around, safely and in general. Seniors always have a big place in my heart and need an affordable place to live but if the town keeps growing with people and homes, I think it will make it less enjoyable for them and the community.	12/1/2022 10:03 PM
46	This is less of a concern to me right now, because I believe it would be silly to house a bunch of senior citizens in a town that has limited resources to help them recreationally, medically, or provide basic groceries to them.	12/1/2022 8:12 PM
47	The problem with this is most seniors need to shop and have things to do to be active and Severance has none of this currently.	12/1/2022 7:16 PM
48	There are so many in Windsor, I don't think Severance could compete with the ones in Windsor	12/1/2022 7:01 PM
49	Most of my neighbors are seniors and have been here from the beginning. It's cheaper here than anywhere else around fort collins	12/1/2022 6:35 PM
50	We are going to be in the market for senior housing / 1 person housing within the next 1-3 years. It would be great to have them close to us so we can spend time together and help take care of their property.	12/1/2022 4:11 PM
51	There are CLOSE TOWNS everywhere with plenty of Senior Housing. It used to take me 20 to 30 min. to get to Loveland. Keep building in Severance and it will take 20 minutes just to get somewhere here in this town! STOP with the building.	12/1/2022 4:03 PM
52	It would be nice, but right now not urgent.	12/1/2022 3:40 PM
53	Until our population stabilizes, people with fixed income will continue to be faced with increased taxation needed to fund our overcrowded schools, that is, until we run these housing developers off who keep shoving growth down our throats. Options could be similar to the senior housing development south of Windsor's 7th ave on Road 17 or the one east of I-25 on Hwy 14. Options for Severance could be for higher density development along 392 and up on Hwy 14, which would allow easy access to amenities from surrounding areas as well.	10/31/2022 2:47 PM

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Q11 As a resident of Severance, I would rate the Quality of Life locally as...

Answered: 535 Skipped: 10



ANSWER CHOICES	RESPONSES	
2nd to none in Northern Colorado	4.30%	23
Pretty good, no complaints	34.58%	185
Ok, but it could be better	50.09%	268
Not that great	9.35%	50
Awful	1.68%	9
TOTAL		535

#	OTHER (PLEASE SPECIFY)	DATE
1	Severance needs a good sized grocery store like King Soopers	2/17/2023 8:09 AM
2	Some dumpy looking areas on 4th street, between Mahogany and 1st street. Properties don't need to look wealthy, but tidy improves the area greatly.	1/5/2023 6:37 PM
3	Good, just a few tweaks like a good small local eatery, a couple cute downtown shops. Don't want big box, stores, etc. Also, discouraging truck traffic on 74 is very important to me	1/1/2023 10:13 PM
4	I would like to be able to stay in Severance when I need things- more commerical so I don't have to drive to Windsor, Greeley or Fort Collins.	12/29/2022 8:16 AM
5	No shopping available, have to travel to one of the other towns and that is where our money is going to other towns around us. The quality of housing is poor	12/23/2022 11:34 AM
6	the cost of living is increasing to support the infrastructure.	12/23/2022 10:33 AM
7	We desperately need a grocery store. Need to get rid of the eyesore automotive shop across from Bruce's	12/19/2022 7:12 AM

Severance Housing Needs Survey

8	We live in Severance but are always driving to other towns to do our shopping and activities since there is very little to do here in town.	12/19/2022 7:01 AM
9	This survey is putting the cart before the horse! Development is fine when the infrastructure is up to standards. No further development should take place, except for commercial development until the water and sewer systems have been updated. Where have the tap fee, building permit funds, etc. gone instead of being put toward infrastructure updating. How can the town justify raising water rates by 20% per year when they have received enough revenue from tap and building fees to build a new water treatment and delivery system?	12/17/2022 6:10 PM
10	I bought my house almost 17 years ago and was on the South End of town. Looking for that small town feel with the convenience to get to Windsor, Greeley or Fort Collins or even Centerra, All in LESS then 20 minutes. Now I can barely get out of town in 20 minutes as you have surrounded me with low income renters and no good way to get out of town. Not to mention my kids are crowded in their classrooms and have been sitting on crates in trailers for at least the last FOUR YEARS - this is UNACCEPTABLE - I do not blame the bond for failing the last time (thank goodness it passed this time) I BLAME YOU FOR OVER BUILDING WITH PISS POOR PLANNING - where were you planning to educate all these kids? Where were you planning to get water? Get a clue!	12/15/2022 10:31 AM
11	we used to have an HOA that took pretty good care of everything for a reasonably fare price. Now that's going up and I see there not taking of anything	12/14/2022 1:39 PM
12	Having a senior center would be great.	12/13/2022 3:27 PM
13	Need more commercial/retail, maybe a big grocery store, and mor road infrastructure, ie more 4 lane roads before we just blast in more housing developments. CR. 74/Harmony Rd is way too crowded and overused as it is..	12/13/2022 3:25 PM
14	The truck traffic is horrible. Infrastructure needs to catch up with the out of control building that was not regulated before any more subdivisions are built.	12/13/2022 11:08 AM
15	Love the small town feel it has at the moment. Hate that it won't stay that way. I grew up here and chose to raise my kids here. If I wanted to live in a booming metropolis, I would have moved to one.	12/12/2022 1:04 PM
16	The traffic has become a huge problem	12/12/2022 8:19 AM
17	Over taxation, and a small business improvement	12/10/2022 6:03 PM
18	Yax hikes are getting out of hand.	12/10/2022 6:02 PM
19	We need an actual grocery store closer and rec center	12/10/2022 1:50 PM
20	There has been no benefit to us as the town has grown. Noise and light pollution is horrendous now. The town is nothing but ugly, crammed together houses and a dollar general. Would be nice to see more rural style horse properties go in.	12/9/2022 1:52 PM
21	We have to drive to Fort Collins for everything.	12/8/2022 6:01 PM
22	Severance needs commercial development, not more houses!	12/8/2022 3:38 PM
23	There is a distinct lack of a grocery store of significant size. With so many new constructions, it should be possible to build a grocery store that is closer to us than Windsor.	12/8/2022 3:05 PM
24	Would love to have a grocery store. And more accessible ways to know what is going on in Severance Also when will the library be built	12/8/2022 8:45 AM
25	Have to leave town and take business to other towns/counties. Results in gas use increase and local gas station is near criminal price gouging, so my gas money leaves the town too.	12/8/2022 8:16 AM
26	I would honestly love for Severance to be annexed by Windsor to move entirely to Windsor or Timnath. Anywhere more convenient.	12/8/2022 6:47 AM
27	We have to travel outside of town for groceries, gas, fast food. No water to support growth. Why are so many houses going up before water, commercial, infrastructure, schools ??	12/7/2022 10:22 PM
28	We need a grocery store	12/7/2022 7:15 PM
29	I want to keep my hard earned money in town. I want to buy my groceries here, eat out in town with many different options and buy things I need in town without having to spend my money	12/7/2022 6:46 PM

Severance Housing Needs Survey

	for other towns to better their communities.	
30	Grocery store would be beneficial	12/7/2022 1:13 PM
31	As a native and a person wanting the country life I would say the accelerated progress and growth is very close to making Severance less enjoyable than it was. It's not quite a Windsor problem, but close. Why can't Severance separate from Windsor and become our own town? If not can we start getting our own Rec center or grocery store and taxes? Can we start getting restaurants and quit making it hard for current, or what used to be current places like G5, restaurants to expand in ways that would serve our community? We need a 3-5 year hiatus on ALL residential building until we can get infrastructure, schools and water back into surplus. We may have just passed a bond but with the Moody project and the new housing development along Hwy 257 as well as by Raindance those new schools are already over crowded and they aren't even built yet. It looks to me the town and people in leadership are only interested in their kickbacks and aren't actually doing the right thing to ensure a prosperous, quiet place to live. Money always talks and it's clear that has been the priority for the last 3 to 4 years. Sure it's great for folks moving from big cities, of course they think it's so wonderful and such an improvement. They leave their over crowded schools, crime ridden neighborhoods and corrupt cities to come to ours thinking it's great but they also bring the very thought process and mindset that corrupted their previous homes to our town; before long we become what they left. I'm not alone in my thinking, the people that have called this area their home for over 5 years are unhappy and will continue to be so as the growth continues out of control.	12/7/2022 8:45 AM
32	A Couple more businesses, ie. restaurant, grocery... otherwise, very nice.	12/6/2022 11:17 AM
33	Continue development of trail system including around New Windsor Reservoir per long range plan.	12/6/2022 8:26 AM
34	I spend far too much time worrying about Development that will negatively impact my kids and my safety. We need sidewalks not more people	12/6/2022 2:21 AM
35	I would love to have closer amenities here such as a grocery store (how do we convince Aldi to come this way), outdoor neighborhood pool, some more food businesses...	12/5/2022 5:08 PM
36	I wouldn't want to live anywhere else, however I would like to see more local commercial businesses built in Severance, especially restaurants. I would like to see better infrastructure and more improvements to the traffic. I also live in a Journey home that was built 2 years ago and am still working with their warranty department to fix issues that should've been fixed prior to the closing of the house. I believe they shouldn't build anymore houses until they honor their commitment and responsibility to their current homeowners in this community.	12/5/2022 4:13 PM
37	Too big too fast. Not much of a small town anymore. Really sad.	12/5/2022 2:51 PM
38	There are very few amenities here as the population expands rapidly.	12/5/2022 1:38 PM
39	We love the small town feel and the little bit of affordability over FTC and Loveland. Love not being too crowded and nice farmland around us. Not looking to make this a big town.	12/5/2022 1:06 PM
40	I'm not a resident	12/5/2022 9:09 AM
41	Way to many people compared to 10 years ago. It has made the town less enjoyable to live in. Miss the small town vibes that use to make Severance unique.	12/5/2022 8:20 AM
42	As surrounding areas develop at lightning speed areas like Severance will see an increase in demand.	12/4/2022 6:13 PM
43	There is a lack of nice parks and restaurants for social life. We have it better than most but can always improve. We just cannot over develop and become like Fort Collins and Timnath.	12/4/2022 2:54 PM
44	I wish severance employees did what they get paid for	12/4/2022 2:32 PM
45	a grocery store would be nice since others are too crowded and further away-more traffic makes it take longer to get there. Need library, which is supposed to be coming. A few shops would be nice.	12/4/2022 2:28 PM
46	Need more stores	12/4/2022 9:25 AM
47	We have a very nice town! I recommend focusing on safety, high quality education and infrastructure. I'm not sure our roads are equipped to handle the many homes being built here. I	12/4/2022 9:00 AM

Severance Housing Needs Survey

also would like to make sure we have enough water for our residents. I don't want to hear about a water shortage when houses are continually being built without securing enough water.

48	housing developers should be required to donate/reduced price certain amount of lots to be used for habitat for humanity	12/4/2022 8:57 AM
49	Severance needs to keep its small town feel. The rural lifestyle is its best draw. This is the reason GOOD planning is a must. I am afraid the town board is more interested in growth than the what is good for the town itself.	12/3/2022 8:27 PM
50	More things for kids and families to do, like a Community center with pool and basketball courts, exercise rooms, etc.	12/3/2022 7:40 PM
51	Our biggest complaint again is the infrastructure, We really wish there was at least a grocery store in town, maybe some fast food options. All severance seems to be is houses. Would be nice to stay in town for more things	12/3/2022 5:50 PM
52	We need businesses here instead of everybody having to commute for work.	12/3/2022 1:37 PM
53	Severance needs to make sure there are enough schools and enough water to support this community	12/3/2022 1:37 PM
54	I've already listed my complaint	12/3/2022 12:18 PM
55	Most of us moved here for a semi-rural quality of life. Unfortunately Severance is moving in the same direction as Windsor and Timnath. That is not the quality of life I desire	12/3/2022 11:15 AM
56	We don't have any commercial tax base to continue to upgrade and improve our town and the only solution to cover costs has been to increase taxes on homeowners in town, making severance unaffordable to live in. We need commercial amenities here like a grocery store, 24 hr gas station, fast food restaurants for convenience sake, more restaurants in general, etc. I am tired of my hard earned money being spent in other cities to be used on the upgrades in their towns/cities while ours is in dire need of upgrade projects. We don't have 24/7 police services by our own police department, either and I think that is unacceptable. Why isn't our police 24/7, this seems like a safety issue for us as residents. When I have had to call police, sometimes I'm told there's only one officer available and they're handling another call?? Why not two or three? What if the one is tied up on an emergency and another emergency happens?	12/3/2022 10:21 AM
57	Grocery store and more restaurants needed	12/3/2022 10:11 AM
58	I would like the two lane widened out of Timnath going east on 74. I really would like access to bike paths from severance	12/3/2022 8:40 AM
59	It would be better if I didn't have to drive to another town for needs such as groceries or dining options.	12/3/2022 8:39 AM
60	Used to be great. Now it's just Fort Collins jr.	12/3/2022 8:29 AM
61	The more we build, the more issues and crime will arise! Keep Severance small!!!! Keep quality of life high!	12/3/2022 8:18 AM
62	Not enough commercial	12/3/2022 7:25 AM
63	Don't change a good thing	12/3/2022 7:06 AM
64	We desperately need a grocery store here!! Would love Sprouts to come	12/2/2022 10:36 PM
65	Do not turn into Windsor or Fort Collins. Those towns are 10 minutes away	12/2/2022 9:19 PM
66	Severance has allowed builders to develop large communities with zero amenities... this is a problem	12/2/2022 6:48 PM
67	We love the community but we need to make it more of a community by making it more of a town which includes for example a swimming pool that is easily accessible to the children in our community and a grocery store which will provide tax revenue for our town. We also need more businesses besides these and begin to let people go and socialize with other community members where they don't have to go windsor for example a golf course or a pool again.	12/2/2022 6:26 PM
68	Want to spiff up the city. Get the local businesses to clean up their front yard(s). Just look at the corner of main and 74. Also... you could change the city motto to not include bulls crying. How disgusting. You should be ashamed of yourselves.	12/2/2022 6:25 PM

Severance Housing Needs Survey

69	No complaints, just concerns for future if rampant housing growth continues	12/2/2022 6:24 PM
70	Needs a grocery store and a community swimming pool	12/2/2022 5:33 PM
71	Good but declining with overdevelopment and severe crowding coupled with lack of infrastructure to support the undesirable rampant growth	12/2/2022 5:27 PM
72	When we chose to raise our family here, we knew the quality of life would be great. That was our top priority when choosing to live here. Second was schools. And both of those choices were decided upon because we loved that Severance was small. Because Severance is small, both quality of life and good schools could be obtained. The more we build and grow, the more those things become harder to obtain. Crime will increase, traffic accidents and busy traffic will increase, schools will become overcrowded thus lowering the quality of education that my kids deserve because of large class sizes and less teachers, and this once beautiful, quiet town will become large and overrun, and unpleasant to live in. I wish we had more of a say in stopping the growth, that is was less political and the residents had more of a say. We moved here because we thought this would be it. We didn't move to Severance, hoping that it would grow and grow and bring in more crime, traffic, people. Please keep Severance small.	12/2/2022 4:29 PM
73	Relatively small community located conveniently near larger communities. All the benefits of a smaller community with the benefits of larger communities within easy reach.	12/2/2022 4:16 PM
74	We need a grocery store	12/2/2022 4:03 PM
75	retail, grocery opportunities are lacking. Most all shopping goes out of town. Need better church representation.	12/2/2022 3:31 PM
76	we have nothing here but homes, do not bring low income to severance , it will bring crime, drugs, We moved to severance to get away from all that, so do not bring it to the town of severance	12/2/2022 3:07 PM
77	There needs to be a closer grocery store (King Soopers) and other conveniences available	12/2/2022 2:19 PM
78	Local shopping very limited	12/2/2022 2:01 PM
79	Refer to question 5	12/2/2022 12:15 PM
80	Used to be a good place, but mis-management and rapid, poorly planned growth has ruined it. you should consider renaming the town "Journey".	12/2/2022 11:59 AM
81	Lacks grocery stores and other resources for how large it has become.	12/2/2022 11:52 AM
82	Need more schools, ease traffic congestion, and less growth. All the festivals and things are so crowded now we don't even want to attend.	12/2/2022 11:37 AM
83	Better infrastructure development (sidewalks, stop signs, lights at major intersections on County Road 21). Lower speed limits on all of County Road 21.	12/2/2022 10:47 AM
84	Need better infrastructure, road repair, more recreational spaces and activities for our children and teens, a real grocery store would be fantastic. I'm tired if having to drive 15 minutes into Windsor or Timnath	12/2/2022 10:32 AM
85	we need more community resources, recreation. A center, a pool, library, Your survey should have asked if these things would be supported.	12/2/2022 8:54 AM
86	Our one gas stations consistently gouges prices. It would be really nice to have more retail, grocery, and/or gas stations on the 74 corridor	12/2/2022 8:38 AM
87	way over developed with no services or amenities locally	12/2/2022 8:27 AM
88	We need a grocery store.	12/2/2022 8:13 AM
89	We need a grocery store, but it cannot be a commercial store. We need to keep Severance a small bedroom community. This part of its charm. Bring in a grocery stores and retail stores that are not big chains. That's how we said ourselves apart.	12/2/2022 7:49 AM
90	Need more businesses, we don't have water for what's already here, traffic flow should also be addressed before adding more congestion.	12/2/2022 7:11 AM
91	Grocery store	12/2/2022 7:11 AM

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92	Need some stores or restaurants in severance not more houses - schools are already overflowing and taxes keep going up	12/2/2022 6:48 AM
93	Was better 5+years ago	12/2/2022 6:04 AM
94	Was much better before all the houses went up.	12/2/2022 5:53 AM
95	Closer amenities would make it 2nd to none	12/2/2022 5:45 AM
96	It was better before all the Journey homes filled every open space. Now I'm kind of embarrassed to live here.	12/2/2022 5:28 AM
97	We need commercial development so we stop taking our tax dollars to Windsor and can get 7x 24 police support	12/2/2022 4:36 AM
98	We need a pool or splash pad	12/2/2022 3:32 AM
99	Too many houses, roads first and then schools and then condos	12/2/2022 1:33 AM
100	Three years ago, I was thrilled to live in Severance and would have ranked it #1. I absolutely loved all the farm land and small town feel. There was hardly any traffic and the people were always kind to each other. Now, it's starting to feel crowded, we're losing restaurants and have hardly any accommodations to fulfill the needs of residents. I used to feel very safe out here and lately it seems like I'm constantly seeing numerous posts of breaking into people's cars, vandalism, and crazy people going into people's homes. This is not like the Severance I loved.	12/1/2022 10:22 PM
101	Need more restaurants and fun events	12/1/2022 10:03 PM
102	Please stop all the development! We don't have enough infrastructure, school space, grocery stores, restaurants and traffic is already getting really bad! Please preserve the "country/land, open space" that we all loved and why we moved here!	12/1/2022 9:57 PM
103	It was awesome 15 years ago, way to many people now	12/1/2022 9:26 PM
104	Severance used to be a great small town and a great place raise a family. It is quickly losing its appeal.	12/1/2022 8:50 PM
105	Infrastructure is needed to accommodate the housing	12/1/2022 8:33 PM
106	I miss the town I moved to.	12/1/2022 8:26 PM
107	We need more shopping options here, specifically a grocery store. I would also like to see more bike lanes to make it possible to get around town (especially county road 23) without a vehicle.	12/1/2022 8:22 PM
108	The Journey Homes neighborhoods are not great.	12/1/2022 8:19 PM
109	We need sidewalks that actually connect the housing areas to town. We need an actual grocery store and some type of food service (not coffee!!)	12/1/2022 8:12 PM
110	Would like Biking/Walking Trails	12/1/2022 8:04 PM
111	There are very limited amenities. We need commercial options.	12/1/2022 8:01 PM
112	Less building keep it small	12/1/2022 7:45 PM
113	Unless I'm going to Bruce's... I'm leaving Severance. With the closure of G5 the town really needs to look into its business-friendly incentives and how to attract retail business it a growing consumer area.	12/1/2022 7:43 PM
114	I love it, but we really need a grocery store.	12/1/2022 7:43 PM
115	Need a grocery store.	12/1/2022 7:07 PM
116	We HAVE to leave Severance to do anything. Retail, grocery stores, gas, all has to be done in Timnath/Fort Collins/Windsor.	12/1/2022 7:01 PM
117	Housing Development in past 5 years is too much.	12/1/2022 6:51 PM
118	Need a grocery store, restaurants, etc	12/1/2022 6:45 PM
119	Except for the constant construction traffic tearing up our roads	12/1/2022 6:35 PM

Severance Housing Needs Survey

120	Walking/biking trails would make Severance incredible.	12/1/2022 6:31 PM
121	Overdevelopment has negatively impacted the quality of life.	12/1/2022 6:22 PM
122	Would love an affordable community pool	12/1/2022 6:20 PM
123	Great town to live in. Quite and small. Traffic is bad roads can't handle it. Every time we turn around it seems that taxes are being raise. We have children that go to Windsor for school when we have an Elementary school right across the street. I have learned that our fire department runs a 2 man engine and maybe a part timer if one is available. Seems like the PD needs more man power as well. A lot of things need to be improved before Severance starts to build more homes.	12/1/2022 6:17 PM
124	I would love to see more downtown shops, stores and more family events.	12/1/2022 6:11 PM
125	Was better before all the growth, traffic and stoplights. Loved this area for the country feel surrounded by farmland that now keeps being plowed under to pad pockets of developers.	12/1/2022 6:04 PM
126	Downtown could be cuter, more rules enforced. Clean it up add a few trees	12/1/2022 5:57 PM
127	There are few retail and business opportunities. Town feels more like just houses than an actual community to be in	12/1/2022 5:40 PM
128	Not safe - crime is increasing - traffic is terrible - lost small town feel	12/1/2022 5:08 PM
129	Ten years ago it was great, but currently the town can't adequately provide safety, recreation, and other resources (i.e. grocery store, restaurants, youth sports) for the community due to overpopulation.	12/1/2022 4:55 PM
130	Was 2nd to none 5 years ago. Overdevelopment without corresponding infrastructure improvements has reduced quality of life.	12/1/2022 3:36 PM
131	We've only lived here for 6 months, but so far no complaints.	12/1/2022 3:13 PM
132	Parks, open spaces, did you know there isn't 1 baseball field available for use to the public that isn't fenced and locked off! My boys aha their friends need a place to play baseball in the spring summer and fall with their friends.	12/1/2022 3:07 PM
133	Need more commercial opportunities...i.e restaurants, grocery store	12/1/2022 2:19 PM
134	desperately need services in the area to draw more commercial businesses. The town seems a bit stagnant in that regard. Slow growth is not a viable alternative. Those who feel that way need to step into new millenium!	12/1/2022 1:55 PM
135	People moving here might like it, but I know what we've lost. When we were a much smaller community, life was so much better. We didn't have crowded roads, noise pollution, light pollution, and had great views and a sense of community. We had wildlife, we could see stars, and it was quiet at night. We may have more expensive houses now, but our quality of life is much worse. I can't think of a single thing we have now as a result of all this growth over the past 10 years, in particular, that makes up for everything we've lost. The small town attitude towards self-sufficiency that Severance residents shared at the time has been supplanted by people moving here from the city with expectations that all the amenities of the city would be available here.	10/31/2022 2:47 PM



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

WORK SESSION & MEETING MINUTES

Tuesday, January 23, 2024, at 6:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Michelle Duda

Council Members:

Brittany Vandermark

Craig Joseph

Stephen Gagliardi

Dan Meyers

David Bruen

Absent:

Audience: T. Russell, Danil Brock, Curt & Mary Bender, Colin McManus, Leance Nichols, Mike Mansfield & Fred Schmidt

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Nancy Mueller CPA, Finance Director

Leah Vanarsdall, Town Clerk

Mary Lynn Macsalka, Town Attorney

Ken Chavez, 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 - Council Petition Guidelines and Responsibilities

- 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 Mayor Pro-tem Duda, seconded by Council Member Bruen to Approve the Consent Calendar. All Council Members present voting Yes,

MOTION PASSED

a. Pg 10 - 01.09.24 Minutes

b. Pg 15 - November Payables

c. Pg 19 - November Financials

d. Pg 66 - Resolution 2024-06R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving the Professional Services Agreement for 2023 Audit Services Agreement for 2023 Audit Services with the Adams Group, LLC

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

4. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-tem Duda, seconded by Council Member Vandermark to Approve the Agenda as presented. 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.

Mike Mansfield - Casa Loma Resident

6. Council Member Comments

7. Pg 74 - Reports

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

a. Town Attorney

b. Town Staff

c. Town Management

MOTION WAS MADE BY Council Member Meyers, seconded by Council Member Vandermark to Approve the Town Manager to go ahead and complete the the Grant with our funding for WCR 19/74. All Council Members present voting Yes,

MOTION PASSED

d. Council Members Liaisons

e. Mayor

C. TOWN COUNCIL

1. Pg 89 - SAFEbuilt 2023 Recap

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager
Russ Weber-Chief Inspector/Regional Manager & Regina Olson-Permit Tech/Plans Examiner/Building Inspector Present

2. Pg 97 - **Ordinance 2024-01**: An Ordinance of the Town Council of the Town of Severance, Colorado, Enacting a New Article 4 of Chapter 4 of the Severance Municipal Code pertaining to Development Impact Fees, and Repealing Certain Sections in Appendix A of the Severance Municipal Code

PUBLIC HEARING: Open: 8:25 pm Closed: 8:25 pm - No Comments

MOTION WAS MADE BY Mayor Pro-tem Duda, seconded by Council Member Meyers to Adopt **Ordinance 2024-01**: An Ordinance of the Town Council of the Town of Severance, Colorado, Enacting a New Article 4 of Chapter 4 of the Severance Municipal Code pertaining to Development Impact Fees, and Repealing Certain Sections in Appendix A of the Severance Municipal Code. All Council Members present voting Yes,

MOTION PASSED

3. Pg 174 - **Resolution 2024-07R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving the Cobb Lake Regional Water Treatment Authority Creation Agreement by and among the Towns of Severance, Eaton, Windsor, and the Fort Collins-Loveland Water District, and Authorizing the Creation of such Authority**

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Duda, seconded by Council Member Meyers to Approve **Resolution 2024-07R**: A Resolution of the Town Council of the Town of Severance, Colorado, Approving the Cobb Lake Regional Water Treatment Authority Creation Agreement by and among the Towns of Severance, Eaton, Windsor, and the Fort Collins-Loveland Water District, and Authorizing the Creation of such Authority. All Council Members present voting Yes,

MOTION PASSED

4. Pg 204 - Town Council Annual Code of Conduct and Ethics Review

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager
Town Concil Annual Code of Conduct and Ethics Review will be brought back to ratify on a February Consent Agenda

D. COUNCIL MEMBER PETITIONS

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

A Town Hall State of the Town will be held on Tuesday, February 27th at 6:00 pm

E. ADJOURN

8:35 pm



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 70 - Resolution 2024-07R: A Resolution of the Town Council of the Town of Severance, Colorado, providing for additional appropriations in fiscal year 2024 for the reappropriation of the budget of 2023 capital projects still in progress and amendments to the 2024 adopted budget.	Nancy Mueller, Finance Director	
ACTION REQUESTED		
The Finance Director and Town Management ask that the Town Council approve Resolution 2024-07R by approval of the consent calendar.		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Please see the attached table.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Town Management ask that the Town Council approve Resolution 2024-07R by approval of the consent calendar.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Reso 2024-07R - REAPPROPRIATIONS 2. 2024 REAPPROPRIATION RESOLUTION DETAIL ATTACHMENT		

RESOLUTION NO. 2024-07R

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, PROVIDING FOR ADDITIONAL
APPROPRIATIONS IN FISCAL YEAR 2024 FOR THE
REAPPROPRIATION OF THE BUDGET OF 2023 CAPITAL PROJECTS
STILL IN PROGRESS AND AMENDMENTS TO THE 2024 ADOPTED
BUDGET.**

WHEREAS, the 2023 budget appropriations lapsed on December 31st, 2023; and

WHEREAS, the Town had appropriations for projects and equipment purchases to be continued in 2024; and

WHEREAS, the Town has the money available in fund balances; and

WHEREAS, the Town would like to reappropriate funding that was appropriated in the 2023 Amended Budget for these ongoing projects; and

WHEREAS, the Town had identified revenues received in 2023 that are for projects to begin in 2024; and

WHEREAS, the Town would like to appropriate the identified revenues in fund balance; and

WHEREAS, the Town had a wastewater capital equipment purchase inadvertently removed between the 2024 Draft Budget and the 2024 Final Budget; and

WHEREAS, the Town would like to appropriate the funds for the equipment purchase; and

WHEREAS, in accordance with Section 8.10 of the Town of Severance Home Rule Charter, the Town Council may modify appropriations by resolution during the fiscal year for unanticipated budgetary issues, so long as such modified appropriations do not cause total expenditures within a fund to exceed the beginning fund balance or the funds available plus anticipated revenues and other sources of funds within the fund as estimated in the budget; and

WHEREAS, the Town Council desires to modify appropriations and to authorize the expenditure of certain funds by enacting a supplemental budget appropriation to the 2023 Town budget.

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

Section 1. The following modifications to unencumbered appropriation balances for Fiscal Year 2023 as set forth below are hereby approved:

A. Appropriations of Additional Fund Balance:

APPROPRIATIONS FROM FUND BALANCE	
GENERAL FUND	1,047,696
GRANT REVENUE	1,258,985
TRANSPORTATION FUND IMPACT FEES	404,620
WATER FUND - UNRESTRICTED	48,000
WASTEWATER FUND - UNRESTRICTED	393,995
STORMWATER FUND - UNRESTRICTED	7,000
TOTAL	3,160,296

TOTAL FUNDS TO BE APPROPRIATED: \$3,160,296

Section 2. The following modifications to budget expenditures for Fiscal Year 2024 as set forth below are hereby approved:

Expenditures by Project and Fund:

PROJECT CODE	PROJECT NAME	AMOUNT
ADMIN-2301	COUNCIL CHAMBERS SOUND SYSTEM	55,000
CD-2302	BHS SOLAR CONTRIBUTION FOR ROAD GRADER & SHED	400,000
WW-2302	WASTEWATER POND LINER	238,995
TR-2201	TRAFFIC SIGNALS * (WCR 19 & E HARMONY)	1,663,605
PW-2310	SIDEWALK ADDITION	25,000
ADMIN-2302	CONSERVATION PLAN	10,000
FIN-2301	OFFICE REMODEL	5,000
FIN-2302	ACCOUNTING SOFTWARE IMPLEMENTATION COSTS	250,000
PD-2303	COURT SOFTWARE IMPLEMENTATION COSTS	20,000
PD-2302	E-CITATION SOFTWARE**	18,052
WW-2402	WASTEWATER LINE CAMERA***	12,000
PROG-FAC	FAC CAP MAINT - TOWN HALL	217,017
PROG-FAC	FAC CAP MAINT - WW LIFT STATIONS	95,000
PROG-FAC	FAC CAP MAINT - LAKEVIEW SECURITY	15,000
PROG-FAC	FAC CAP MAINT - PUBLIC WORKS	67,627
ADMIN-2303	SAFE PASSAGES	
N/A	WATER/WASTEWATER TRUCK- DELAYED DELIVERY	68,000
	TOTAL	3,160,296

TOTAL EXPENDITURES:

\$3,160,296

Section 3. The Town Manager is directed to affect the necessary transfers to comply with this resolution, and to update beginning balances to actual balances for a more accurate statement of budget status.

RESOLVED AND PASSED THIS ____ DAY OF _____, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

2023 CIP PROJECTS TO REAPPROPRIATE AND 2024 AMENDED BUDGET									FUNDING SOURCE					
ACTIVITY NUMBER	PROJECT CODE	ITEM	GL ACCOUNT	ACCOUNT NAME	2023 BUDGET	2023 EXPENSES	IDENTIFIED 2023 NEW REVENUE	AMOUNT TO APPROPRIATE	GENERAL FUND	GRANT REVENUE	TRANSP IMPACT FEES	WATER UNRESTRICTED	WASTEWATER UNRESTRICTED	STORMWATER UNRESTRICTED
99	ADMIN-2301	COUNCIL CHAMBERS SOUND SYSTEM	75-41-7000	CAPITAL OUTLAY	15,000	-	40,000	55,000	55,000					
116	CD-2302	BHS SOLAR CONTRIBUTION FOR ROAD GRADER & SHED	75-61-7000	CAPITAL OUTLAY	-	-	400,000	400,000	400,000					
114	WW-2302	WASTEWATER POND LINER	52-83-7500	CONSTRUCTION	350,000	(111,005)	-	238,995					238,995	
56	TR-2201	TRAFFIC SIGNALS * (WCR 19 & E HARMONY)	12-83-7500	CONSTRUCTION	1,598,028	(14,423)	1,258,985	1,663,605		1,258,985	404,620			
107	PW-2310	SIDEWALK ADDITION	75-61-7500	CONSTRUCTION	25,000	-	-	25,000	25,000					
102	ADMIN-2302	CONSERVATION PLAN	75-44-5570	CONSERVATION	10,000	-	-	10,000	10,000					
94	FIN-2301	OFFICE REMODEL	75-45-7000	CAPITAL OUTLAY	20,000	13,474	-	5,000	5,000					
101	FIN-2302	ACCOUNTING SOFTWARE IMPLEMENTATION COSTS	75-45-7000	CAPITAL OUTLAY	250,000	-	-	250,000	250,000					
98	PD-2303	COURT SOFTWARE IMPLEMENTATION COSTS	75-43-7000	CAPITAL OUTLAY	20,000	-	-	20,000	20,000					
97	PD-2302	E-CITATION SOFTWARE**	10-43-4330	COMPUTER SUPPORT	30,000	(11,948)	-	18,052	18,052					
117	WW-2402	WASTEWATER LINE CAMERA***	52-84-7580	EQUIPMENT	-			12,000					12,000	
66	PROG-FAC	FAC CAP MAINT - TOWN HALL	75-44-7000	CAPITAL OUTLAY	225,000	(7,983)	-	217,017	217,017					
66	PROG-FAC	FAC CAP MAINT - WW LIFT STATIONS	52-84-550	SYSTEM IMPROV	95,000	-	-	95,000					95,000	
66	PROG-FAC	FAC CAP MAINT - LAKEVIEW SECURITY	75-65-7000	CAPITAL OUTLAY	15,000	-	-	15,000	15,000					
66	PROG-FAC	FAC CAP MAINT - PUBLIC WORKS	75-64-7000	CAPITAL OUTLAY	70,000	(2,373)	-	67,627	32,627			14,000	14,000	7,000
118	ADMIN-2303	SAFE PASSAGES	75-44-7500	CONSTRUCTION										
	N/A	WATER/WASTEWATER TRUCK-DELAYED DELIVERY	51-83-7552	VEHICLES	68,000	-	-	68,000				34,000	34,000	
						APPROPRIATION TOTALS		3,160,296	1,047,696	1,258,985	404,620	48,000	393,995	7,000

*FEDERAL GRANT REPLACING MAJORITY OF THE TRANSPORTATION IMPACT FEES. REMAINING PROJECT BUDGET INCREASED BY 80,000 TO COMPLETE DESIGN AND AVOID DELAY CAUSED BY NEW FEDERALLY COMPLIANT DESIGN RFP.

**REMAINING FUNDS USED TO SUPPORT E-FORCE SOFTWARE COSTS DURING THE TRANSITION TO NEW SOFTWARE

***WASTEWATER CAPITAL EQUIPMENT PURCHASE USING WASTEWATER UNRESTRICTED FUND BALANCE



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 76 - Resolution 2024-08R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the code of conduct and ethics in accordance with section 3.06 of the Home Rule Charter		
ACTION REQUESTED		
Town Management asks that the Town Council approve Resolution 2024-08R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the code of conduct and ethics in accordance with section 3.06 of the Home Rule Charter by approval of the consent calendar.		<u>Attorney Approved</u> <u>Action Requested</u> <u>Resolution</u>
BRIEF SUMMARY		
As discussed at the January 23rd Council Meeting, Town Management asks that the Town Council approve Resolution 2024-08R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the code of conduct and ethics in accordance with section 3.06 of the Home Rule Charter by approval of the consent calendar.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council approve Resolution 2024-08R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the code of conduct and ethics in accordance with section 3.06 of the Home Rule Charter by approval of the consent calendar.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Reso 2024-08R - Re-Adoption of Code of Conduct and Ethics 2. 2022.03.22 FINAL Code of Conduct and Ethics - Amended - Severance (2022.03.22)		

**TOWN OF SEVERANCE
RESOLUTION NO. 2024-08R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, ADOPTING THE CODE OF CONDUCT AND ETHICS IN
ACCORDANCE WITH SECTION 3.06 OF THE HOME RULE CHARTER**

WHEREAS, Section 3.06 of the Home Rule Charter of the Town of Severance (the “Charter”) provides that, after every election the Town Council shall adopt by resolution a Code of Conduct and Ethics, which shall remain in effect until a newly elected Council adopts a new resolution adopting or re-adopting a Code of Conduct and Ethics; and

WHEREAS, the Town Council adopted a Code of Conduct and Ethics by Resolution No. 2022-08R on February 22, 2022, which Code of Conduct and Ethics was amended by the Council on March 22, 2022, by Resolution No. 2022-15R; and

WHEREAS, the Town Council adopted Ordinance No. 2022-08 on February 22, 2022, which amended section 2-2-90 of the Severance Municipal Code to provide that the Code of Conduct and Ethics adopted by the Town Council in accordance with Section 3.06 of the Charter shall apply to and govern the conduct of all Town boards and commissions, including advisory and appeal boards, created by ordinance of the Town Council or as set forth in the Town Charter or Town Code, and the members thereof; and

WHEREAS, on January 9, 2024, a newly elected Town Council took office; and

WHEREAS, the newly elected Town Council has reviewed the Code of Conduct and Ethics, as approved and amended by the previous Town Council, and desires to re-adopt by this resolution the same Code of Conduct and Ethics in accordance with Section 3.06 of the Charter.

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

Section 1. The Town Council hereby adopts the Code of Conduct and Ethics in the form attached to this resolution and incorporated herein by this reference.

RESOLVED AND APPROVED this 13th day of February, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

CODE OF CONDUCT AND ETHICS¹

1. Intent.

This Code of Conduct and Ethics ("Ethics Code") is adopted in accordance with Section 3.06 of the Home Rule Charter for the Town of Severance (the "Charter") and is intended to govern the conduct of elected and appointed officials of the Town with respect to conflicts of interest and the performance of their official duties on behalf of the Town and its residents.

2. Purpose.

- A. The Town Council recognizes that the holding of public office is a public trust and that public officials have a fiduciary duty to carry out the responsibilities of their office for the benefit of the Town. The Town Council finds that ethical standards among its members and the members of the Town's boards and commissions are essential to the public affairs of the Town. In pursuit of such goals, the Town Council adopts the following rules, regulations, standards, and procedures as set forth in this Ethics Code.
- B. The purposes of this Ethics Code are to foster public trust and promote public confidence in the integrity of the Town government, and to provide guidance in the event of conflicts of interest to members of the Town Council and to the boards and commissions operating on behalf of the Town. This Ethics Code is further intended to foster public trust by ensuring that government decisions and policy be made in proper channels of the government structure; and by prohibiting the use of public office for private gain.
- C. This Ethics Code establishes guidelines for standards of conduct by setting forth those acts or actions that are incompatible with the best interests of the Town; by directing disclosure of private, financial, or other substantial interests in matters affecting the Town; and by imposing appropriate sanctions upon elected or appointed officials who violate the provisions of this Ethics Code.
- D. While it is critical that elected and appointed officials of the Town follow both the letter and spirit of this Ethics Code, it is equally important that they strive to avoid situations that may create public perceptions of violations of this Ethics Code. Perceptions of such violations can have the same negative impact on public trust as actual violations.

3. Scope of coverage.

The provisions of this Ethics Code shall be applicable to all members of the Town Council and all appointed members of the Town's boards.

4. Definitions.

As used in this Ethics Code, the following terms shall have the following meanings, except where the context clearly requires a different meaning:

"Appear on behalf of" means to act as a witness, advocate, or expert, or otherwise to support the position of another person.

¹ Adopted Feb. 22, 2022, Res. 2022-08R; amended March 22, 2022, Res. 2022-15R (adding § 12).

"Board" means the Town planning commission, the Town tree board, and any other appointed board or commission, including advisory and appeal boards, created by ordinance of the Town Council or as set forth in the Town Charter or Town Code.

"Board member" means an appointed regular or alternate member of a Town board.

"Business" means any corporation, limited liability company, trust, partnership, association, sole proprietorship, firm, venture, or other legal entity carrying on a business, whether or not operated for profit.

"Confidential information" means any information that is not available to the general public or is deemed confidential in accordance with local, state or federal law, and which is obtained by reason of a Council member's or board member's official position or under circumstances by which a reasonable person could anticipate that such information not be disclosed. Confidential information shall also include matters discussed in executive sessions; however, information otherwise available to the general public does not become "confidential" merely because it was discussed in executive session.

"Conflict of interest" means a financial interest or personal interest of the Council or board member or of any relative of such member that interferes with or influences or may interfere with or influence the conduct of the duties or the exercise of the powers of the Council or board member on behalf of the Town. The term "conflict of interest" includes the restrictions set forth in Section 6 of this Ethics Code.

"Contract" means an arrangement or agreement, including the bidding or negotiation process therefor, pursuant to which any land, goods, materials, services, or other thing of value is to be furnished to the Town for a valuable consideration to be paid by the Town or is to be sold or transferred by the Town, provided the amount involved is more than one hundred dollars. The term "contract" shall include any subcontract thereof.

"Council" means the Town Council of the Town of Severance.

"Council member" means a member of the Town Council of the Town of Severance, including the Mayor.

"Day" means working days.

"Financial interest" means a pecuniary, property, or commercial interest or any other interest, the primary significance of which is economic gain or the avoidance of economic loss, held by a Council or board member or his or her relative. A "financial interest" includes, without limitation:

1. An ownership interest in a business, including ownership of securities of a corporation, or of any beneficial interest in a business, the aggregate amount of which interest or securities owned by the Council or board member and the Council or board member's relative is five (5) percent or more of any class of securities of such business or five (5) percent or greater ownership in such business;
2. A creditor interest in an insolvent business;
3. Employment or a prospective employment for which negotiations have begun, or a contractual relationship that directly relates to a matter under consideration;
4. An ownership interest in real or personal property;
5. A loan or any other debtor interest; or
6. A position as a director, manager, or officer in a business.

However, the term "financial interest" shall not include any matter involving the common public good or necessity or any matter in which a similar benefit is conferred to all persons or property similarly situated.

"Matter" or "matters" includes, without limitation, any contract, any sale, lease, or purchase of an interest in land, goods, materials, supplies, or services, and any processing or granting of a development right, license, permit, application, inspection, or administrative approval.

"Official act" or "official action" means any vote, decision, discussion, determination, recommendation, approval, disapproval, or other action, including inaction, of any Council or board member or of the Town Council or of any board of the Town.

"Pending" means those matters before the Town for an official act or action. Such matters shall not be considered "pending" if no application or request for such official act or action has been filed with or received by the Town.

"Person" means any individual, corporation, government, or governmental subdivision or agency, business trust, estate, trust, limited liability company, partnership, association, or other legal entity.

"Personal interest" shall mean a direct or indirect interest, not shared by the general public, having value peculiar to a particular Council or board member, whether or not the value is related to monetary, financial, commercial, or property matters, which value may accrue to such Council or board member or result in such Council or board member deriving or potentially deriving a personal benefit as a result of the approval or denial of any ordinance, resolution, order, or other official action, or the performance or nonperformance thereof, by the Town. Personal interest does not include any matter in which a similar benefit is conferred to all persons or property similarly situated to that of the Council or board member.

"Relative" means a Council or board member's spouse, domestic partner, child, parent, brother, sister, any dependent, or any person assuming a relationship being the substantial equivalent of those listed herein. "Domestic partner" shall mean an unmarried adult, unrelated by blood, with whom an unmarried Council or board member has an exclusive, committed relationship, maintains a mutual residence, and shares basic living expenses.

"Town" means the Town of Severance, Colorado, a Colorado home rule municipal corporation.

5. General duties.

All Council and board members have a duty to use their public positions to contribute to the public good. This Ethics Code shall not preclude such persons from acting in any manner consistent with their official duties or from providing assistance or public services to anyone who is entitled to them. All Council and board members, however, also have a fiduciary duty to refrain from using their positions in any manner for personal or private gain or which is detrimental to the public good. Council and board members must be mindful that the appearance of impropriety can be as corrosive of public confidence as an actual impropriety and must strive to avoid situations that may create an appearance of impropriety.

6. Rules of conduct for Council members and board members.

A. Confidential information.

1. No Council or board member may disclose to third parties any confidential information unless authorized to do so by a two-thirds vote of the applicable Council members and board members in office, except as required by law.

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2. No Council or board member may waive any confidence or privilege of the Council or the board unless authorized to do so by a two-thirds vote of the applicable Council or board members in office, except as required by law.
 3. The obligations and requirements of this subsection A. continue to apply to Council members and board members after leaving office.
 3. Whether or not it shall involve disclosure, no Council or board member shall use or permit the use of any confidential information to advance his or her personal or financial interest or those of any other person, unless such information is available to the public at large.
- B. *Gifts.* No Council or board member may solicit or accept from any one person or entity a present or future gift, favor, loan, service, honorarium, or thing of value, whose cumulative value is more than sixty-five dollars (\$65) per annum, or of any value whatsoever under circumstances that would lead a reasonable person to believe that such gift, favor, loan, service, honorarium, or thing of value was made or given primarily for the purpose of influencing or attempting to influence such Council or board member in connection with an official act, or as a reward for official action he or she has previously taken. This prohibition shall not apply to:
1. Campaign contributions and contributions in kind reported in full compliance with the Colorado Fair Campaign Practices Act.
 2. Admission and reasonable expenses for attendance at conferences, meetings, seminars, training sessions, cultural events, award ceremonies, or conventions related to or in connection with Town business.
 3. Acceptance of food and refreshment at conferences, meetings, seminars, training sessions, luncheon and dinner meetings, special occasions and other instances in conjunction with Town business.
 4. An unsolicited item of trivial value less than fifty dollars (\$50), such as a pen, calendar, plant, book, note pad, or other similar item, or an unsolicited token or award of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item.
 5. A gift given by an individual who is a relative or personal friend of the recipient on a special occasion.
 6. Payment of salary from employment, including other government employment, in addition to any that may be earned from being a Council or board member, and reimbursement of necessary and reasonable expenses directly related to such employment.
- C. *Conflict of interest.* No Council or board member may participate in any discussion of, or take any official action on, any matter in relation to which the Council or board member has a conflict of interest, as provided in Section 7 of this Ethics Code. In addition, a Council or board member must not perform an official act that directly and substantially affects to its economic benefit a business or other undertaking in which such Council or board member has a substantial personal or financial interest, or that directly and substantially affects to its economic detriment any business or other undertaking when such Council or board member has a substantial personal or financial interest in a competing business or undertaking.
- D. *Appearances before Council and boards.* No Council or board member may appear on behalf of a private party before the Council or board, unless otherwise permitted by the Town Code, except that any Council or board member may appear before the Council or any board to address that Council or
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board member's own personal interest. Nothing in this subsection shall preclude a Council or board member in the same manner and under the same circumstances as any other person from appearing before the Council or any board on an application of the Council or board member for a permit, license, or other approval of the Council or board required by law.

- E. *Civil litigation.* No Council or board member may appear on behalf of or represent any private interests, other than the Council member's or board member's own interest, against the interests of the Town in any civil litigation to which the Town is or may become a party, unless the consent of the Council or applicable board is first obtained, except that any Council or board member may testify under oath if subpoenaed.
- F. *Service on other governmental entities or associations.* A Council or board member may serve on a board of another governmental entity or association as long as the Council or board member (1) first requests the consent of the Council to apply for, run for, or seek appointment to the board of the other governmental entity or association and a majority of the Council members in office approve the request, (2) does not receive any personal pecuniary benefit from such service, other than reimbursement for expenses directly related to such service, (3) explicitly discloses such service through a conflict-of-interest disclosure as to type of position, compensation, and role, to be kept on file with the Town and with the other governmental entity, (4) discloses a conflict and recuses themselves from an official act of the Council or board that may directly or substantially affect the other governmental entity or association, and (5) discloses a conflict and recuses themselves from an official act of the other governmental entity or association that may directly or substantially affect the Town.
- G. *Personal benefit.* No Council or board member may use any Town property, equipment, or employee services for personal or private purposes, gain, or advantage except in the same manner and under the same circumstances as any other person who is not a Council or board member of the Town.
- H. *Special consideration.* No Council or board member may request or grant to any person any special consideration, treatment, or advantage beyond that which is available to every other person in similar circumstances or need.
- I. *Voting on matters involving own conduct.* No Council or board member may take any official action on or vote on any question concerning the member's own conduct.
- J. *Other conduct.* It shall be a violation of this Code of Conduct for any Council or board member to engage in other conduct which threatens the public confidence in the integrity of the Town government, including but not limited to illegal conduct, conduct which puts self-interest before public interest, willful or persistent failure to perform his or her duties, engaging in any form of harassment or unlawful discrimination, or any other conduct involving dereliction of duties.

7. Conflict of interest—Disclosure; Recusal.

- A. No Council or board member may vote on any matter if the member has a conflict of interest as defined above. In the event that a Council or board member has a conflict of interest in any matter proposed or pending before the Council or board of which he or she is a member, the member shall disclose the conflict of interest in a public meeting and shall not vote, participate in, or take any official action on the matter.
- B. In the event that any Council or board member is aware that he or she could reasonably be perceived as having such a conflict of interest or is unsure of the existence of such a conflict, the member shall

nevertheless disclose the possibility of such conflict of interest to the Council or board. The member may request an advisory opinion pursuant to Section 9 of this Ethics Code and if it is determined that such member has a conflict of interest, the member shall disclose such conflict of interest to the Council or board and shall not vote, participate in, or take any official action on the matter.

- C. A Council or board member with a conflict of interest shall physically remove himself or herself from the room in which the Council or board is meeting and shall refrain from attempting to influence the decisions of the other members of the Council or board of which the person is a member. No vote shall be recorded for a Council or board member who refrains from voting due to a conflict of interest. After the Council or board has completed consideration of the matter, the member may return and resume his or her duties as a member of the Council or board.
- D. A Council or board member who has a conflict of interest may vote notwithstanding the requirements and restrictions of this section if his or her participation is necessary to obtain a quorum or otherwise enable the Council or board to act and if he or she complies with the disclosure procedures under subsection A or B of this section.

8. Quasi-judicial decisions.

- A. *Duty to remain impartial.* Each Council and board member shall be and remain impartial when making any quasi-judicial decision. Any Council or board member who cannot be impartial in making a quasi-judicial decision shall follow the disclosure and recusal procedures in Section 7 of this Ethics Code.
- B. *No investigation or ex parte communications.* No Council or board member shall receive nor shall any Town employee or member of the public provide to any Council or board member any substantive oral or written information, except for legal advice, regarding a matter which is pending before the Council or board on which the member sits, and which is the subject of a quasi-judicial hearing before the Council or board, outside of the quasi-judicial hearing process. The term "quasi-judicial hearing process" includes, but is not limited to, preparations necessary for such hearing such as written staff reports, scheduling, agendas, proposed resolutions and ordinances, posting or publishing notice, and legal advice. The Town Attorney shall provide affected Council or board members advice on what constitutes a quasi-judicial decision.
- C. *Disclosure.* In the event a Council or board member shall inadvertently or unintentionally receive any substantive oral or written information outside of the quasi-judicial hearing process, as prohibited in this section, the Council or board member shall fully and completely disclose such substantive oral or written information received at the start of the quasi-judicial public hearing process. By making such full and complete disclosure, the Council or board member shall be deemed to be in compliance with the requirements of this section. Failure to make such full and complete disclosure shall be a violation of this section.

9. Advisory opinions.

- A. Any Council or board member may request from the Town Attorney an advisory opinion whenever a question arises as to the applicability of this Ethics Code to a particular situation. In determining whether or not a Council or board member has a conflict of interest, consideration may be given to the following:
 - 1. The purposes and provisions of this Ethics Code;
 - 2. Whether the potential conflict of interest would impede independence of judgment;

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3. The effect of the member's participation on public confidence in the integrity of the Council or board and of the Town government;
 4. Whether the member's participation is likely to have any significant effect on the ultimate disposition of the matter; and
 5. The member's fiduciary obligations to the Town.
- B. Should the Town Attorney at any time determine that he or she has a conflict of interest in carrying out the duties of this section, the Town attorney shall request that the Town Council appoint special counsel to undertake such duties. Special counsel must be engaged by a majority vote of the Council and his or her reasonable fees and expenses shall be paid by the Town.

10. Enforcement.

- A. *Council to enforce.* The Town Council shall have the responsibility for the enforcement of this Ethics Code and the Town's Charter as to Council and board members. The Council shall have the power to investigate any complaint and to initiate any civil action on behalf of the Town where it believes such action is appropriate. If the accused is a Council member, the procedures in Subsection 7.C. shall apply, except that the accused Council member may participate as a party in a hearing on a complaint under this section. Further, the Council shall have the power to appoint a hearing officer to carry out all duties assigned to the Council in this section, except that only the Council may impose sanctions under subsection I. of this section and determine whether to reimburse attorney fees under subsection K. of this section.
- B. *Verified complaint.* Any person who believes that a Council or board member has violated any of the provisions of this Ethics Code or the Charter and wishes to initiate proceedings on such alleged violation shall file a written complaint with the Town Clerk, who shall forthwith forward the complaint to the Council. The Town Clerk shall within ten days of a receipt of a complaint cause to be personally served a copy of the complaint to the Council or board member who is the subject of the complaint. The complaint must state in detail the facts of the alleged violation, must specify the provisions of this Ethics Code or the Charter alleged to have been violated, and must contain a sworn or verified statement signed by the complainant and stating under penalty of perjury that the information in the complaint is true and accurate, and that the complaint is filed in good faith and not out of malice or any other improper motive or purpose. Any complaint that does not contain such a signed statement shall be returned forthwith to the complainant without action.
- C. *Dismissal.* If the Council determines that the verified complaint does not allege facts sufficient to constitute a violation of this Ethics Code or the Charter, it shall dismiss the complaint and notify the complainant and the accused.
- D. *Investigation.* Following the receipt of a complaint or upon the receipt of other information, whether or not under oath, that provides a reasonable basis to believe that a violation of this Ethics Code or the Charter has been committed or that an investigation of a possible violation is warranted, the Council may cause an investigation to be made of the circumstances concerning the possible violation. An investigation shall be conducted by a special investigator, who shall be a qualified disinterested party recommended by the Town Attorney, and who shall be engaged by a majority vote of the Council. The reasonable fees and expenses of the special investigator shall be paid by the Town. Before invoking its investigatory powers, the Council shall approve a motion which shall state the nature and purpose of the investigation, the actions or activities to be investigated and the persons who are the subject of
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the investigation. The Council shall, within five days, serve a copy of the motion on the accused together with a notice informing the person that he or she is the subject of the investigation and a general statement of the applicable provisions for which violations are being investigated.

- E. *Special investigator.* The special investigator may interview witnesses and request documents that may be relevant to the investigation. Before completing the investigation, the special investigator shall provide the Council or board member against whom the complaint is made an opportunity to provide information concerning the complaint. Such information must be provided in writing. Upon completion of the investigation, the special investigator shall provide a written investigation report to the Council stating whether there is probable cause to believe the violation(s) alleged in the complaint occurred, whether the investigation revealed that there is probable cause to believe that different or additional violations of this Ethics Code or the Charter occurred, or recommending dismissal of the complaint, and the basis for the special investigator's conclusions. A copy of the investigation report shall be provided to the Council and served on the accused.
- F. *Dismissal or hearing.* Upon completion of the investigation, the Council shall review the investigation report and dismiss the complaint if it determines there was no violation of this Ethics Code or of the Charter. If the Council determines, based on the investigation report, that there is probable cause that a violation occurred, it shall by motion set a hearing date, time and place. The investigative report and notice of the hearing shall be served on the accused not less than thirty days prior to the hearing.
- G. *Hearing.* The mayor or mayor pro tem shall preside over the hearing on the complaint and shall determine all procedural issues with the assistance of the Town Attorney. The special investigator shall present the case against the accused. The accused may be represented pro se or by any person of the accused's choice. The hearing shall be conducted so as to provide fundamental fairness, although strict rules of procedure and evidence need not be followed. All witnesses shall be subject to cross-examination. Documentary evidence that can be reasonably authenticated shall be admitted for consideration. A violation of this Ethics Code or the Charter shall be proven by a preponderance of the evidence as determined by two-thirds of all the voting members of the Council. Upon finding that the accused violated this Ethics Code or the Charter, the Council may continue the hearing to discuss and, in its discretion, to receive additional evidence regarding the appropriate penalty.
- H. *Findings.* At the conclusion of the hearing regarding the alleged violation, the Council shall dismiss the charges or find that the accused violated this Ethics Code or the Charter. The Council shall serve on the accused a written findings and order within thirty days after conclusion of the hearing.
- I. *Sanctions.* Upon finding that a Council or board member has violated this Ethics Code or the Charter, the Council may impose an oral or written reprimand, a public censure, non-financial restorative justice measures, or other sanctions as the Council deems just and appropriate depending on the seriousness of the violation and any mitigating circumstances. The Council may also remove any board member from such person's appointed position. The Council may also remove a Council or board member from any committees, boards, or other special or ex officio appointments. If a hearing officer appointed by the Council issued the findings and order, the hearing officer may provide a recommendation regarding sanctions for the Council's consideration.
- J. *Service.* Service of any notice or other document pursuant to this section or this Ethics Code is complete upon mailing certified mail to the person's last known address, or upon personal service.

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- K. *Reimbursement of attorney fees.* If the final outcome of any complaint filed pursuant to this section is dismissal or in the event the Council or board member against whom a complaint is filed is found by the Council not to be in violation of the provisions of this Ethics Code or the Charter, then, in that event, the Council or board member may request and the Town may reimburse the Council or board member for any attorney fees actually expended by the Council or board member in his or her defense of the complaint, in an amount determined by the Council in its sole discretion, subject to appropriation. The Council or board member seeking such reimbursement of attorney fees as provided for herein shall file a complete and detailed request for reimbursement with the Council showing amounts expended and specific legal services received. The Council shall then review the request and determine its appropriateness hereunder. In the event the Council has determined by resolution to reimburse such fees, the Town shall reimburse such fees within 60 days of receipt of the request for reimbursement, subject to appropriation therefor.
- L. *Other actions not precluded.* Nothing in this section or this Ethics Code shall be construed to preclude other actions that may be available at law against a Council or board member for violations of this Ethics Code or the Charter.

11. Compliance with other laws.

The requirements of this Ethics Code shall be in addition to the applicable requirements of the Town Charter, the Town Code, the Colorado Constitution, and the laws of the state. To the extent any conflict exists between the requirements of this Ethics Code and the requirements of the Town Code, the Colorado Constitution, or the laws of the state, the more restrictive provision shall apply.

12. Conduct with Town Staff.

- A. For purposes of this section, "staff" shall mean employees of the Town, the Town Manager, and contract consultants performing services for the Town. "Staff" does not include the Town Attorney or the Town's Municipal Judge.
- B. In interacting with Town staff, Council members and board members shall:
1. Treat all staff members as professionals;
 2. Not disrupt staff in the performance of their duties;
 3. Not publicly criticize individual staff members;
 4. Direct all questions of staff through the Town Manager; and
 5. Not attend staff meetings unless invited by the Town Manager.
- C. Individual Council members and board member are prohibited from giving a direct order to any staff member, and from soliciting political support from any staff member for any Council member's or board member's campaign for any elected or appointed office.
- D. If a Council member wishes to discuss matters relating to Town operations and administrative services with Town staff, the Council member must first advise the Town Manager. The Town Manager
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may either arrange a time and place for the Council member to discuss the matter with the appropriate staff, or arrange for the appropriate staff to attend a Town Council meeting to discuss the matter with the entire Council, as appropriate.

E. Council members and board members may only request information from staff through the Town Manager. If, in the Town Manager's determination, more than 60 minutes of staff time per calendar week will be required to obtain or compile the requested information, the request will not be processed unless the matter is placed on the Town Council's agenda for consideration at an upcoming regular or special meeting. The Town Manager will proceed to direct staff to fulfill the request only if so directed by a vote of the majority of the Council present.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 88 - Windsor/Severance 4-H CWF Group Grant Request	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA, ICMA-CM
ACTION REQUESTED		
Unfortunately, a quorum was not met during the February 7th Citizen Advisory Board (CAB) Meeting. However, the CAB unofficially recommended with Management support to recommend that the Town Council take action on the grant request of \$500 for the Windsor/Severance 4-H CWF Group Grant Request and move to approve by motion of the consent calendar.		<u>Action Requested</u>
BRIEF SUMMARY		
Please see the summary attachment.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Unfortunately, a quorum was not met during the February 7th Citizen Advisory Board (CAB) Meeting. However, the CAB unofficially recommended with Management support to recommend that the Town Council take action on the grant request of \$500 for the Windsor/Severance 4-H CWF Group Grant Request and move to approve by motion of the consent calendar.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 4H Grant Request		



COMMUNITY GRANT REQUEST FORM

Requesting Organization: WINDSOR/SEVERANCE 4-H CWF GROUP

Contact Name: MICAH LAMBERT Phone: (970) 545-2195

Mailing Address: 11283 COUNTY RD. 78

City: EATON State: CO Zip: 80615

Please describe how the grant, if awarded, would be used and how this use relates to any of the Award Criteria in the Town's Grants to Community Organizations Policy:

See attached 4-H letter.

Amount Requested: \$500.00

Has the Town of Severance contributed to the Requesting Organization in the past? ☐ No ☒ Yes

If yes, what amount(s) and when? \$500.00 (4/2022)

Please attach a detailed accounting of how the funds were used and describe how the funds benefitted the community:

Funds were used towards helping local youth go on a leadership trip to Washington DC. Youth were given history-based leadership tours of our national monuments. Youth come back with a wealth of leadership knowledge to utilize within our local community.



Please list your organization's top five funding sources (corporate, government, and individual contributions) and the amounts received from these sources in each of the last two complete fiscal years for your organization:

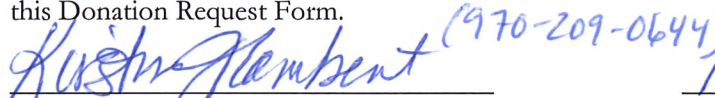
Organization	Amount Received
West Plains	\$500.00
Norgen	\$500.00
Ault Feedmill	\$500.00
Dairy Tech	\$500.00
Goodwinol	\$500.00

Does the IRS classify the Requesting Organization as a 501(c)3 organization? ☐ No ☒ Yes ☐ n/a

Please attach the following information:

1. Most recent year's actual income and expenses for the organization and for the specific event or project for which the funds will be used.
2. Most recent budget for the organization and for the specific event or project for which the funds will be used.
3. Names and addresses of all board members, including designated officers.
4. Any other documents that will support the application.

The undersigned hereby certifies that a) the information in this application and supporting documents are correct to the best of his/her knowledge, and b) the Internal Revenue Service 501(c)3 determination, if applicable, has not been revoked, canceled, or modified; and c) funds will be used for the projects outlined in this Donation Request Form.

 (970-209-0644)
 Signature FOR MICAH LAUBERT (MINOR) Date 1/9/24

Along with this application, please include a brief description of the Requesting Organization (including its mission & leadership) and any other information relevant to this request.

For Management Use Only

Amount Requested: _____

☐ 1st Time Request

☐ Annual Request

Date Filed: _____

☐ Approved

☐ Denied



1/1/24

Dear Sponsor,

I am one of 7 participants in the 2026 Windsor/Severance Citizenship Washington Focus 4-H group. We are all very excited to attend the 4-H National Convention in 2026 along with visiting historical sites on the Eastern Coast of the United States.

The total cost to each individual is approximately \$3000.00. For our fund raiser the group provides concessions at the Colorado Farm Show in Greeley, which is held every year in January.

We are hoping to have sponsors such as you to assist us with contributions to defray our costs for the trip.

Thank you in advance for your consideration of a contribution to our group. We would like to invite you to attend the Colorado Farm Show at Island Grove Park, January 23-25, 2024. As a sponsor, your name will be displayed on a donor recognition sign.

Sincerely,

Micah Lambert

Make Checks Payable to:
Windsor/Severance CWF 4-H Group
11283 County Road 78
Eaton, CO 80615
Non-Profit Tax ID # : 84-0955268

4-H CLUB OR GROUP BUDGET

A budget for each 4-H club or group is required for chartering if the 4-H club or group accepts or disburses any money. The budget can be as simple or complex as needed in order for 4-H club or group members to clearly understand how 4-H club or group funds are received and spent. All budgets should be approved annually by the 4-H club or group membership and a copy needs to be provided to the county Extension office.

4-H Club OR Group Name: Windsor Severance CWF

Start Date 7/1/23 **to End Date** 6/30/24

Total Opening Balance: 16126.10

ESTIMATED INCOME (SOURCE, USE, PURPOSE)	BUDGETED	ACTUAL
Colorado Farm Show	\$15,000.00	\$15,718.64
Donations	\$5,000.00	\$4640.00
Total Income	\$ <u>22,000.00</u>	\$ <u>20,358.64</u>

ESTIMATED EXPENSES (DESCRIBE)	BUDGETED	ACTUAL
supplies	\$3,000.00	\$4238.77
educational activities/Events	\$12500.00	\$26150.00
Total Expenses	\$ <u>15,500.00</u>	\$ <u>30,388.77</u>
Closing Balance	\$ <u>6,500.00</u>	\$ <u>6095.97</u>

We certify that this budget was approved by the club or group members on (date): 8/18/23

President's Signature and Date: Kelly Piaz 08/18/23

Treasurer's Signature and Date: Rebecca Hirsch 08/18/23

Club or Group Leader's Signature and Date: Kelly Piaz 08/18/23

Colorado 4-H Organization Financial Report
Year Beginning July 1, 2022 - Year Ending June 30, 2023

4-H Club Name: Windsor Severance CWF
Employer Identification Number (EIN): 84*0955268
Organizational Leader: Kelly Paiz
Treasurer: Rebecca Hirsch

List ALL financial accounts: checking, savings, money market, etc;

Include all account details: Financial Institution	Account Number	Account Type (Savings/Checking)	Starting Balance (ending balance from last year's report June 30, 2022)	Ending Balance as of June 30, 2023
Bank of Colorado	2700665835	Checking	26,156.23	16,126.1
Bank of Colorado	2704045535	Savings	3,049.47	3,082.22
			0	0
			0	0
Totals			29,205.7	19,208.32

Persons authorized to sign checks, deposit and withdraw funds. **Two signatures are required.**

Rebecca Hirsch
 Kelly Paiz

Financial Summary

Annual Income		Total Starting Balance
Activity/Event fees	0	29,205.7
*Donations/Grants/Contributions	4,640	
**Fundraising	15,718.64	
4-H Membership Dues/Fees	0	
Awards/Scholarships	0	
Investment Income (Interest)	32.75	

Other (list below)	
cash used for farm show	850
	0
	0
Other Total:	850

Total Income 21,241.39

Annual Expenses

Educational Activities/Events	26,150
Supplies	0
4-H Membership Dues/Fees	0
Fundraising Expense	4,238.77
Scholarships/Monetary Awards	0
Recognition/Trophies/Non-monetary Awards	0
Bank Fees	0

Other (list below)	
returned farm show cash	850
	0
	0
Other Total:	850

Total Expenses 31,238.77

Total Ending Balance
19,208.32

*Did you have one or more donation that grossed over \$5,000 (yes or no)?

no
 yes

**Did you have one or more fundraiser that grossed over \$5,000 (yes or no)?

If you answered YES to either of the above questions, list the event/person and amount raised/given below:

Name of Event or Donor	Description of Event/Donor gift	Date(s)	Amount
Colorado Farm Show	Food Booth	1/23-1/26/23	15,718.64
			0
			0
			0

We believe the above information to be an accurate and correct accounting of 4-H funds. We understand that Colorado State University has the legal authority, under federal and state law, to request and obtain information, freeze, and designate authorized signatures in regard to 4-H accounts in the event of suspicious activity.

Rebecca Hirsch
Authorized Signature (1) 8/18/23

Date

Kelly Paiz
Authorized Signature (2) 8/18/23

Date

Colorado State University Extension is an equal opportunity provider | Colorado State University Extension es un proveedor que ofrece igualdad de oportunidades

Colorado State University does not discriminate on the basis of disability and is committed to providing reasonable accommodations | Colorado State University no discrimina por motivos de discapacidad y se compromete a proporcionar adaptaciones razonables.

CSU's Office of Engagement and Extension ensures meaningful access and equal opportunities to participate to individuals whose first language is not English | Office of Engagement and Extension de CSU garantiza acceso significativo e igualdad de oportunidades para participar a las personas quienes su primer idioma no es el inglés

<https://col.colstate.edu/OWMJA>



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 94 - Resolution 2024-09R: A Resolution of the Town of Severance Town Council Approving, with Conditions, a Use by Special Review to Operate an Outdoor Storage and Enclosed Mini-Storage Facilities Business on Real Property Located within the Town of Severance, Commonly known as 10845 County Road 74.	Shani Porter, Town Planner	Shani Porter, Town Planner
ACTION REQUESTED		
1. Move to approve Resolution 2024-09R with Conditions 2. Move to deny Resolution 2024-09R 3. Take no action		<u>Resolution</u> <u>Site Plan</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Use by Special Review application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace the majority of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74.		
PUBLIC SUPPORT/CONCERN		
See attached email and comments		
ANALYSIS AND RECOMMENDATION		
Town Staff and the Planning Commission has reviewed the application for the Use by Special Review and finds it consistent with Town of Severance Comprehensive Plan and Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Staff Report 2.13.24 2. Severance Storage Vicinity Map 3. Severance Storage Town Review 8th Submittal 4. Updated Site Plan_Severance Storage_12162022 5. SPO PC Comments Tom Peterson 10.18.23 6. SPO Email Severance Storage 7. Reso 2024-09R TC USR Severance Storage		



COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

Land Use Process: Site Plan and Use by Special Review

Report Date: February 13, 2024

Location and Vicinity Map: 10854 WCR74/Harmony Road

Property Location



PUBLIC NOTIFICATION AND REFERRALS

As part of the overall development of the property Notice of the Planning Commission and Town Council public hearing was mailed to all property owners within 500 feet of this proposed project.

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing.

Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Great Western Trail Association
- ✓ Platte Valley REA\EXCEL
- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

The Site Plan application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace most of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74.

OVERALL STAFF COMMENTS

TOWN PLANNER

Town Staff has reviewed the Site Plan and finds it consistent with the Town of Severance Comprehensive Plan and the Land Use Code specific to Town Core.

TOWN MANAGEMENT

No further comments currently.

TOWN ENGINEER

The Town Engineer has reviewed the Final Plat and offered comments that the applicant has addressed or modified the site plan for compliance.

TOWN TRAFFIC ENGINEER

No further comments currently.

TOWN ATTORNEY

The Town Attorney has reviewed the Final Plat and offered comments that the applicant has addressed.

PUBLIC WORKS

No further comments currently.

POLICE

No further comments currently.

TOWN BUILDING DEPARTMENT

No further comments currently.

OTHER REFERRALS

No further comments currently.

STAFF RECOMMENDATION

Town staff and the Planning Commission has reviewed the Site Plan and Use by Special Review application and requests that the Town Council recommend approval.

Severance Storage Vicinity Map





Town of Severance Review Comments

Date: 5.2.2022 Resubmitted: 8.31.2022, 12.19.22, 4.28.23, 6.23.23, 7.25.23

Project Name/Contact: Severance Storage Annex-Zoning-Concept/ Tony Ollila

Project Address: Near E. Harmony Road & Railroad Ave Intersection

Customer: 270 - Severance Storage

Review Number: 8th Submittal

Project Coordinator: Shani Porter, 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	All Staff Redlines to be addressed.	Resolved?
Notes	Please address all remaining redlines/memos from Staff - Engineering - Legal - Planning	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	All comments addressed with this submittal	
Notes	No further comment	
Item 2	Annexation Agreement	Resolved?
Notes	Annexation Agreement must be finalized prior to Public Hearings. Please see Legal Item # 2 below.	☒ YES ☐ NO

Applicant Response	Legal Item #2 below is addressed	☐ SEE ATTACHED
Notes		
Item 3	Development Agreement	Resolved?
Notes	Development Agreement must be finalized prior to Public Hearings for Site Plan. Please see the attached template Development Agreement; please fill out the applicant information and return it with the next resubmittal package.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Communication with Abdul and Keith have confirmed that the Development Agreement will be reviewed and contemplated after the annexation, zoning and subdivision are complete and approval of the Development Agreement will be part of the Final Site Plan review. Applicant acknowledges the town provided draft Development Agreement as an example only at this point.	
Notes	No further comment at this time, DA to be completed and reviewed with Site Plan.	
Item 4	Annexation Map	Resolved?
Notes	Please see attached Civil (Civil item #3)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Annexation Map. All comments are addressed	
Notes	No further comments	
Item 5	Zoning Map	Resolved?
Notes	Please see attached Civil (Civil item #1)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Zoning Map. All comments are addressed	
Notes	No further comments	
Item 6	Subdivision Map	Resolved?
Notes	Please see attached Civil & Legal (Civil Item #2 & Legal item #3)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Subdivision Map. All comments are addressed	
Notes		
Item 7	Site Plan	Resolved?
Notes	Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	OK. Both Planning and Civil memo comments have been addressed	
Notes	Site Plan to be reviewed with Final Site Plan submittal	
Item 8	Traffic	Resolved?
Notes	Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	OK. Traffic Engineering Items #2 and #5 have responses in the traffic portion of this letter below.	

Notes	No further comments, all comments addressed	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 9	Building Department Comments	
Notes	Please reach out to Abdul Barzak abarzak@townofseverance.org and provide availability to set a meeting with the Town's Building Department to go over Phase 2 of the Site Plan so comments can be incorporated into the resubmittal.	
Applicant Response	A call was conducted with Abdul and Russ Weber on 2/27/23 which successfully clarified all building department comments. Further, specific responses are below in the corresponding building department comment sections.	
Notes	No further comment, all comments addressed	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 10	Stakeholder/Referral Comments	
Notes	Applicant to resolve all remaining Stakeholder/referral comments. Current Outstanding Comments - Windsor Severance Fire Rescue - Great Western Trail Authority - SafeBuilt - Severance Police Department	
Applicant Response	- Windsor Severance Fire Rescue comments about the second emergency access have been resolved per Sandi Friedrichsen's email on 1/26/23 - Great Western Trail Authority's comments have been incorporated and will be captured in the coming Development Agreement and have been added to the site plan. - SafeBuilt comments have been addressed as we understand the spacing requirements. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required building spacing. - Severance Police Department fencing comments have been incorporated. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required fencing.	
Notes	WSFR = No further comments SafeBuilt = No further comments SPD = No further comments GWTA = Comments to be incorporated into future Development Agreement for Site Plan	

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

Item 1	No Additional Comments at this Time.	Resolved?
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Notes	No Additional Comments at this Time.	☒ YES
Applicant Response	OK	☐ NO
		☐ SEE ATTACHED

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

Item 1	Subdivision Map	Resolved?
Notes	Label all streets; Label all parcel lines being vacated; Label all adjacent lots and landowners; Ensure Parcel Description is correct. See Engineering/ Legal Redlines	☒ YES
Applicant Response	See attached responses and updated Subdivision Map	☐ NO
Notes	No Further Comments	☐ SEE ATTACHED
Item 2	Rezone Map	Resolved?
Notes	Ensure Parcel Description is correct; Include all reception numbers; In addition to labeling all adjacent zoning, and subdivision names, please include existing uses; Label all streets. See Legal Redlines	☒ YES
Applicant Response	Comments have been incorporated on updated Rezone Map	☐ NO
Notes	This has not been addressed. Please include the zoning and land uses for the adjacent lots.	☐ SEE ATTACHED
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	No further comments	
Item 3	Annexation Map	Resolved?
Notes	Label all streets; Show and label the contiguous boundary of the City limits next to the boundary of the area proposed for annexation; Label ownership and subdivision lot and block on adjacent property; Wasn't able to verify length of contiguous boundary with dimensions provided. See Engineering/ Legal Redlines	☒ YES
Applicant Response		☐ NO
Notes	No Further Comments	☐ SEE ATTACHED
Item 4	Rezone Request Letter	Resolved?
Notes	1. In your Rezone Request Letter, please address how the rezoning meets the intent of the zoning district considered and how it meets the goals and objectives of the comprehensive plan. The narrative should also address consistency with the surrounding zoning and how the proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. 2. In your Rezone Request Letter, you mentioned storage facilities and outdoor storage being an	☒ YES
		☐ NO
		☐ SEE ATTACHED

	encouraged use in the Town Core zoning district. This is not the case and is a land use that will require an additional review.	
Applicant Response		
Notes	No Further Comments	

Civil Engineering – Brad Curtis P.E , Northern Engineering

Item 1	Refer to attached REDLINES for ReZone Map	Resolved?
Notes	Refer to attached Legal REDLINES for ReZone Map	☒ YES
Applicant Response	See updated Rezone Map	☐ NO
Notes	Refer to attached REDLINES for ReZone Map (01.27.2023)	☐ SEE ATTACHED
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map, dated 02.13.2023	
Applicant Response	See updated Rezone Map	
Notes	No Further Comments (7.3.2023)	
Item 2	Refer to attached REDLINES for Subdivision Map	Resolved?
Notes	Refer to attached REDLINES for Subdivision Map	☒ YES
Applicant Response	See updated Subdivision Map	☐ NO
Notes	Refer to attached REDLINES for Subdivision Map (01.27.2023)	☐ SEE ATTACHED
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map, dated 02.13.2023	
Applicant Response	See updated Subdivision Map	
Notes	No Further Comments (7.3.2023)	
Item 3	Refer to attached REDLINES for Annexation Map	Resolved?
Notes	Refer to attached REDLINES for Annexation Map	☒ YES
Applicant Response	See attached responses and updated Annexation Map	☐ NO
Notes	Refer to attached REDLINES for Annexation Map (01.27.2023)	☐ SEE ATTACHED
Applicant Response	See updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map, dated 02.13.2023	

Applicant Response	See updated Annexation Map	
Notes	No Further Comments (7.3.2023)	
Item 4	Site Plan Resubmittal	
Notes	Though this is submittal #05, the updated Site Plan is only in the second iteration of review. Please refer to the attached LETTER for comments and questions. (01.27.2023)	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Responses have been provided on the LETTER directly. The Final Site Plan will also be submitted and reviewed as it's own process after the Rezoning, Annexation and Subdivision are complete to ensure all of these comments are incorporated before Site Plan approval.	
Notes	No further comments from Engineering as it relates to the Site Plan. Please refer to the attached LETTER for comments and questions (05.25.2023)	
Item 5	Preliminary Drainage Report	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please refer to the attached LETTER and REDLINES for comments and questions. (01.27.2023)	
Applicant Response		
Notes	Please refer to the attached LETTER regarding Final Drainage Report (05.25.2023). Comments include: a. Section III.C.4: According to the detention pond calculations in Appendix 2, the water quality and detention volume were calculated from Modified FAA method; Section IV.A.3: How are you over-detaining for the new buildings that do not drain towards the detention ponds? In Appendix 2, the total release rate for Ponds A and B is 1.42 cfs. This is equivalent to the historic 10-year release rate as mentioned throughout your report. This leads the conclusion that Ponds A and B are not over-detaining for the new buildings in Parcels 2 and 3. If they were being over-detained, the combined release rate from Ponds A and B should be less than 1.42 cfs (1.42 cfs - the undetained flows from the new buildings = the total allowable release rate from Ponds A and B). Alternate: If you can prove the flows from the new buildings in Parcels 2 and 3 will "Beat the Peak" from The Slough, then we have no concerns with the new buildings being released undetained.	

Applicant Response	Refer to Section IV.A.1.3 of the report - "There are 3 new future buildings proposed on Parcels 2 and 3. The increased imperviousness created by these new buildings, which is not significant, has been included in the calculations for the proposed water quality/detention ponds. Therefore, the detention ponds are "over detaining" to account for the new buildings that do not drain to the ponds." The total runoff from the redeveloped basins "A" and "B" has been slightly adjusted to account for the new buildings, increasing the 10-yr historic from 1.42 cfs to 1.46 cfs. The historic flow rate and hence release rate of the pond is not directly related to the storage volume calculated to overdetain the additional buildings, ie the volume of water stored does not determine the rate at which it is released. Therefore, the outlet design calculations for the ponds total the historic release rate seen from this portion of the property at 1.46 cfs. The Pond B design was slightly modified for an increase in the WSE of 0.30' to 4871.20 and an increase in the release rate from 0.70 cfs to 0.73 cfs.	
Notes	No Further Comments (7.3.2023)	

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

Item 1	See attached Memo	Resolved?
Notes	Please see memo dated Feb 4, 2022	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Comment No. 1 Within the Proposed Mitigations section, JR noted that the Town of Severance does not have plans to widen 4th Avenue in this area due to right-of-way constraints. Response to Comment: The revised TIS now reflects that 4th Avenue near the proposed development will not be widened due to right-of-way constraints. Comment No. 2 A potential mitigation along 4th Avenue is modifications to striping to provide sufficient left turn storage into the storage site. Response to Comment: The revised TIS includes the recommendation for a eastbound left-turn lane as well as a southbound to eastbound acceleration lane. This would be accomplished through a restriping of the roadway. Comment No. 3 The TIS indicates that a 4% growth rate was applied to 2022 background traffic and a 3% growth	

	rate was applied to 2042 background traffic. Recommend revising these growth rates to 5% in accordance with the Town's latest standards. Response to Comment: The revised TIS now uses a 5% annual growth rate.to arrive at future year peak-hour and daily traffic volumes.	
Notes	No further comment	
Item 2	Section I	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Section I includes a recommendation for an eastbound (EB) acceleration lane. The acceleration lane will conflict with the existing EB left turn lane onto 3rd Avenue.	
Applicant Response	The recommendation for an eastbound acceleration lane has been revised in the report to be an eastbound left-turn lane only.	
Notes	No further comment, revised to meet standards	
Item 3	Missing Page	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Figure 11 "Total 2042 Volumes" (page 21) is missing.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 4	Multi-Modal Transportation	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The TIA does not include sections for pedestrians, bicycles and transit.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 5	Second Site Access	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	There are discussions of providing a second site access along E Harmony Road. The access would be for emergency purposes only and will require a variance request from the Town's criteria on access spacing. Please submit a variance request letter to the Town for review.	
Applicant Response	There are no new accesses being proposed. There is an existing emergency access gate that will remain in place and this existing emergency access gate satisfies Windsor-Severance Fire Dept as well. Requested variance letter will not be needed.	
Notes	Existing Access will be utilized as an emergency secondary access, no variance is needed. Windsor Severance Fire Rescue has approved this secondary (emergency only) access.	

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

Item 1		Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Coming up on the 180-day deadline for petition signature validity. Applicant is strongly advised to get a new Petition on file with updated signatures and circulator affidavit. The reason for this is because someone could challenge the annexation on the basis that signatures are stale and, as a result, procedurally, we could not find the petition was in substantial compliance with the Act. A few minor comments to the map. See annotated map for specific comments.	
Applicant Response	A new, signed petition is included with this submittal	
Notes	Annexation map comments addressed. New Petition submitted. No further comments.	
Item 2		Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Par. 12: "feed" should be changed to "feet" Additional edits also suggested. See attached agreement for specific comments. TAO would have made these edits to word document, but submittal only contained a pdf. One point of clarification: is the annexation of the Property also contingent on successful rezone of Lot 1, Johnson Sub to Town Core? Or is that something that Applicant feels should be kept independent? If the rezone of Lot 1, Johnson Sub is tied to the annexation, however, then we'll need to address it in the annexation agreement.	
Applicant Response	Annexation is contingent on successful rezone of Lot 1 to Town Core	
Notes	Noted. Please see attached	
Applicant Response	See included, updated Annexation Agreement	
Notes	A few, very minor (formatting) edits to the Annexation Agreement.	
Applicant Response	Applicant is OK with formatting edits made	
Notes 7.25.23	No further comments	
Item 3		Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	Applicant's surveyor has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4 th MS plat submittal. This is unacceptable and results in a waste of everyone's time. All prior comments are hereby restated as is fully set forth herein. Refer to prior and current annotated plats for comments.	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	

Notes	A few minor comments. See attached annotated plat for specific comments.	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	The floodway restriction note on the cover sheet has an error in the conjunctive sentence shown in yellow highlight: "and no changes or alterations affecting he the hydraulic characteristics . . ." That's obviously meant to be a "the." Other than that small revision to be made, plat otherwise looks great. No further comments.	
Applicant Response	Updated plan attached	
Notes 7.25.23	No further comments	
Item 4	Rezone Map	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	See annotated map for Comments	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	Rezone map comments have been addressed.	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 5	Site Plan	
Notes	TAO will review site plan in conjunction with formal submittal of use by additional review request and MS re-submittal, and then only after annexation/zoning matters are completely addressed. The site plan (which is only in its 2 nd iteration) should be premised on the proposed subdivision being approved, not prior sub conditions. E.g., it still refers to old parcel descriptions and an existing access easement that would go away if MS is approved. It also shows old lot lines.	
Applicant Response	OK. Final Site plan will be reviewed and approved after Annexation, Rezone and Subdivision.	
Notes	No further comments.	

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

Item 1	Confirmation	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Is the applicant requesting any new water or sewer service? Still only one entrance?	
Applicant Response	No request for new water or sewer service. Yes, still only one entrance	

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	See attached	Resolved? ☒ YES
Notes	See attached comment received 1/4/2022	

Applicant Response	Comments have been incorporated and responded to directly on the PDF copy of the email that contains the comments.	☐ NO ☐ SEE ATTACHED
Notes 4.28.2023	No Further Comment	

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	Building Separation	Resolved?
Notes	These building are classified as S1 Occupancies (Storage) Table 602 of the International Building Code requires a minimum 10 foot fire separation from a property line or a fire protection rating when located less than 10 feet. To determine the fire rating between buildings located on the same lot, section 705.3 assumes an imaginary line between buildings. This would require buildings on the same lot to maintain a minimum 20 foot separation or have a fire rating. Per table 601 a 1-hour fire rating would be required between the existing storage buildings and buildings D and E due to only having a 10 foot separation as shown on the site plan (Sheet 3 attached). An exception would be that if the two existing buildings and the one new building located on the West side of the existing lot (3638 square feet and 2228 square feet and the new 3400 square feet) and the two new buildings D and E have a total aggregate area that does not exceed the allowable area of table 506.2 for an S1 occupancy of a type II-B construction (26,000 square feet) I calculate the total of these building to be 38,466 square feet. Therefore, a fire resistive rating of one hour must be provided with exposure from both sides of the exterior wall (Per section 705.5) for buildings located less than 20 feet between buildings. A Fire resistance rating may be constructed to separate both the new and existing buildings in a way to limit the allowable area to 26,000 square feet.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	2 buildings will conform to the adopted codes at the time The allowable area for a type II S-1 building is 17,500 SF. With frontage increases this is approximately 26,250 SF, calculated using the 2021 building code method of frontage increases where between 50 and 75% of the building perimeter has a frontage of 30 feet or greater for a frontage increase factor of 50%. 810 of the 1600 feet of exterior building perimeter from buildings C, E, and the two existing structures has a frontage of 30 feet or greater. The 2021 building code method is assuming 2021 codes or later will be adopted at the time of phase 2 construction. All future phase of construction and exterior rated walls are anticipated with the design.	

	The aggregate area shall be used for buildings C, E, and the two existing structures for a total area of 23,200 SF. This is subject to future codes at the time of phase 2 construction. Building D will have the east wall rated as required by codes at the time of phase 2 construction per section 705.3 and 705.5	
Notes	This is an unusual request to use a building code (2021 IBC) when we have adopted the 2018 IBC and will be skipping a code cycle. They will Need to design and comply with the 2018 IBC as adopted today.	
Applicant Response	RESPONSE: Under the 2018 building codes, both buildings D and E will require a rated wall per section 705.3 and 705.5. This was anticipated with the overall site design. Future phase 2 buildings will comply with applicable codes at the time of design, permitting, and construction which may include future code updates and changes as required.	
Notes 12.19.2022	A pre-submittal meeting would be best to make sure they understand the requirements for the separation between buildings that are existing and new.	
Applicant Response	Per our coordination call on 2/27/23: The allowable area calculation including an area increase complies with the maximum allowable area of table 506.2 and section 506.3 for frontage increase per section 705.3 for buildings on the same lot. This pertains to buildings B, C and the two existing buildings. The east wall of building D will have a 2 hour rating as required by 602 and 705.3 to establish the required fire separation between the new building and the existing buildings.	
Notes 5.1.2023	No Further Comment	

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,

A handwritten signature in black ink, appearing to read 'Abdul Barzak', with a stylized flourish at the end.

Abdul Barzak

Town Planner

abarzak@townofseverance.org

Town of Severance

3 South Timber Ridge Parkway

PO BOX 339

Severance, CO 80546

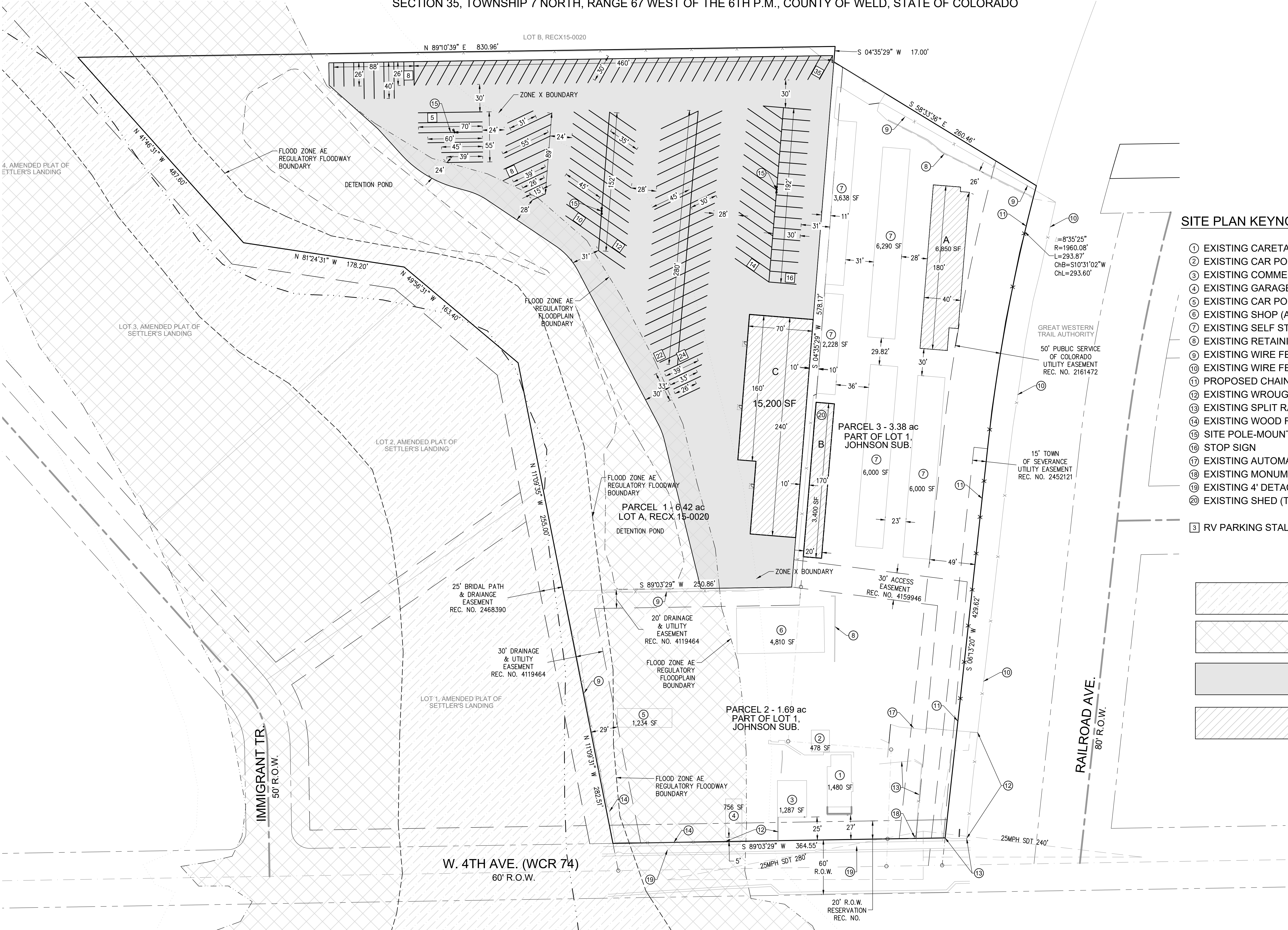
970-692-1556

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

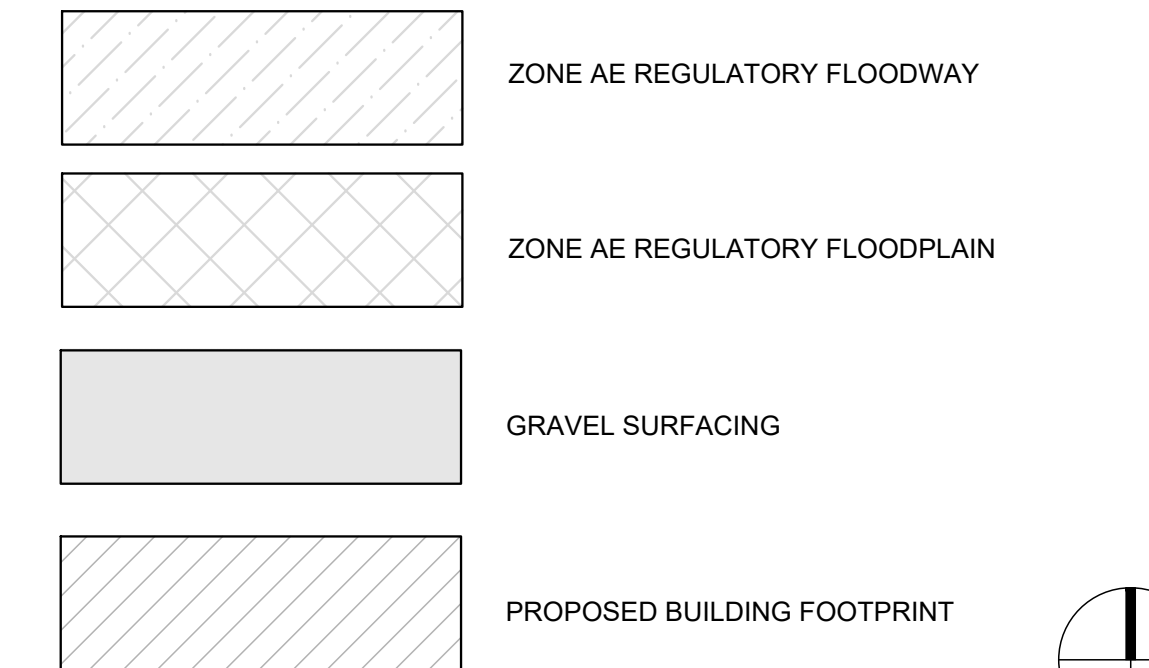
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SITE PLAN KEYNOTES

- ① EXISTING CARETAKER RESIDENCE
- ② EXISTING CAR PORT (ACCESSORY BUILDING)
- ③ EXISTING COMMERCIAL SERVICES BUILDING
- ④ EXISTING GARAGE (ACCESSORY BUILDING)
- ⑤ EXISTING CAR PORT (ACCESSORY BUILDING)
- ⑥ EXISTING SHOP (ACCESSORY BUILDING)
- ⑦ EXISTING SELF STORAGE WAREHOUSE BUILDING
- ⑧ EXISTING RETAINING WALL
- ⑨ EXISTING WIRE FENCE TO REMAIN
- ⑩ EXISTING WIRE FENCE TO BE REMOVED
- ⑪ PROPOSED CHAIN LINK FENCE, 6' HEIGHT
- ⑫ EXISTING WROUGHT IRON FENCE, 4' HEIGHT
- ⑬ EXISTING SPLIT RAIL FENCE, 3' HEIGHT
- ⑭ EXISTING WOOD FENCE, 6' HEIGHT
- ⑮ SITE POLE-MOUNTED LIGHT
- ⑯ STOP SIGN
- ⑰ EXISTING AUTOMATIC SLIDING GATE
- ⑱ EXISTING MONUMENT SIGN
- ⑲ EXISTING 4' DETACHED SIDEWALK
- ⑳ EXISTING SHED (TO BE REMOVED)

③ RV PARKING STALL COUNT



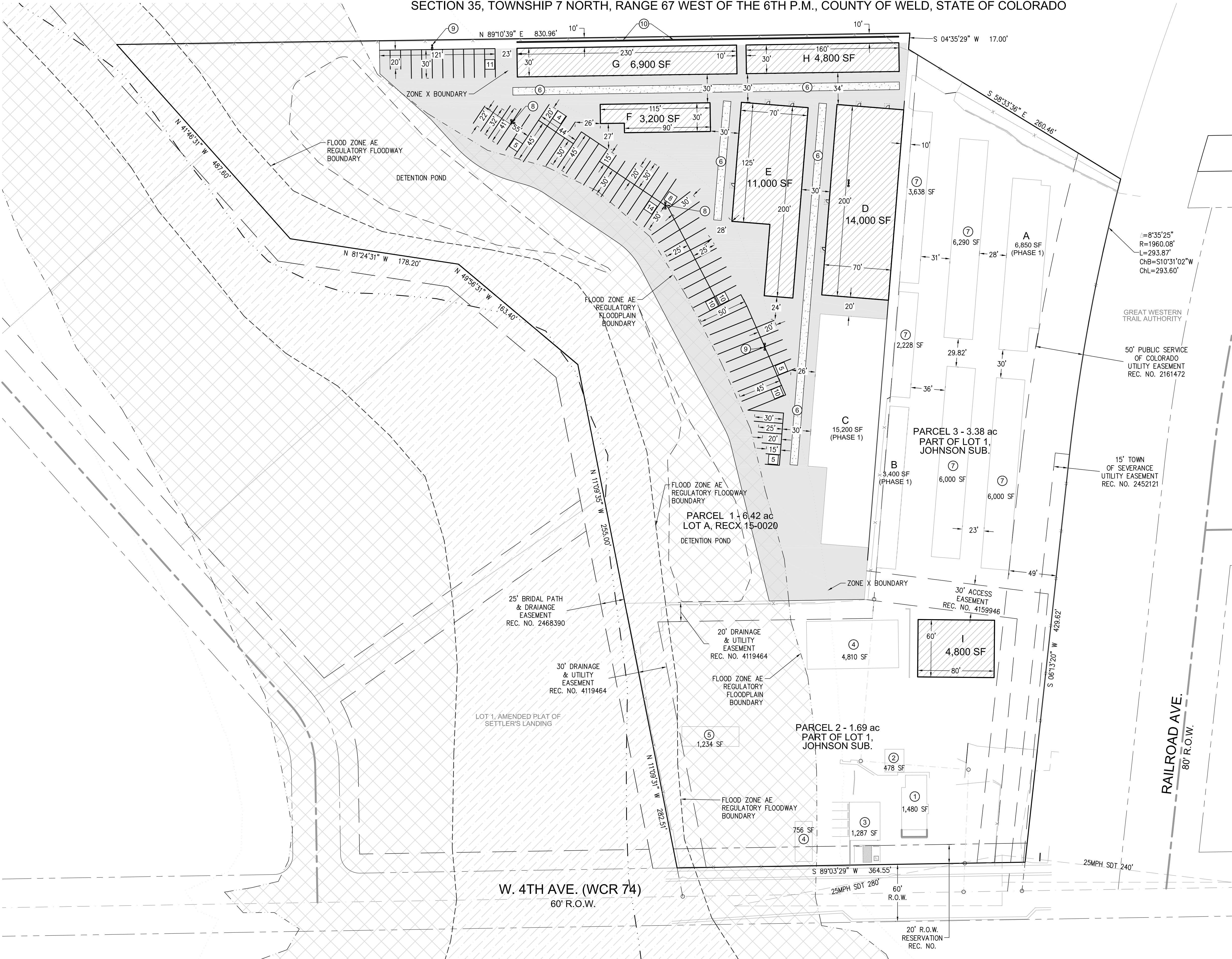
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 15, 2022
SITE PLAN - PHASE 1

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

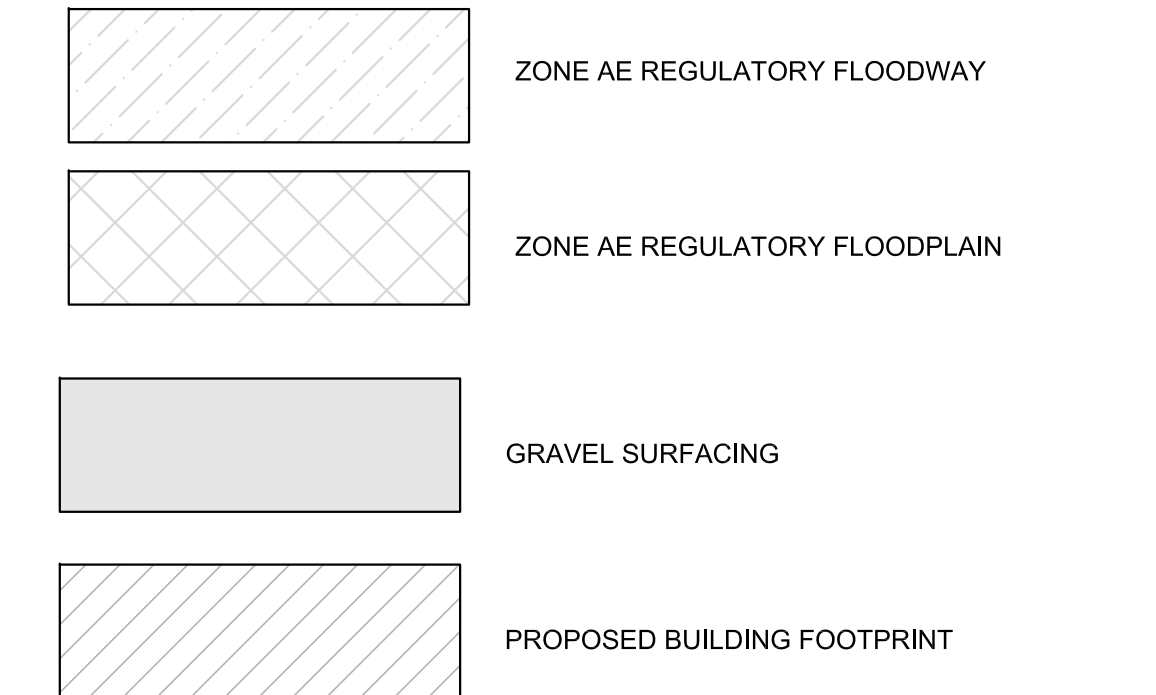
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SITE PLAN KEYNOTES

- ① EXISTING CARETAKER RESIDENCE
- ② EXISTING CAR PORT (ACCESSORY BUILDING)
- ③ EXISTING COMMERCIAL SERVICES BUILDING
- ④ EXISTING GARAGE (ACCESSORY BUILDING)
- ⑤ EXISTING CAR PORT (ACCESSORY BUILDING)
- ⑥ CONCRETE PAN, 8'
- ⑦ EXISTING SELF STORAGE WAREHOUSE BUILDING
- ⑧ EXISTING SITE POLE-MOUNTED LIGHT (PHASE 1)
- ⑨ SITE POLE-MOUNTED LIGHT
- ⑩ RETAINING WALL - SEE DETAIL SHEET 5

③ RV PARKING STALL COUNT



North
GRAPHIC SCALE
0 25 50
1 INCH = 50 FEET

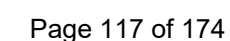
Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 3, 2022
SITE PLAN - PHASE 2

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



DECEMBER 15, 2022
GRADING PLAN - PHASE 1
3

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



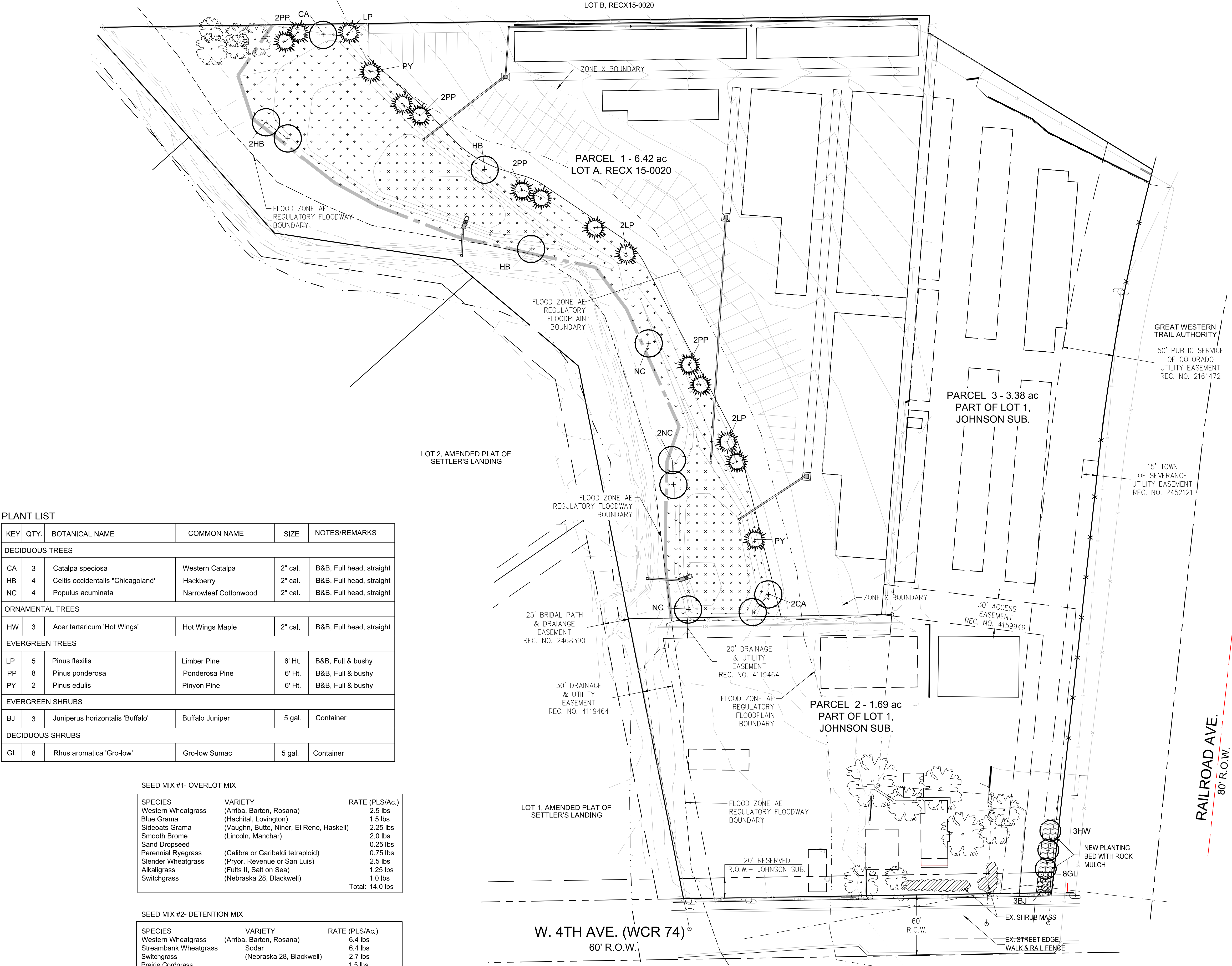


SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES					
CA	3	Catalpa speciosa	Western Catalpa	2" cal.	B&B, Full head, straight
HB	4	Celtis occidentalis 'Chicagoland'	Hackberry	2" cal.	B&B, Full head, straight
NC	4	Populus acuminata	Narrowleaf Cottonwood	2" cal.	B&B, Full head, straight
ORNAMENTAL TREES					
HW	3	Acer tartaricum 'Hot Wings'	Hot Wings Maple	2" cal.	B&B, Full head, straight
EVERGREEN TREES					
LP	5	Pinus flexilis	Limber Pine	6' Ht.	B&B, Full & bushy
PP	8	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B, Full & bushy
PY	2	Pinus edulis	Pinyon Pine	6' Ht.	B&B, Full & bushy
EVERGREEN SHRUBS					
BJ	3	Juniperus horizontalis 'Buffalo'	Buffalo Juniper	5 gal.	Container
DECIDUOUS SHRUBS					
GL	8	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 gal.	Container

SEED MIX #1- OVERLOT MIX

SPECIES	VARIETY	RATE (PLS/Ac.)
Western Wheatgrass	(Arriba, Barton, Rosana)	2.5 lbs
Blue Grama	(Hachital, Lovington)	1.5 lbs
Sideoats Grama	(Vaughn, Butte, Niner, El Reno, Haskell)	2.25 lbs
Smooth Brome	(Lincoln, Manchar)	2.0 lbs
Sand Dropseed		0.25 lbs
Perennial Ryegrass	(Calibra or Garibaldi tetraploid)	0.75 lbs
Slender Wheatgrass	(Pryor, Revenue or San Luis)	2.5 lbs
Alkaligrass	(Fults II, Salt on Sea)	1.25 lbs
Switchgrass	(Nebraska 28, Blackwell)	1.0 lbs
Total:		14.0 lbs

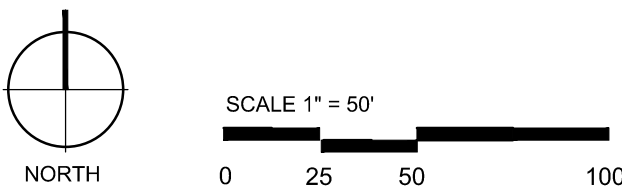
SEED MIX #2- DETENTION MIX

SPECIES	VARIETY	RATE (PLS/Ac.)
Western Wheatgrass	(Arriba, Barton, Rosana)	6.4 lbs
Streambank Wheatgrass	Sodra	6.4 lbs
Switchgrass	(Nebraska 28, Blackwell)	2.7 lbs
Prairie Cordgrass		1.5 lbs
Canada Wildrye	Manadan	.25 lbs
Inland Saltgrass	LK517	.25 lbs
Torrey's Rush		.25 lbs
Baltic Rush		.25 lbs
Total:		18.0 lbs

LEGEND

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EXISTING TREE (NOT SURVEYED)
	ROCK MULCH
	SEED MIX #1
	SEED MIX #2
	STEEL EDGER
	SEEDING LIMIT

CONCEPTUAL LANDSCAPE PLAN



Jump Design Company
PLANNING & LANDSCAPE ARCHITECTURE
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303.282.0463

DECEMBER 3, 2021
SHEET LS1 OF 2

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

DRYLAND SEEDING NOTES

(A) **GUIDELINES FOR PROCEDURES AND PRACTICES:** THE FOLLOWING PROCEDURES AND PRACTICES HAVE PROVEN TO BE VIABLE FOR THE SUCCESSFUL ESTABLISHMENT OF NON-IRRIGATED NATIVE, DRYLAND AND RESTORATIVE GRASSES.

1. **SITE PREPARATION:** THE FOLLOWING STEPS SHALL BE COMPLETED FOR SITE PREPARATION:
a. SALVAGE TOPSOIL: WHERE AVAILABLE THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND STOCKPILING OF THE TOP 4-6" OF TOPSOIL PRIOR TO OVERLOT GRADING OPERATIONS. TOPSOIL SHALL BE STOCKPILED ON, PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. THE SAVED TOPSOIL SHOULD THEN BE SPREAD EVENLY OVER LANDSCAPE AND AREAS TO BE SEEDDED TO A DEPTH OF 4". CONTACTOR SHALL IMPORT TOPSOIL FOR SEEDDED AREAS WHEN NATIVE STOCKPILES ARE EXHAUSTED.

b. UPON COMPLETION OF GRADING, THE SEEDBED SHOULD BE RIPPED AND/OR DISKED TO A MIN. DEPTH OF EIGHT (8) INCHES. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER 2 (TWO) INCHES IN DIAMETER FROM THE SITE. WHERE NECESSARY UNDERTAKE APPROPRIATE WEED CONTROL MEASURES AND FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

2. **SOIL AMENDMENT REQUIREMENTS:** SOILS SHALL BE AMENDED BEFORE SEEDING IS TO TAKE PLACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THAT THE SOILS ARE ADEQUATE FOR THE GERMINATION AND GROWTH OF THE SPECIFIED SEED MIX. REQUIREMENTS SHALL BE ESTABLISHED BY HIRING A LABORATORY TO PERFORM A SOILS ANALYSIS AFTER THE OVERLOT GRADING FOR THE AREA IS COMPLETE. BASE FERTILIZER AND SOIL AMENDMENTS SHALL BE ADDED AS DESCRIBED IN THE SOILS ANALYSIS. ORGANIC AMENDMENTS SHALL BE BIOCOMP (AVAILABLE FOR A-1 ORGANICS) OR COMPARABLE APPROVED PRODUCT. APPLIED AT 3 CUBIC YARDS PER 1000 S.F. DISC OR RIP SOIL AMENDMENTS TO A DEPTH OF 8" AND RAKE OR DRAG AREAS BEFORE APPLYING SEED.

3. **SEED:** ALL SEED SHALL BE FURNISHED IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAME, THE LOT NUMBER, NET WEIGHT, ORIGIN, THE PERCENT OF WEED SEED CONTENT, THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION, POUNDS OF PURE LIVE SEED (PLS) OF EACH SEED SPECIES, AND THE TOTAL POUNDS OF PLS IN THE CONTAINER. ALL BRANDS SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, BINDWEED, JOHNSON GRASS AND LEAFY SPURGE. THE CONTRACTOR SHALL PROVIDE A SIGNED STATEMENT CERTIFYING THAT THE SEED HAS BEEN TESTED WITHIN SIX (6) MONTHS) PRIOR TO THE DATE OF DELIVERY. SEED THAT HAS BECOME WET, MOLDY, OR DAMAGED IN TRANSIT OR IN STORAGE SHALL NOT BE ACCEPTABLE.

SEED TYPES AND AMOUNT OF PLS REQUIRED PER ACRE SHALL BE PROVIDED IN ACCORDANCE WITH THE PLANS. SEED AND SEED LABELS SHALL CONFORM TO ALL CURRENT STATE AND FEDERAL REGULATIONS. COMPUTATION FOR QUANTITY OF SEED REQUIRED ON THE PROJECT INCLUDES THE PERCENT OF PURITY AND PERCENT OF GERMINATION.

IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. PRODUCT COMPARISON SHALL BE MADE ON THE BASIS OF PLB IN POUNDS, STATED ON EACH SEED BAG. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PLS SHALL BE: LBS. REQUIRED - LBS. SPECIFIED / (% PURITY X GERMINATION).

4. **MULCH AND TACKIFIER:**

a. STRAW MULCH:

- STRAW SHALL NOT BE MUSTY, MOLDY, DECAYED, CAKED OR OF OTHERWISE LOW QUALITY.
- STRAW SHALL BE FREE OF WEEDS AND VIABLE SEEDS. AT LEAST 50% OF THE STRAW WEIGHT SHALL BE 10 INCHES OR MORE IN LENGTH.

b. ANTI-EROSION HYDROMULCH: SEEDING MULCH MANUFACTURED FROM RECYCLED PAPER OR SECONDARY GROUND WOOD FIBERS.

- ACCEPTABLE PRODUCTS: CONWEED 2000 (OR APPROVED EQUAL);
- RATES: APPLY PER APPROVED MANUFACTURER'S RECOMMENDATIONS.

c. MODERATE TO 4:1 SLOPE- 75 LBS/ ACRE

- 3:1 SLOPE- 100 LBS/ ACRE

- >2:1 SLOPE- 150 LBS/ ACRE

d. TACKIFIER: FOR USE OVER STRAW MULCH SHALL BE A PSYLLIUM-BASED (PLANTAGO INSULARIS, DESERT INDIANWHEAT). MATERIAL SHALL CONSIST OF FREE FLOWING, NON-CORROSIVE POWDER. INORGANIC TACKIFIER AND ASPHALTIC MATERIALS WILL NOT BE PERMITTED.

i. ACCEPTABLE PRODUCTS: CONTAK AT (OR APPROVED EQUAL) BY PROFILE PRODUCTS LLC

NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE TOWN OF SEVERANCE, STATE AND LOCAL CODES AND REGULATIONS.

2. BASE INFORMATION, SURVEY AND PROPOSED CIVIL ENGINEERING DESIGN FOR PROJECT PROVIDED BY APERIO CONSULTING. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY LOCATORS TO LOCATE ALL BURIED UTILITY LINES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED AND ABOVE-GROUND LINES AND STRUCTURES. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.

4. FIELD-VERIFY THE LOCATION OF ALL PERTINENT EXISTING & ALREADY CONSTRUCTED SITE IMPROVEMENTS PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS.

5. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS.

FINE GRADING / PREPARATION NOTES

6. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR.

7. IMPORTED TOPSOIL BY THE CONTRACTOR SHALL CONSIST OF FERTILE SANDY LOAM, TAKEN FROM A WELL-DRAINED SITE, FREE FROM CLAY SUB-SOILS, STONES LARGER THAN 1" IN MAXIMUM DIMENSION, LUMPS, PLANTS, STICKS, WEED STOLONS, SEEDS, SALTS IN EXCESS OF 2 MMHOS/CM. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.5. IT SHALL BE SCREENED TO MEET THE FOLLOWING MECHANICAL ANALYSIS:

%	PASSING
1" SCREEN	100%
1/2" SCREEN	97-100%
#100 MESH SIEVE	40-60%

SUBMIT AN ANALYSIS FROM A REPUTABLE LABORATORY FOR BOTH EXISTING TOPSOIL AND IMPORT TOPSOIL INDICATING ITS SUITABILITY TO SUPPORT PLANT LIFE.

5. **WATER:** WATER IS AVAILABLE ON-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NEW SEEDING TO ESTABLISHMENT.

6. **SEEDING METHODS AND SLOPE LIMITATIONS:**

a. THE FOLLOWING SEEDING METHODS ARE RECOMMENDED FOR THE FOLLOWING SLOPE CONDITIONS AND MAY VARY DEPENDING ON SOILS CONDITIONS AND EXPOSURE:

i. DRILLING: SEED SHALL BE DRILLED ON 3:1 OR FLATTER SLOPES. A RANGELAND DRILL SHALL BE UTILIZED TO UNIFORMLY DRILL SEED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISC FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS. ROW SPACING SHALL NOT EXCEED 7". THE SPECIFIED GRASS SEED MIXTURE SHALL BE APPLIED UNIFORMLY IN ONE DIRECTION ON THE CONTOUR OF THE SOIL SURFACE WHERE POSSIBLE.

ii. BROADCASTING: INACCESSIBLE AND STEEP SLOPE AREAS MAY BE HAND-SEEDDED AS FOLLOWS: BROADCAST SEED SHALL BE HAND-RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED TYPE. THE SEED RATE SHOULD BE INCREASED BY TWO (2) TIMES THE DRILL SEED RATES TO COMPENSATE FOR THE DIFFICULTIES IN CONTROLLING SEED. SEED MAY BE BROADCAST WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:

iii. SLOPES GREATER THAN 3:1.

iv. BROKEN OR ROCKY GROUND.

v. SMALL AND INACCESSIBLE AREAS.

B. HYDROSEEDING: HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING OR ARE TOO LARGE TO BE PRACTICAL FOR BROADCASTING. HYDRO OR HYDRAULIC SEEDING IS NOT AN ACCEPTABLE ALTERNATIVE TO DRILL SEEDING. IT IS RECOMMENDED THAT SEEDING AND MULCHING DO NOT OCCUR IN ONE APPLICATION. HYDROSEED RATES SHOULD BE TWO (2) TIMES DRILL SEED RATES.

7. **SEEDING AND TIMING:** SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT, EXCEPT WHEN THE GROUND IS FROZEN. IT IS RECOMMENDED THAT THE SEEDING OCCUR BETWEEN OCTOBER 1 AND MAY 1. TO TAKE ADVANTAGE OF NATURAL MOISTURE. HOWEVER SEEDING MAY OCCUR IN THE PLANTING SEASONS SPECIFIED BELOW (UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE):

SPRING: FROM GROUND THAW THROUGH JUNE 15.

FALL: FROM AUGUST 15 THROUGH GROUND FREEZE.

8. **SEEDING EQUIPMENT:** HYDRAULIC SEEDING EQUIPMENT SHALL INCLUDE A PUMP CAPABLE OF BEING OPERATED AT 100 GALLONS PER MINUTE AND 100 POUNDS PER SQUARE INCH. THE EQUIPMENT SHALL HAVE A NOZZLE CAPABLE OF HYDRAULIC SEEDING REQUIREMENTS. STORAGE TANKS SHALL HAVE A MEANS OF ESTIMATING THE VOLUME USED OR REMAINING IN THE TANK.

b. FERTILIZER: 500 POUNDS PER ACRE FOR 5-1-5 DRY, COMMERCIAL GRADE FERTILIZER.

ii. HYDROSEEDING: DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO THE JOB SITE IN THE ORIGINAL UNOPENED CONTAINERS AND SUBMIT THE CERTIFIED LABELS TO THE OWNER.

iii. MIX SPECIFIED SEED, FERTILIZER, PULVERIZED MULCH AND TACKIFIER IN WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDRO-SEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO A HOMOGENOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY SLURRY TO ALL AREAS TO BE SEEDDED. RATE OF APPLICATION SHALL BE AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.

iv. DO NOT SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

9. **FENCING AND SIGNAGE:** THE CONTRACTOR SHALL ERECT APPROPRIATE WARNING SIGNS AND BARRIERS WHERE NECESSARY TO HELP PROTECT SEEDDED AREAS FROM DAMAGE BY PEDESTRIAN TRAFFIC AND/OR VEHICLES. TEMPORARY FENCING MAY BE REQUIRED TO PROTECT SEEDDED AREAS DAMAGED DURING THE CONSTRUCTION AND SPECIFIED MAINTENANCE PERIOD.

(A) **MAINTENANCE AND ACCEPTANCE OF SEEDDED AREAS**

1. **MAINTENANCE PERIOD:** THE CONTRACTOR MAINTENANCE PERIOD SHALL BEGIN UPON COMPLETION OF SEEDING OPERATIONS AND EXTEND THROUGH THE OWNER'S ACCEPTANCE OF THE ESTABLISHED TURF.

2. **ACCEPTANCE:** NATIVE SEED AREAS SHALL BE ACCEPTED WHEN THEY CONTAIN A MINIMUM OF 80 PERCENT GRASS SPECIES AND NO NOXIOUS WEEDS. ANY NATIVE SEED AREAS HAVING POOR GERMINATION (LESS THAN 80 PERCENT COVERAGE) SHALL BE RESEEDDED UNTIL ESTABLISHMENT IS REACHED. NO BARE SPOTS GREATER THAN 6 FEET BY 6 FEET SHALL BE ACCEPTED.

8. AMENDMENT FOR NEW LANDSCAPE AREAS INCLUDING NATIVE SEEDDED AREAS SHALL BE 4 C.Y. PER 1,000 S.F. SOIL. AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL.

9. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) THAT IS IN CONFORMANCE TO CIVIL GRADING PLANS.

10. FINE GRADE ALL LANDSCAPE AREA SUBGRADES TO +/- .10'. AREAS, SETTLED AND RAKED SMOOTH. DEBRIS, ROCK, CLODS, ETC. THAT WILL NOT PASS THROUGH TYNES OF A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. LANDSCAPE AREAS SHALL BE FIRM WITHOUT DEPRESSIONS PRIOR TO PLANTING. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

11. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW ROOM FOR SPECIFIED MULCH DEPTH.

EDGER

12. STEEL EDGER SHALL BE COL-MET MODEL #1007, 4" HT. X 3/16" THICKNESS MIN. WITH ROLLED TOP FOR SAFETY, AND GREEN OR BLACK POWDER COAT FINISH. INSTALL AS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

SOURCE (OR APPROVED EQUAL): COLLIER METAL SPECIALTIES, 3333 MILLER PARK SOUTH, GARLAND, TX 75042; (800) 829-8225 sales@colmet.com

PLANTING

14. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2014). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

15. PLANT SPECIES AND LOCATIONS SHALL FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE THE OWNER'S REPRESENTATIVE.

16. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

17. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.

18. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

MULCH

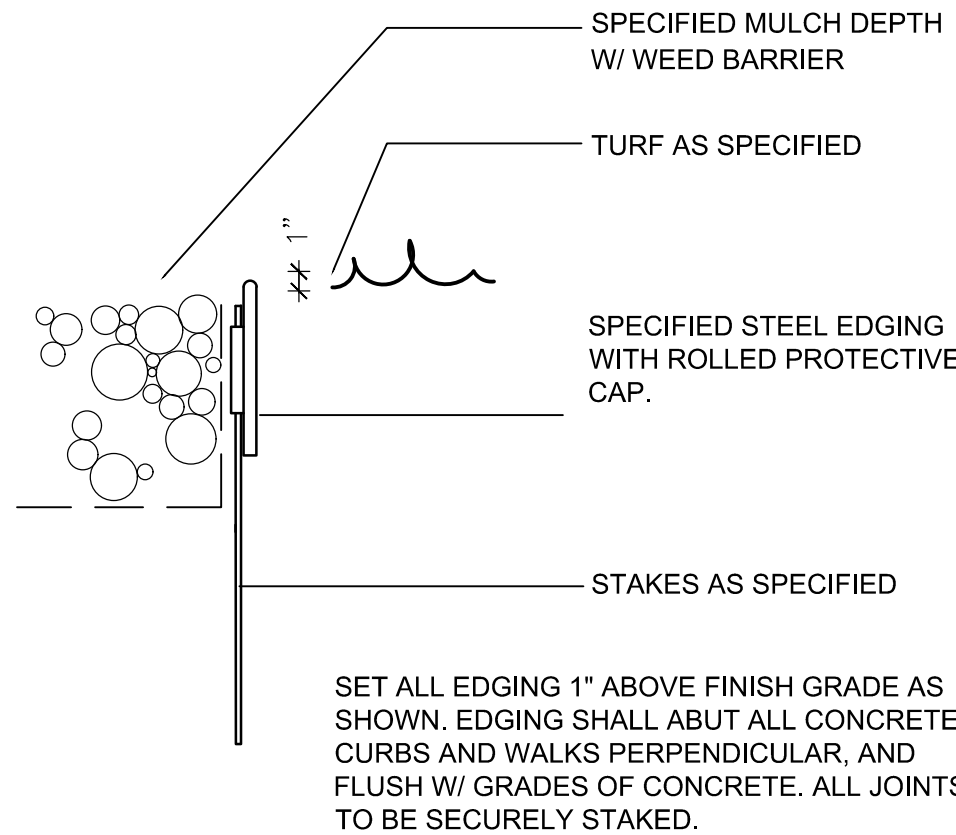
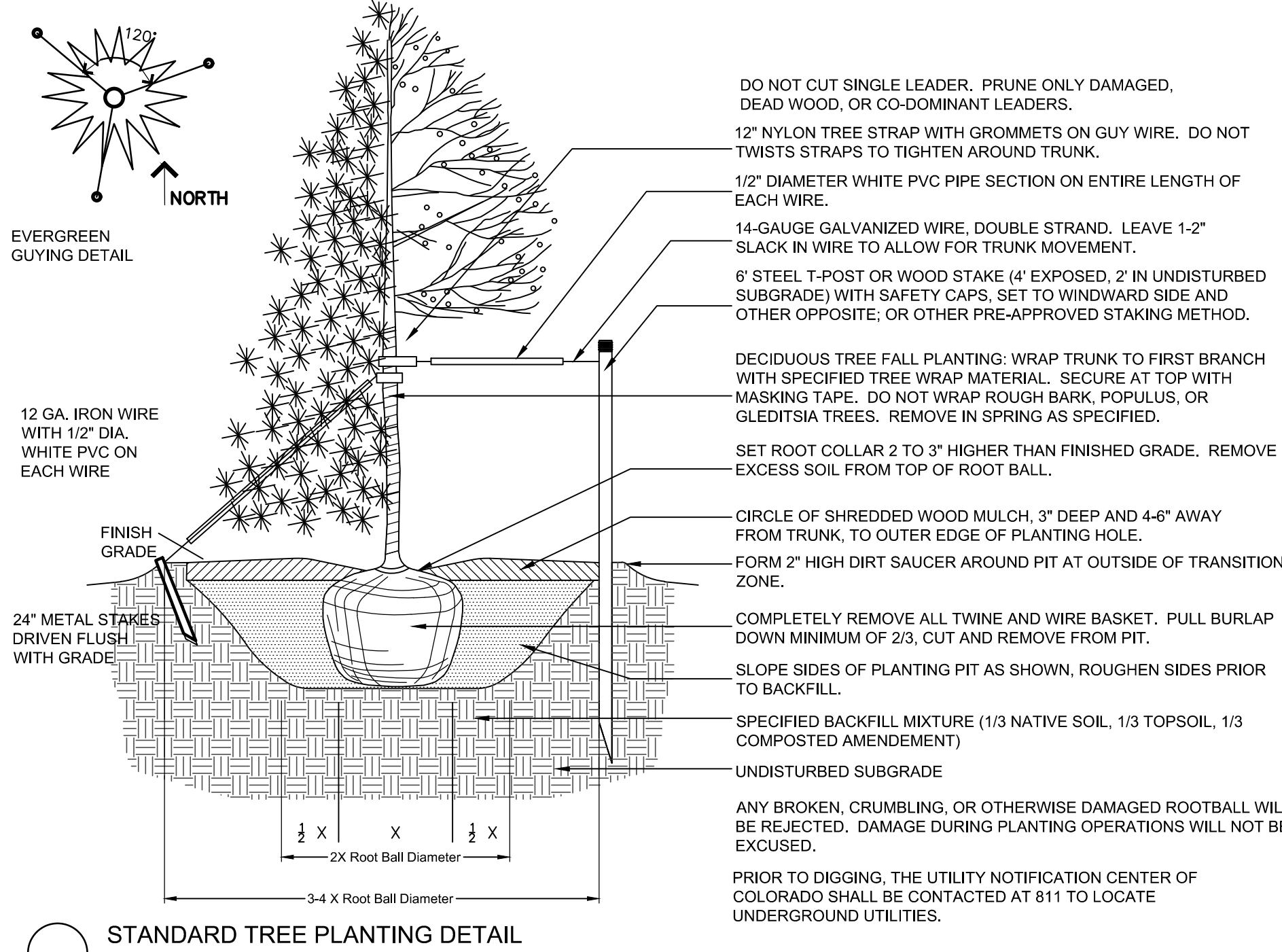
18. PLANTING BEDS SHALL BE MULCHED WITH THE FOLLOWING AS SHOWN ON PLANS:

A. PLANTING BED ROCK MULCH SHALL BE 3/4" DIAMETER CRUSHED COLORADO RED GRANITE. PER PIONEER SUPPLY OVER LANDSCAPE FILTER FABRIC. SHRUBS IN THE ROCK AREAS SHALL HAVE 3" DEPTH SHREDDED CEDAR MULCH CIRCLE 12-18" DIAMETER MIN. AT EACH PLANTING PIT.

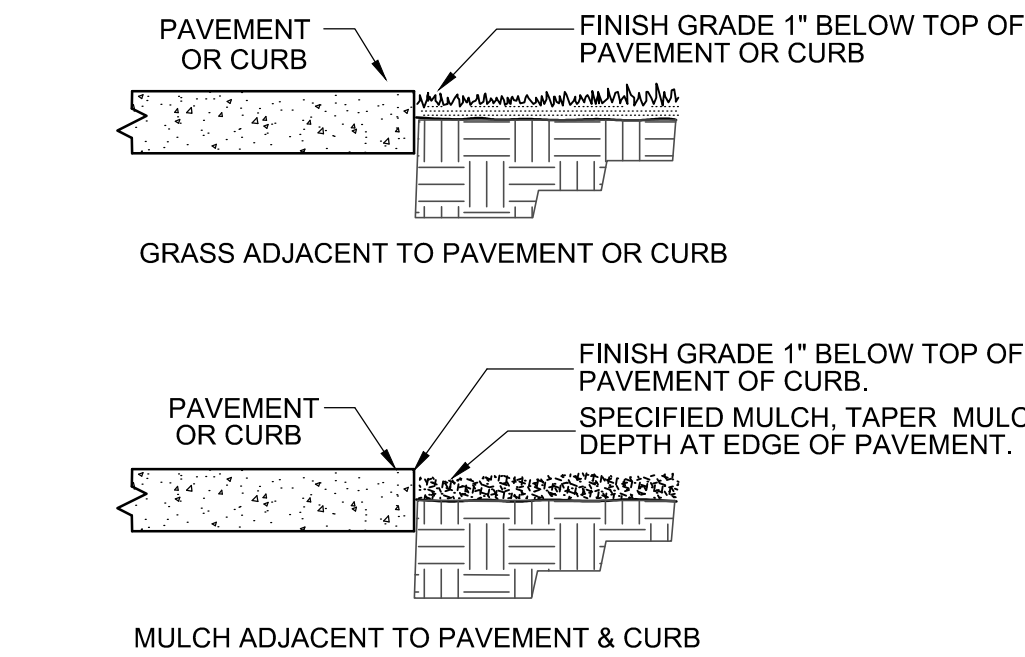
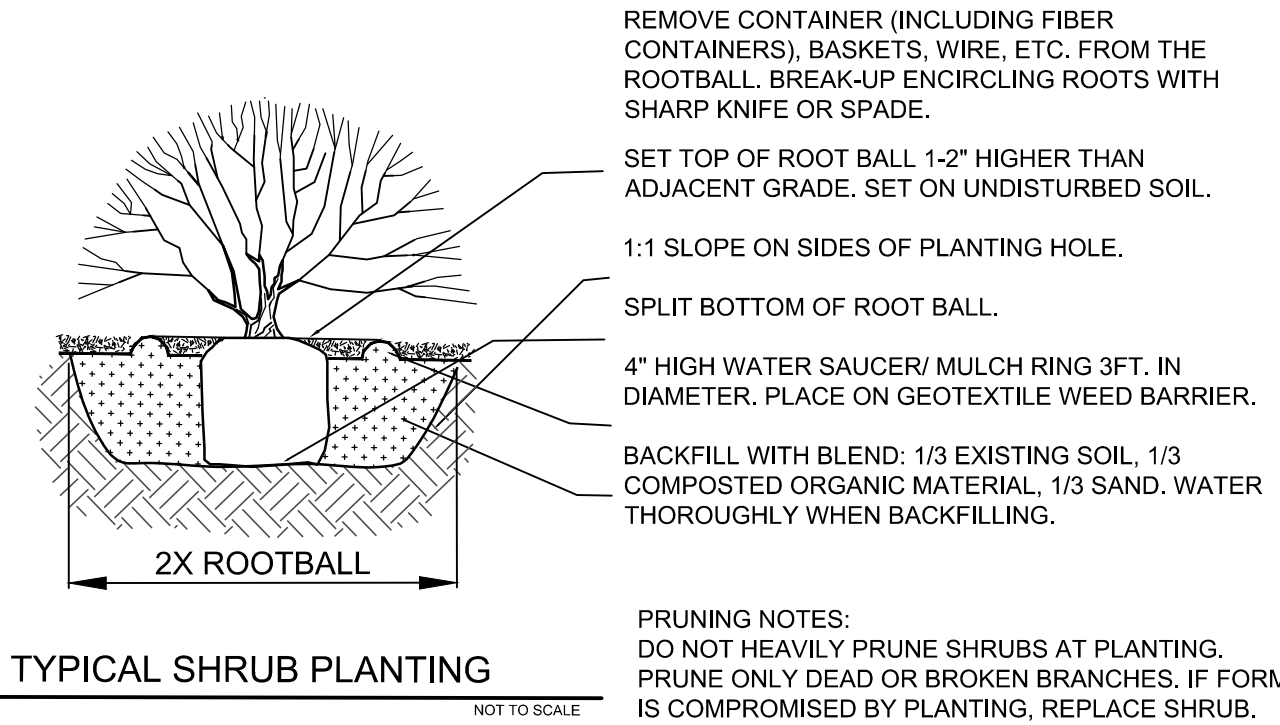
B. ALL TREES IN SEED AREAS SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER.

IRRIGATION

19. IRRIGATION SHALL BE BE UNDERGROUND/AUTOMATIC WITH RAIN SENSOR. ALL TREES AND BED AREAS SHALL BE DRIP-IRRIGATED.



LANDSCAPE EDGER



TYPICAL CONSTRUCTION EDGES

CONCEPTUAL LANDSCAPE NOTES AND DETAILS



Jump Design Company

PLANNING & LANDSCAPE ARCHITECTURE

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Denver, Colorado 80210
info@jumpdesignco.com
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DECEMBER 3, 2021

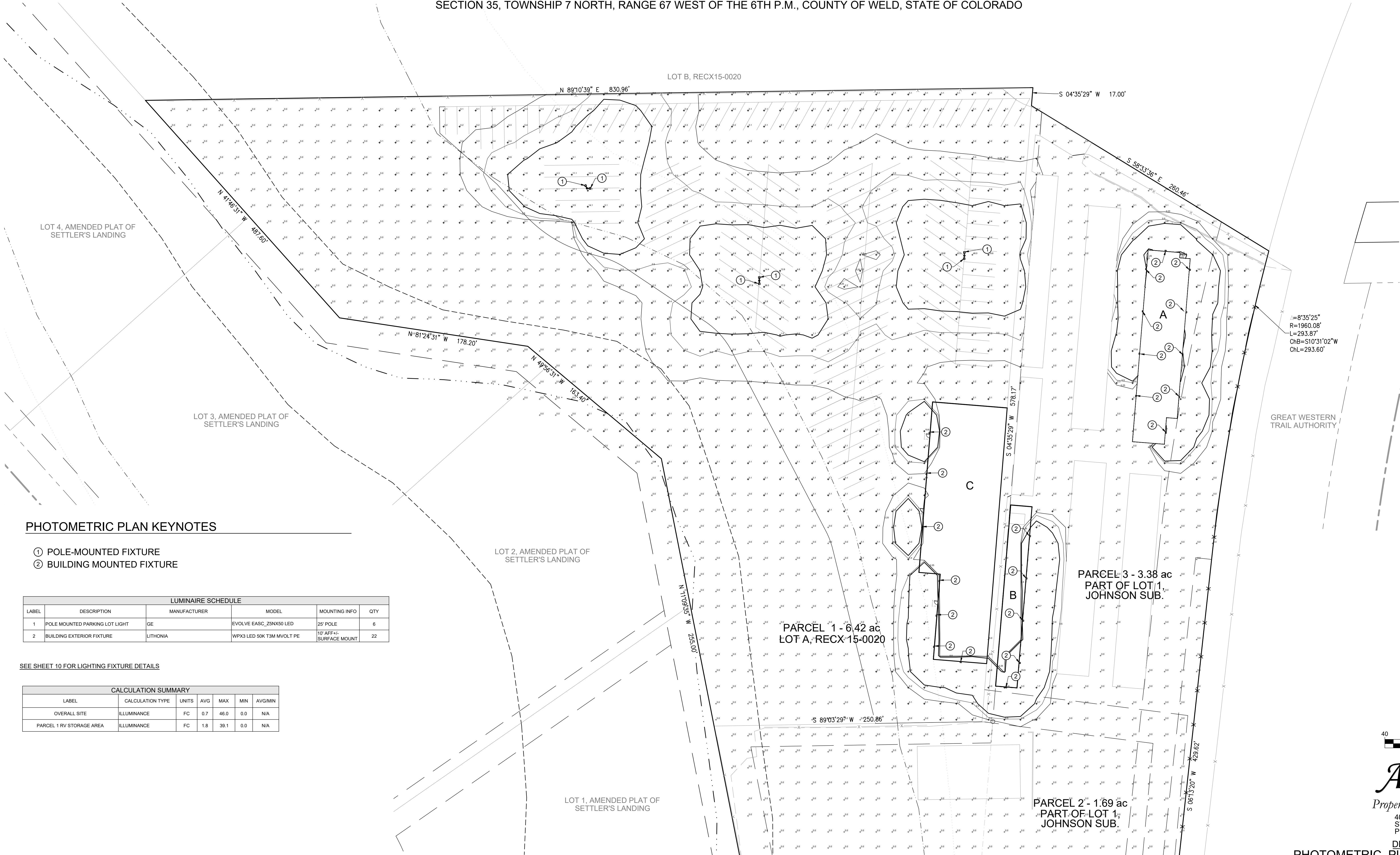
SHEET LS2 OF 2

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



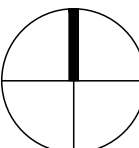
PHOTOMETRIC PLAN KEYNOTES

- ① POLE-MOUNTED FIXTURE
- ② BUILDING MOUNTED FIXTURE

LUMINAIRE SCHEDULE					
LABEL	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING INFO	QTY
1	POLE MOUNTED PARKING LOT LIGHT	GE	EVOLVE EASC_Z5NX50 LED	25' POLE	6
2	BUILDING EXTERIOR FIXTURE	LITHONIA	WPX3 LED 50K T3M MVOLT PE	10' AFF+/- SURFACE MOUNT	22

SEE SHEET 10 FOR LIGHTING FIXTURE DETAILS

CALCULATION SUMMARY						
LABEL	CALCULATION TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
OVERALL SITE	ILLUMINANCE	FC	0.7	46.0	0.0	N/A
PARCEL 1 RV STORAGE AREA	ILLUMINANCE	FC	1.8	39.1	0.0	N/A


NORTH
GRAPHIC SCALE
0 20 40
1 INCH = 40 FEET

Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

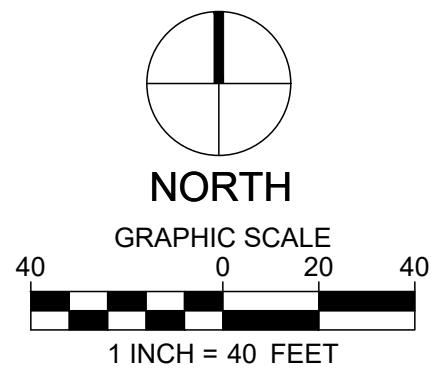
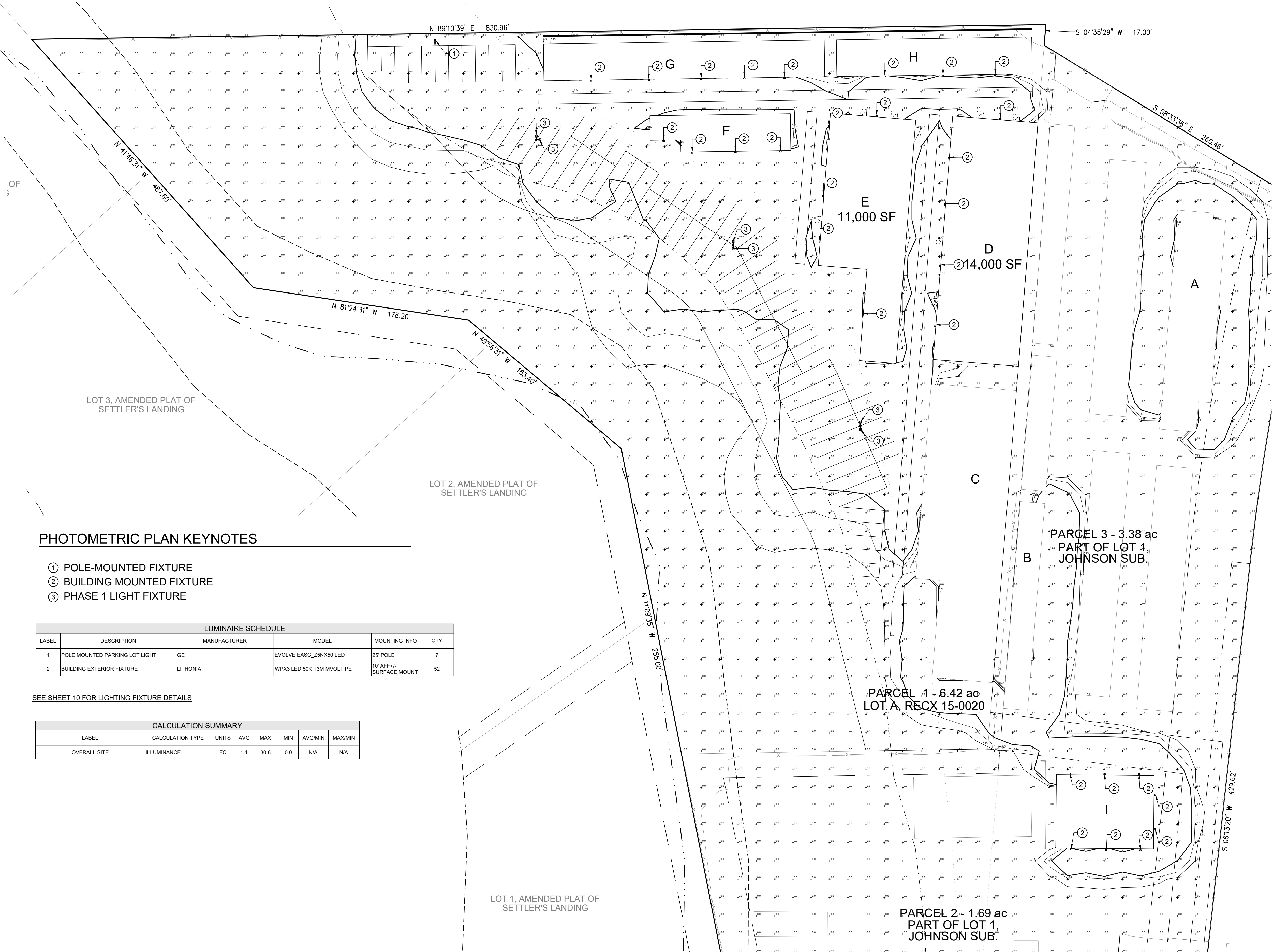
DECEMBER 15, 2022
PHOTOMETRIC PLAN - PHASE 1

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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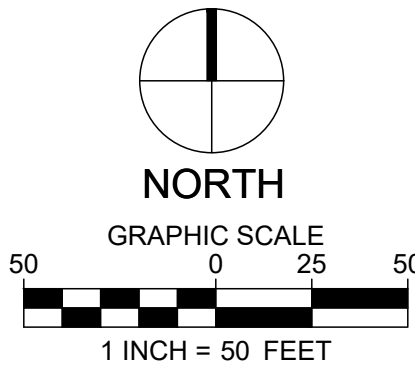
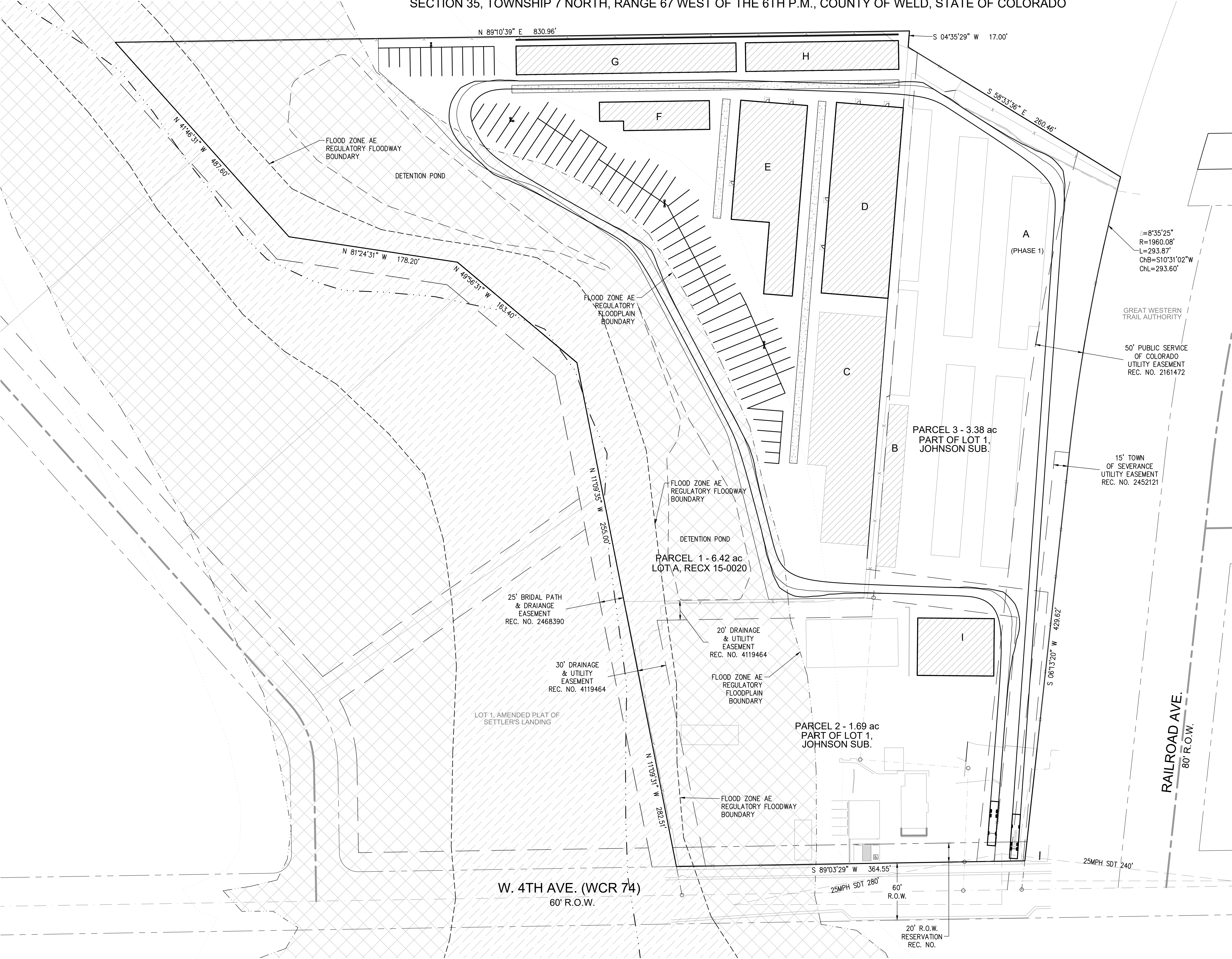
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DECEMBER 15, 2022
PHOTOMETRIC PLAN - PHASE 2

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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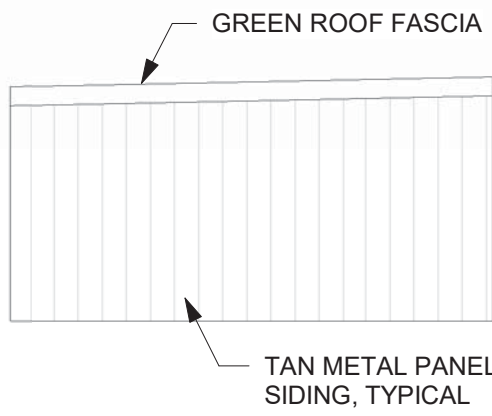
DECEMBER 15, 2022
FIRE TRUCK TURNING EXHIBIT
11

SEVERANCE STORAGE

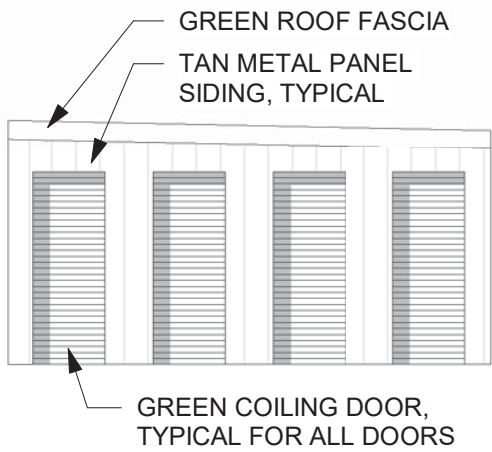
MAJOR SITE PLAN

10845 WCR 74

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12 BUILDING C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



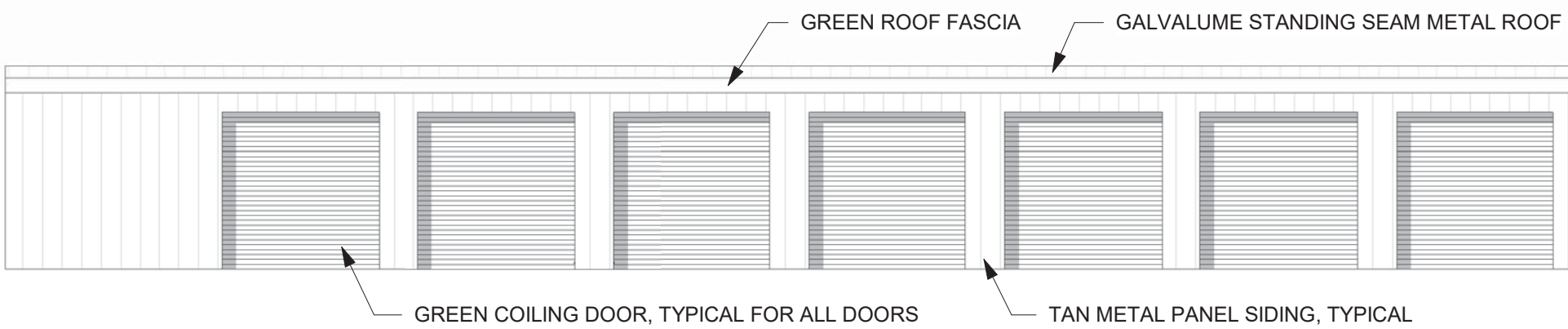
10 BUILDING C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



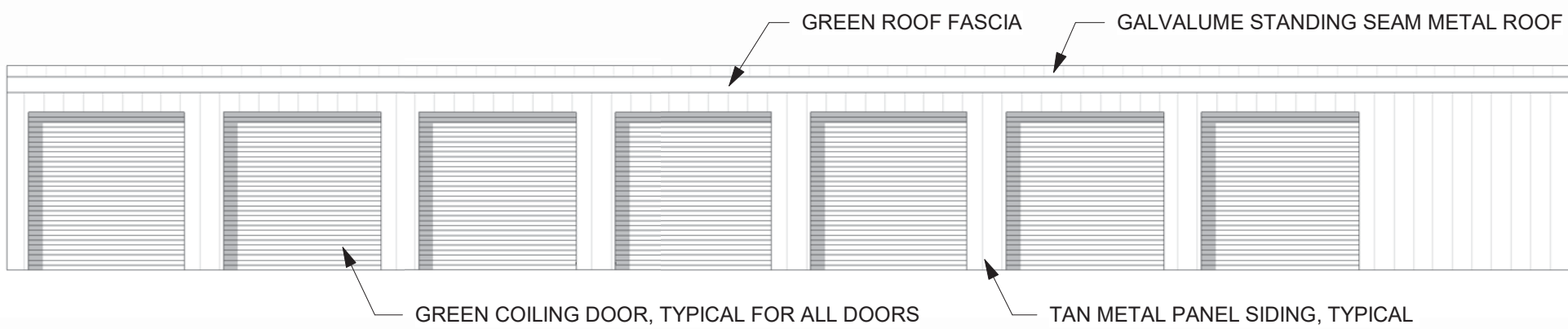
11 BUILDING C WEST ELEVATION
SCALE: 1/8" = 1'-0"



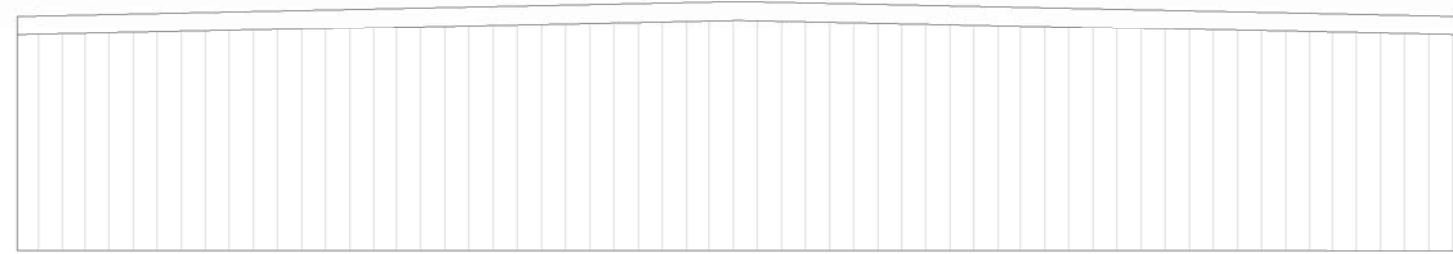
9 BUILDING C EAST ELEVATION
SCALE: 1/8" = 1'-0"



8 BUILDING B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



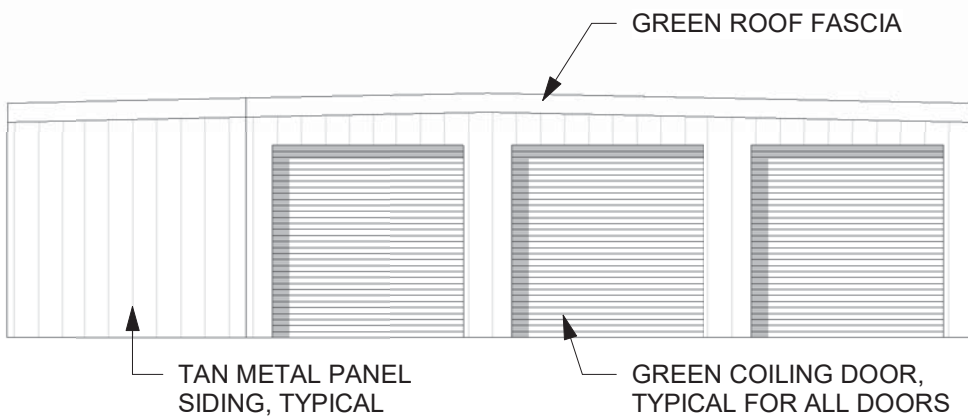
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SCALE: 1/8" = 1'-0"



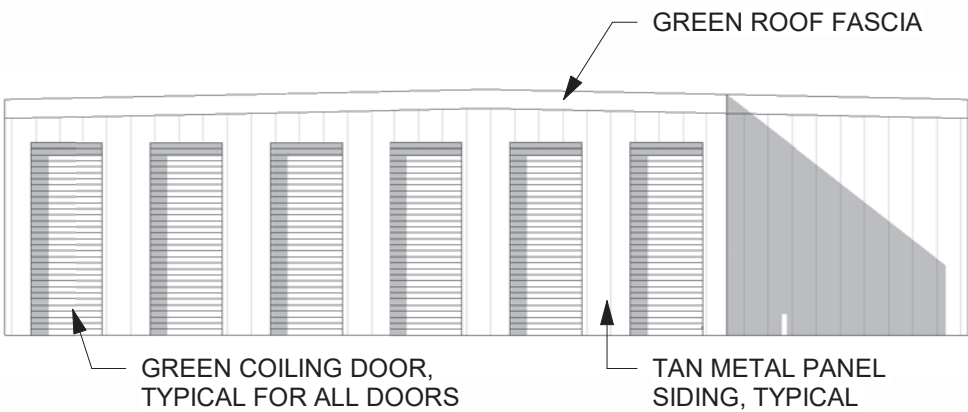
7 BUILDING B WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING B EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING A WEST ELEVATION
SCALE: 1/8" = 1'-0"



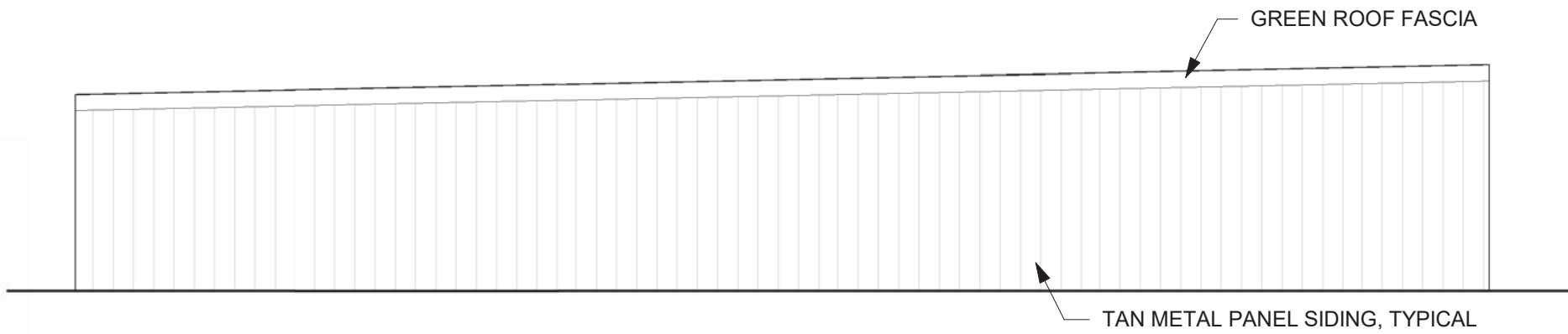
1 BUILDING A EAST ELEVATION
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SEVERANCE STORAGE

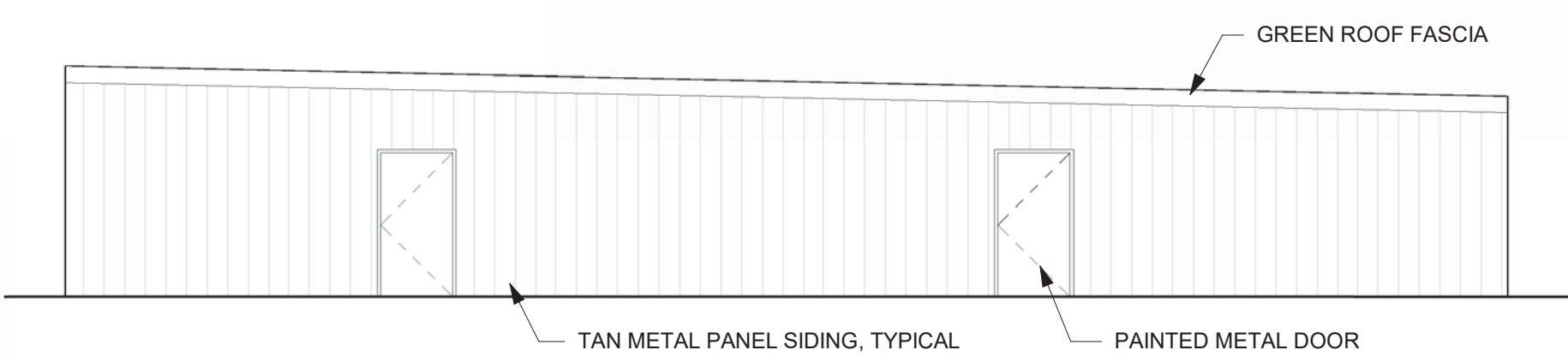
MAJOR SITE PLAN

10845 WCR 74

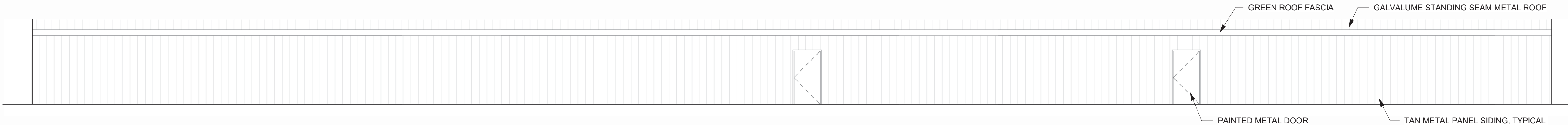
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



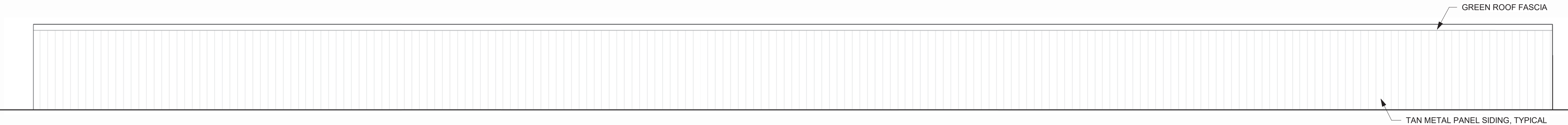
8 BUILDING E SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



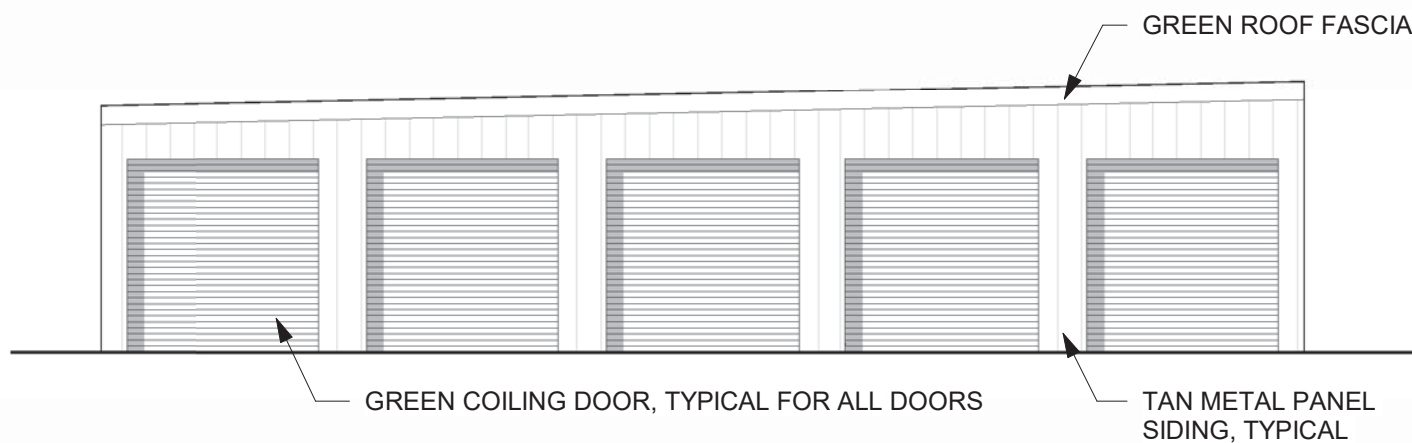
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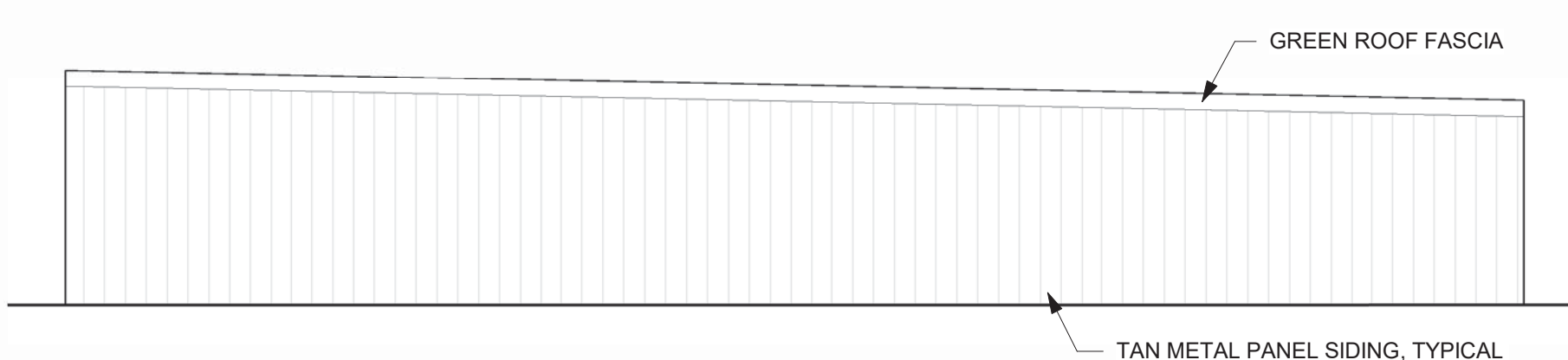
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SCALE: 1/8" = 1'-0"



5 BUILDING E EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING D WEST ELEVATION
SCALE: 1/8" = 1'-0"



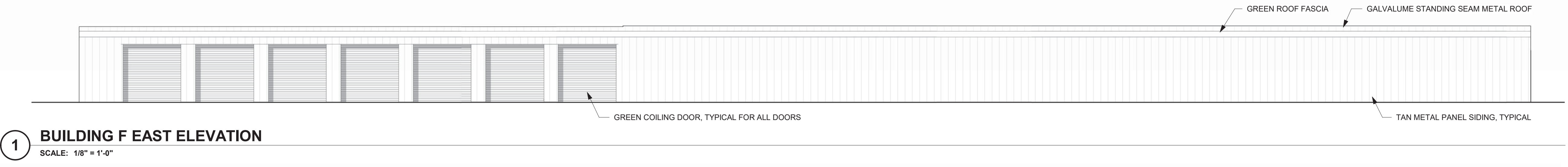
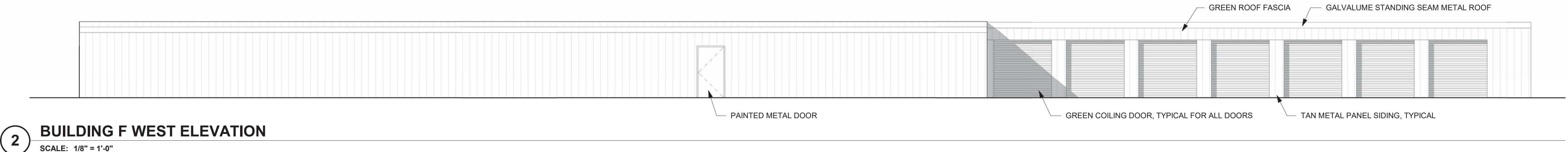
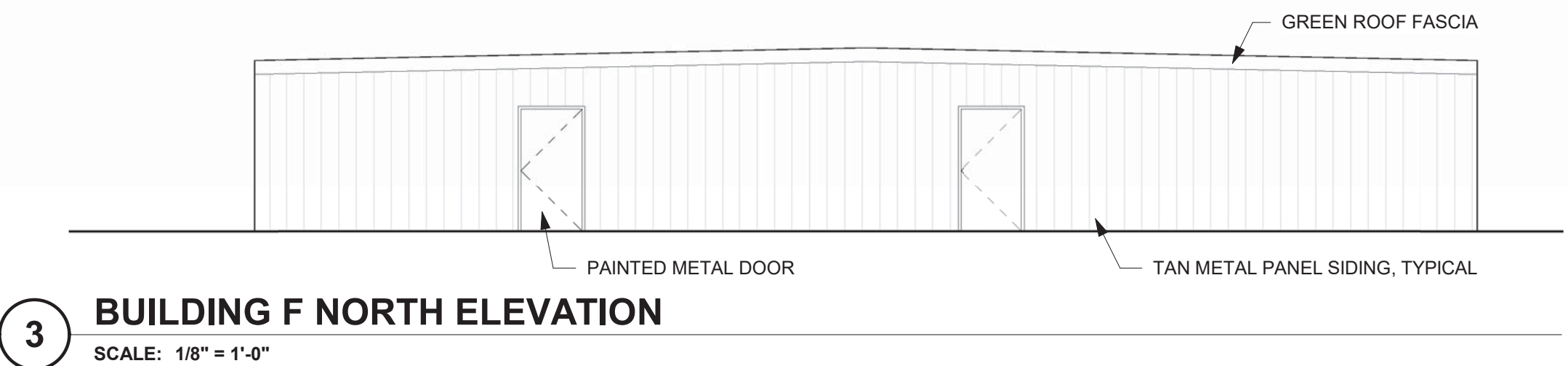
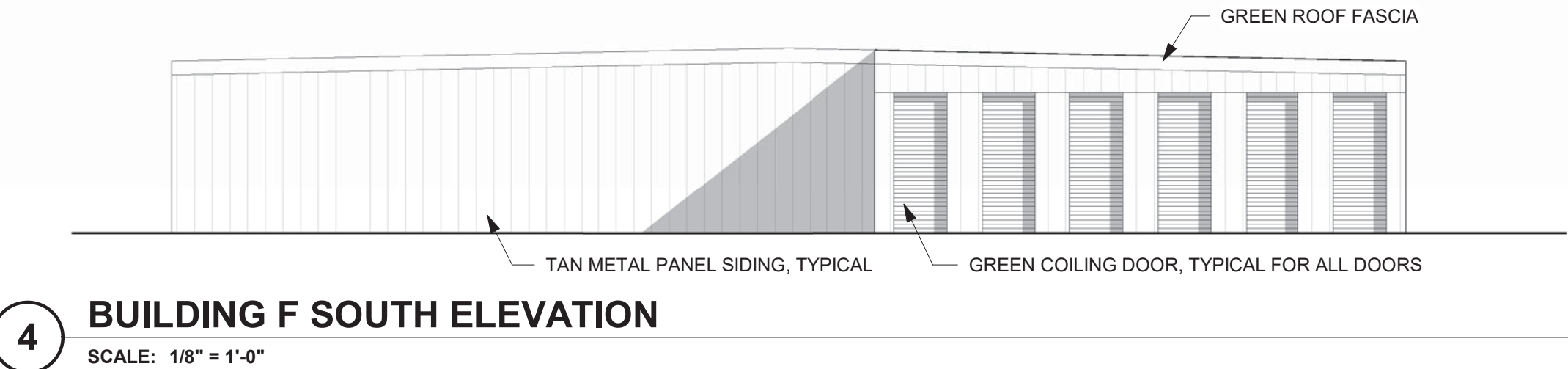
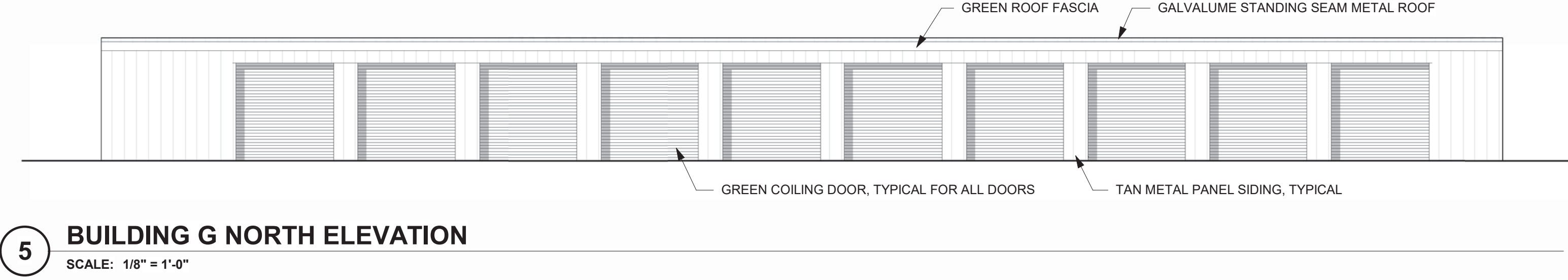
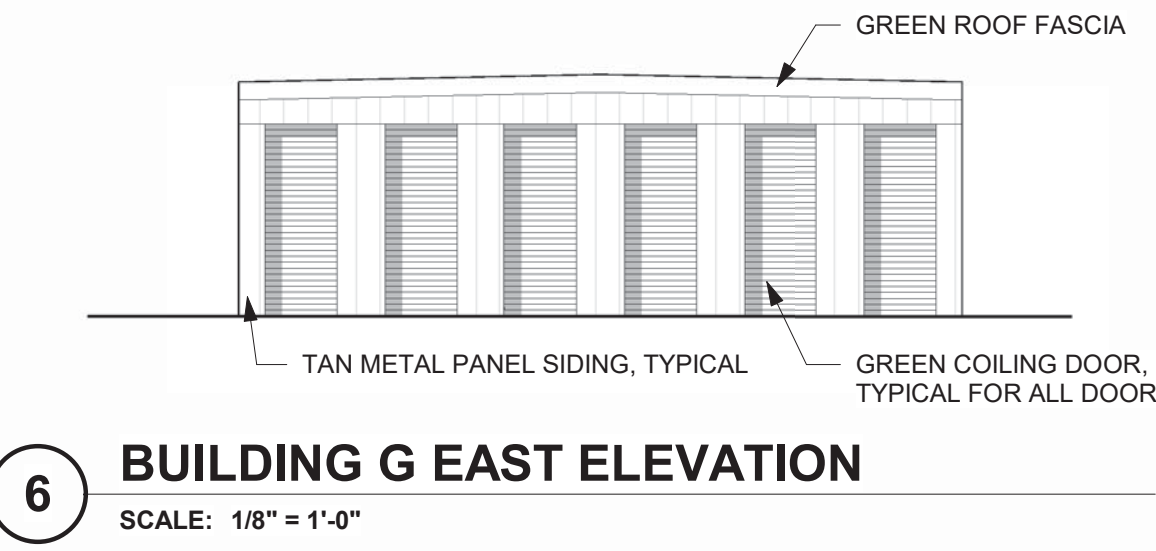
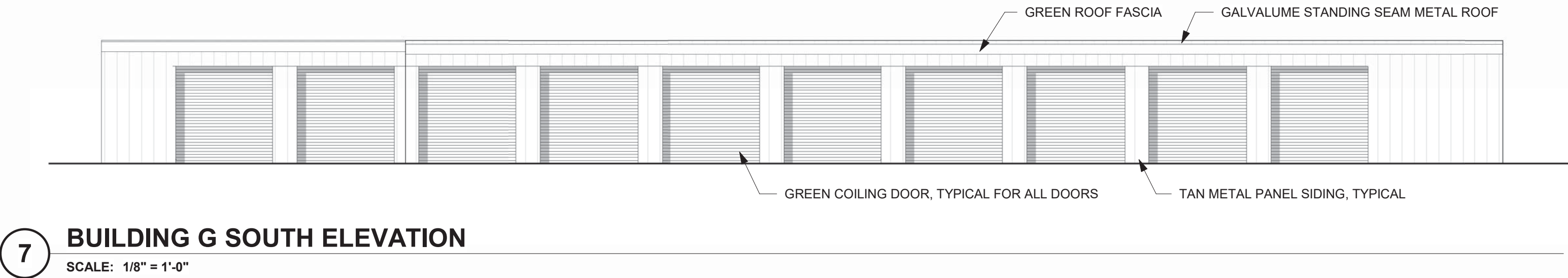
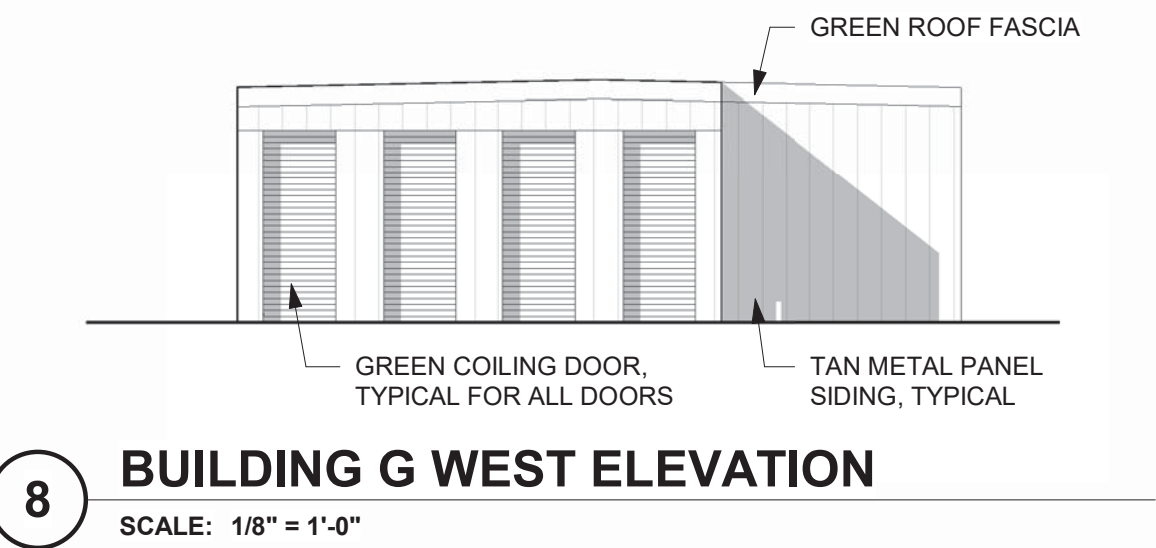
1 BUILDING D EAST ELEVATION
SCALE: 1/8" = 1'-0"

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

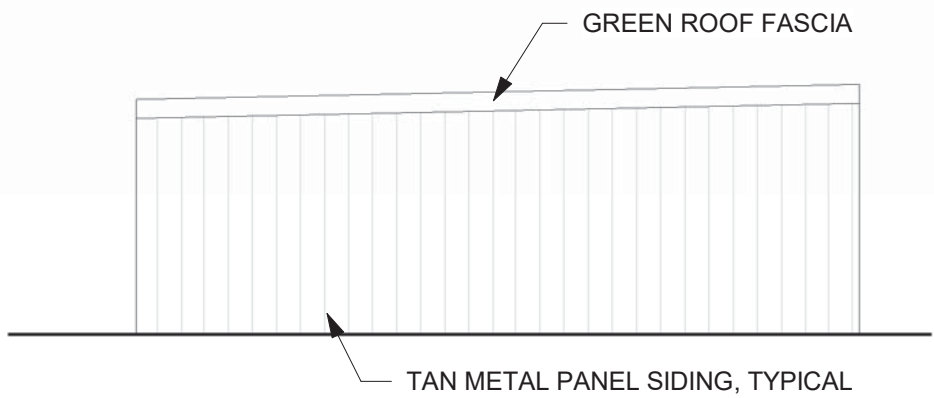


SEVERANCE STORAGE

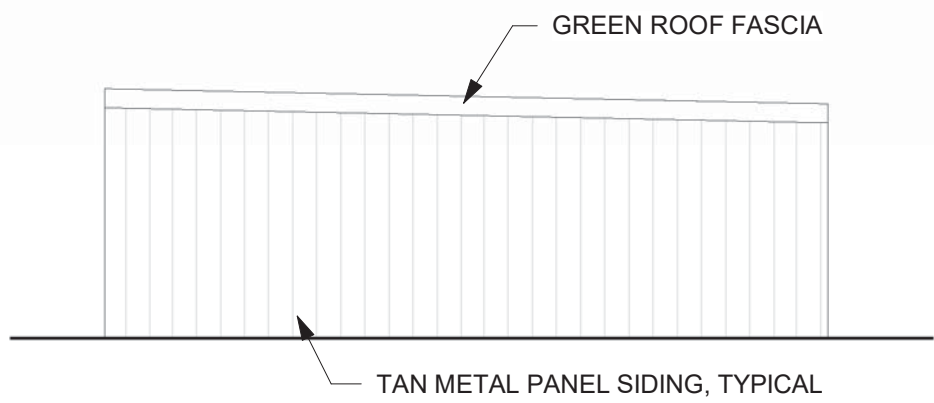
MAJOR SITE PLAN

10845 WCR 74

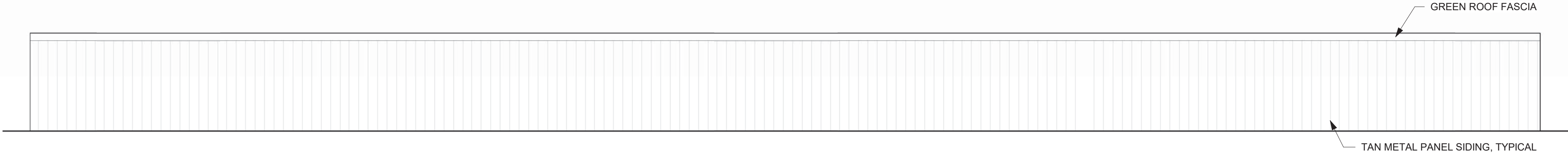
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



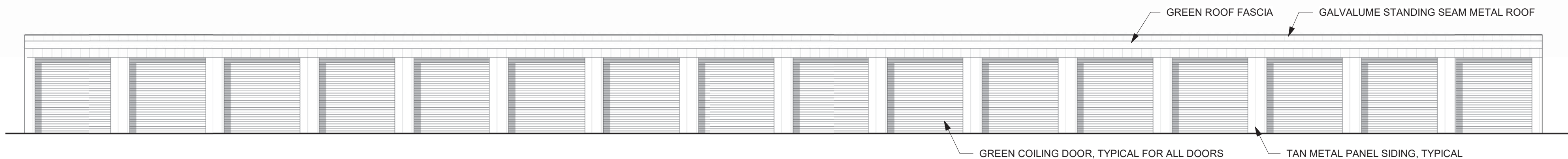
8 BUILDING I EAST ELEVATION
SCALE: 1/8" = 1'-0"



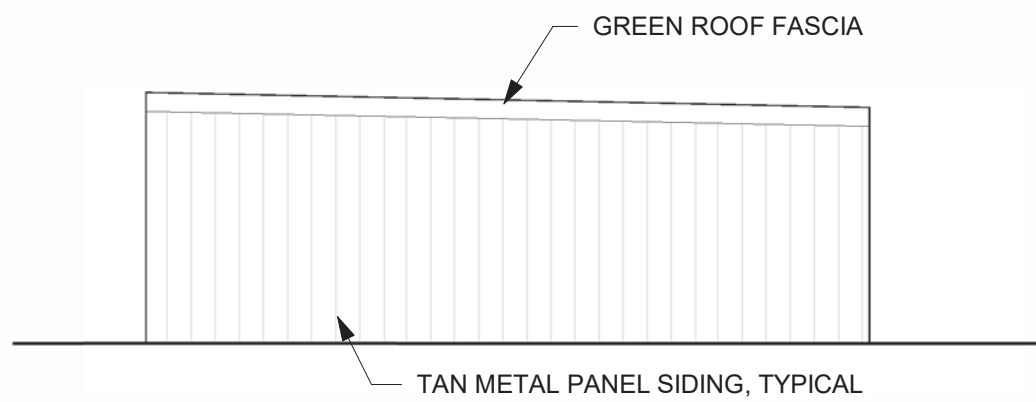
6 BUILDING I WEST ELEVATION
SCALE: 1/8" = 1'-0"



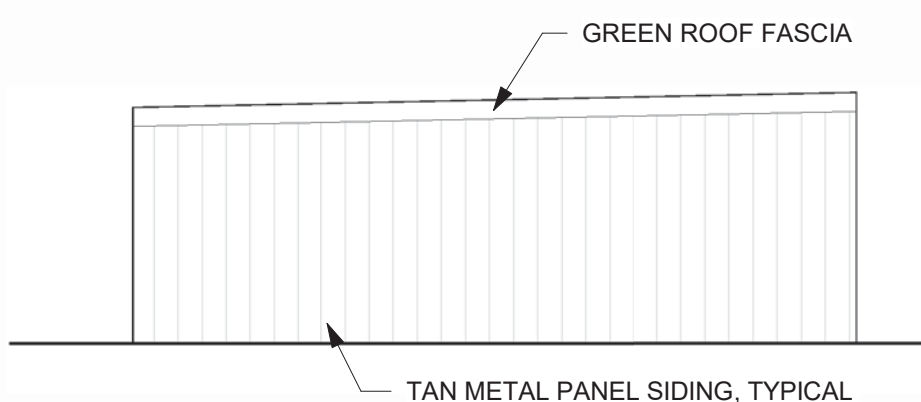
7 BUILDING I NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING I SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



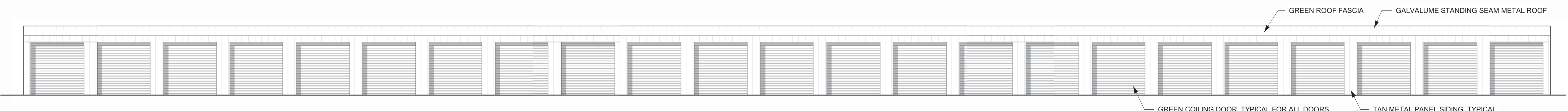
4 BUILDING H WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING H EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING H NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING H SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1. Floodway – Green and Red hash marks, 100 Yr. Floodplain - Green, 500 Yr. Floodplain - Orange

- a) Campers, boats and privacy fence on SW Corner of property in Floodway
- b) Egress of rainwater from the expansion. Rainwater cannot be channeled directly into the floodway.
- c) No earth can be moved in the floodway
- d) No structures (including fences) can be built in the floodway
- e) Nothing can be parked/stored in the floodway unless it is moveable, and you have possession of the keys/ability to move it.

2. Commercial Retail 50X100 building divided into 4 – 25 X 50's

- a) has an external bathroom for commercial/retail use

3. Workout Center

- a) Former owners garage w/bathroom and shower
- c) No Parking – which leads to:
 - Congestion on Harmony Rd
 - Patron's trespassing (parking/turning around) on our property
 - Licensed home daycare concerns

4. Great Western Trail encroachment

Campers, vehicles and fence on East border 6-8 feet onto the Great Western Trail Property

5. Traffic

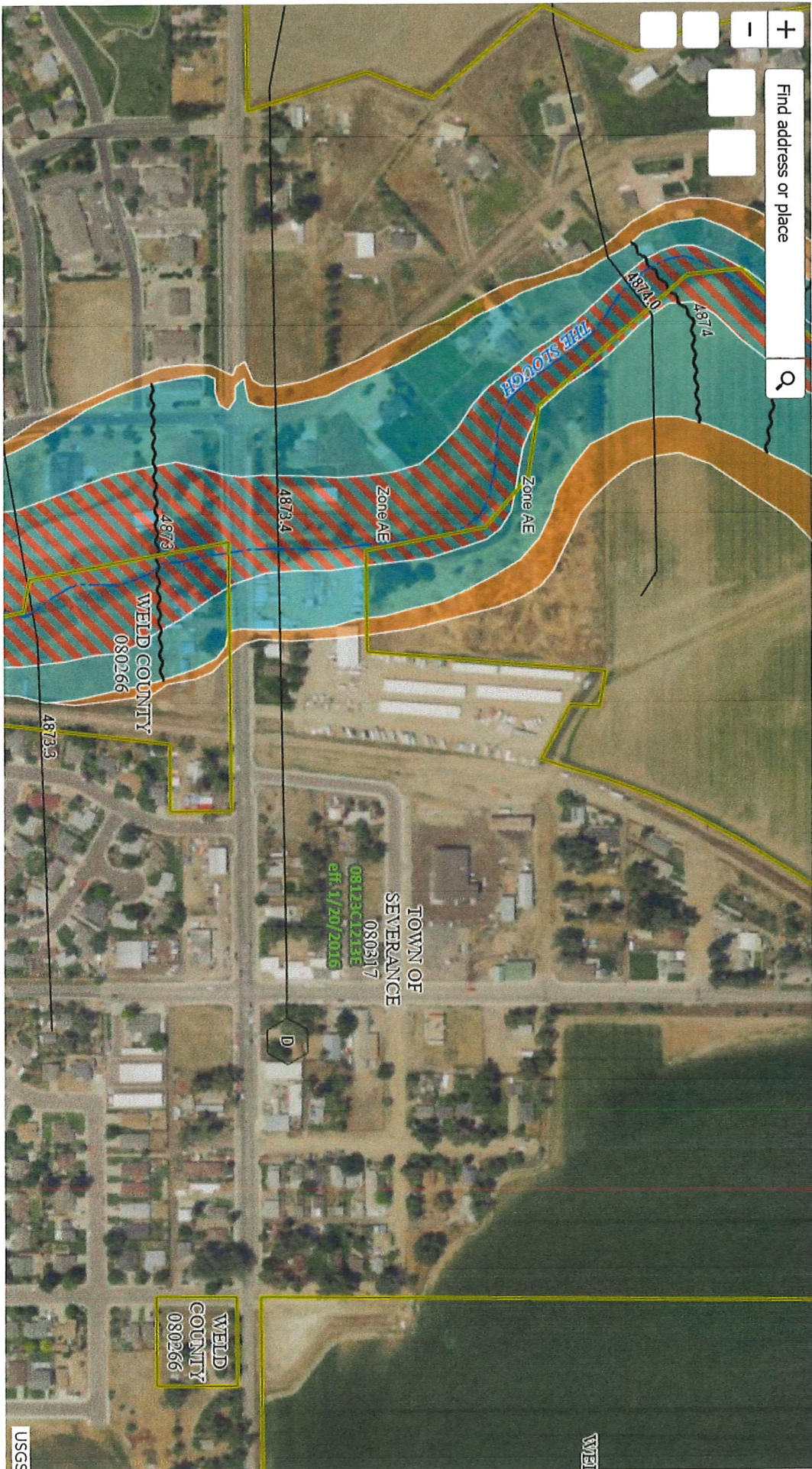
Impact study?

6. Safety

Murder victim stored overnight in early 2000's

Theft – Is all of the property under video surveillance?

No security fence on the west or south side of the property. Needs built above the floodway



Shani Porter

From: Shani Porter
Sent: Tuesday, November 7, 2023 4:13 PM
To: kim@huntersmoonmeadery.com
Subject: RE: Tonights Town Council - Severance Storage.
Attachments: Rescheduled - Severance Storage Surrounding Property Owner Notification.pdf

Hi Kim - thank you for your email concerning the annexation and zoning of property referred to as Severance Storage. The Town Council will consider this proposal at their December 12th meeting. You should have received an updated meeting date thru the mail. I've attached it again for your reference.

The Town appreciates the comments you present in your email and will pass them along to the applicant. The Town Council will only be considering the Annexation and Zoning of the property at this time. The applicant will be required to submit a Use by Special Review and a Final Plat for the expansion of the Self-Storage facility and at that time site specific conditions will be reviewed in detail.

Please let me know if you have additional questions or would like more information.

Thank you - Shani

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain privileged, confidential, or otherwise protected information. If you have received this communication in error, please immediately notify the sender by return email and destroy the transmission. Any disclosure, copying, distribution, or taking any action concerning this communication's contents or attachments by anyone other than the named recipient is strictly prohibited.

-----Original Message-----

From: kim@huntersmoonmeadery.com <kim@huntersmoonmeadery.com>
Sent: Tuesday, November 7, 2023 4:02 PM
To: Shani Porter <sporter@townofseverance.org>
Subject: Tonights Town Council - Severance Storage.

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.

Hi Shani; My husband and I live at 404 Immigrant Trail, so the Storage unit expansion is behind our home. (I am recovering from Covid and 1 of my ears is totally plugged and the other one is partially plugged, and I have a hard time hearing at the Town Hall to begin with, so I won't be attending and my husband has a meeting elsewhere)

I am not sure if this is just about annexing in this new section or what, but wanted to give my 2 cents.

We would hope that if they are going to park motorhomes or boats they would create a privacy fence or replant trees that they have cut down.

Having the Tree Farm behind our property was one main reason

we chose our home. We would also hope that they would not be able to park too close to the ditch that runs between our properties in case of vehicle leakage and waste getting in the ditch. The flood plain is at

the back of our property, so I assume they are in the Flood plain near the ditch as well.

We are concerned that more storage units or motorhome/boat storage will affect the value of our property as well.

I just looked at the Town Council scedule and it doesn't look like there is a meeting tonight.

anyway, our thoughts on the matter when it comes up, maybe the 14th? I couldn't get Agendas to come up.

Kim & Greg Bowdish

404 Immigrant Trail

**TOWN OF SEVERANCE TOWN COUNCIL
RESOLUTION NO. 2024-09R**

**A RESOLUTION OF THE TOWN OF SEVERANCE TOWN COUNCIL
APPROVING, WITH CONDITIONS, A USE BY SPECIAL REVIEW TO
OPERATE AN OUTDOOR STORAGE AND ENCLOSED MINI-STORAGE
FACILITIES BUSINESS ON REAL PROPERTY LOCATED WITHIN THE
TOWN OF SEVERANCE, COMMONLY KNOWN AS 10845 COUNTY
ROAD 74**

WHEREAS, Severance Land, LLC (“Applicant”), is the owner of an approximately 11.3 acre parcel of real property located in the Town of Severance near the intersection of West 4th Avenue and 3rd Street, with an address of 10845 County Road 74, Severance, Colorado 80550 (“Property”); and

WHEREAS, the Property is in the Town Core Zone District; and

WHEREAS, the Applicant has submitted an application for use by special review to develop an extension of its existing Severance Storage business to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property (the “Application”); and

WHEREAS, Applicant has also submitted a site plan application concurrent with its Application for Use by Special Review; and

WHEREAS, pursuant to Sections 16.19.110(f)(4) and 16.19.130(c)(2) of the Severance Municipal Code, when a site plan is necessary for a proposed use by special review, then the site plan application shall be processed concurrently with the use by special review application; and

WHEREAS, at its meeting on January 17, 2024, the Town of Severance Planning Commission held a public hearing on the Application and, after considering all the testimony, evidence, and argument presented at the public hearing, and the applicable review and approval criteria in the Severance Municipal Code, the Planning Commission approved the Application for use by special review, with conditions; and

WHEREAS, after considering the Planning Commission’s January 17, 2024, decision approving, with conditions, the Application for use by special review, the Town Council consents to such approval subject to the occurrence of the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SEVERANCE TOWN COUNCIL, AS FOLLOWS:

Section 1. The Town Council hereby consents to the Planning Commission’s approval, with conditions, of Severance Land, LLC’s Application for a Use by Special Review to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property, as a use by special review within the existing Town Core Zone District, subject to and contingent upon the occurrence of the following conditions:

- a. The Town Council's approval of the Site Plan for the Property in accordance with Section 16.19.110 of the Severance Municipal Code and the occurrence of all conditions of approval upon such Site Plan; and
- b. The Town's approval of the Severance Storage Minor Subdivision plat and Applicant's compliance with all conditions of approval upon such plat.

Section 2. Unless otherwise extended by resolution of the Planning Commission, the Planning Commission's approval of the use by special review shall be null and void if the conditions set forth in Section 1 are not complied with within one hundred and twenty (120) days of the date of this resolution.

Section 3. Further, the approval of the use by special review shall lapse and be considered null and void:

- a. If permanent construction in conjunction with such use has not commenced within one (1) year of the Town's approval of the Severance Storage Minor Subdivision plat; or
- b. If the use is no longer active or in operation for a period of 12 consecutive months; or
- c. Upon a change of primary use of the Property.

RESOLVED AND APPROVED this 13th day of February, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 134 - Resolution 2024-10R: A Resolution of the Town of Severance Town Council Approving, with Conditions, a Site Plan for Real Property located within the Town of Severance, Commonly known as 10845 County Road 74.	Shani Porter, Town Planner	Shani Porter, Town Planner
ACTION REQUESTED		
Town Staff and the Planning Commission requests the Town Council review and take action on the proposed Site Plan as follows: 1. Move to approve Resolution 2024-XX with Conditions 2. Move to deny Resolution 2024-XX 3. Take no action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
The Site Plan application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace the majority of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74. Please see the attachments from the previous agenda item.		
PUBLIC SUPPORT/CONCERN		
Please see the attachments from the previous agenda item.		
ANALYSIS AND RECOMMENDATION		
Town Staff and the Planning Commission have reviewed the application for the Site Plan and find it consistent with the Town of Severance Comprehensive Plan and Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Res 2024-10R Severance Storage Site Plan		

**TOWN OF SEVERANCE TOWN COUNCIL
RESOLUTION NO. 2024-10R**

**A RESOLUTION OF THE TOWN OF SEVERANCE TOWN COUNCIL
APPROVING, WITH CONDITIONS, A SITE PLAN FOR REAL
PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE,
COMMONLY KNOWN AS 10845 COUNTY ROAD 74**

WHEREAS, Severance Land, LLC (“Applicant”), is the owner of an approximately 11.3 acre parcel of real property located in the Town of Severance near the intersection of West 4th Avenue and 3rd Street, with an address of 10845 County Road 74, Severance, Colorado 80550 (“Property”); and

WHEREAS, the Property is in the Town Core Zone District; and

WHEREAS, the Applicant has submitted an application for site plan approval to develop and construct an extension of its existing Severance Storage business to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property (the “Application”); and

WHEREAS, Applicant has also submitted a use by special review application concurrent with its Application for site plan approval; and

WHEREAS, pursuant to Sections 16.19.110(f)(4) and 16.19.130(c)(2) of the Severance Municipal Code, when a site plan is necessary for a proposed use by special review, then the site plan application shall be processed concurrently with the use by special review application; and

WHEREAS, at its meeting on January 17, 2024, the Town of Severance Planning Commission considered and approved the Application for site plan approval, with conditions; and

WHEREAS, after considering and reviewing the Application and the review criteria and other approval criteria in Section 16.19.110 of the Severance Municipal Code, as well as the Planning Commission’s approval, with conditions, of the Application, the Town Council finds and determines that the Application is complete, and that the Applicant has met the relevant standards and site plan review criteria set forth in Section 16.19.110 of the Severance Municipal Code, subject to the occurrence of the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SEVERANCE TOWN COUNCIL, AS FOLLOWS:

Section 1. The above recitals and findings of the Town Council are hereby incorporated into this resolution.

Section 2. The Severance Storage Site Plan, Town of Severance, Weld County, State of Colorado, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, subject to and contingent upon the occurrence of the following conditions:

- a. The Town Council's approval of the Applicant's application for a use by special review in accordance with Section 16.19.130 of the Severance Municipal Code; and
- b. The Town's approval of the Severance Storage Minor Subdivision plat and Applicant's compliance with all conditions of approval upon such plat; and
- c. Applicant's execution of a development agreement in conformance with the requirements of the Severance Municipal Code and in a form approved by the Town Attorney, and which includes the following provisions:
 - i. Reservation of a 20-foot-wide parcel of land on the southern edge of the Property for future right-of-way to be dedicated to the Town for expansion of the E. Harmony Road/E. 4th Avenue right-of-way;
 - ii. Construction of off-site trail improvements within the Great Western Trail/Severance Greenway Trail easement located immediately east of the Property; and
- d. All remaining technical corrections to the site plan and construction drawings requested by Town staff shall be made to the Town staff's satisfaction; and
- e. Final construction documents shall be approved by the Town Engineer prior to the start of construction activities; and
- f. Work within the floodplain shall require approval of applicable permitting prior to any disturbance.

Section 3. The Mayor is authorized to execute the development agreement required under paragraph c. of Section 2, above, upon approval as to form by the Town Attorney.

Section 4. Unless otherwise extended by resolution of the Town Council, this resolution approving the Severance Storage Site Plan shall be null and void if the conditions set forth in Section 2 are not complied with within one hundred and twenty (120) days of the date of this resolution.

RESOLVED AND APPROVED this 13th day of February, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

APPROVED AS TO FORM:

ATTEST:

Hayashi & Macsalka, LLC, Town Attorney

Leah Vanarsdall, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 137 - Resolution 2024-11R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving a Site Plan for Severance Police Department located upon Lot 1, Town of Severance Subdivision, Adjustment No. 1, within the Town of Severance	Nicholas Wharton, Town Manager	Nicholas Wharton, Town Manager
ACTION REQUESTED		
Town Staff and the Planning Commission asks that the Town Council review and discuss and take action as follows: 1. Recommend approval of Resolution 2024-11R for the Severance Police Department Site Plan 2. Recommend denial of Resolution 2024-11R for the Severance Police Department Site Plan 2. Take No Action		<u>Resolution</u> <u>Site Plan</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
The Site Plan is for a new building to be constructed and utilized for the Town of Severance Police Department. The design and intent of the project is to create a visually appealing and highly functional public safety building in the Town Core. The current police department building is located on the site which will be demolished.		
PUBLIC SUPPORT/CONCERN		
No comments received		
ANALYSIS AND RECOMMENDATION		
Town Staff and the Planning Commission has reviewed the Site Plan and finds it consistent with the Town of Severance Comprehensive Plan and the Land Use Code specific to Town Core.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Staff Report 2-2-24 2. Severance Police Full SDP #3 3. PD Letter of Intent 4. Reso 2024-11R - TC Police Department SP Approval		

Referral Agencies Involved

✓	Windsor-Severance Fire District
✓	Weld County
✓	Loup Ditch Company
✓	United States Postal Service
✓	Great Western Trail
✓	Excel
✓	Public Works
✓	Town Engineer
✓	Town Legal Staff
✓	SafeBuilt

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

The Site Plan is for a new building to be constructed and utilized for the Town of Severance Police Department. The design and intent of the project is to create a visually appealing and highly functional public safety building in the Town Core. The current police department building is located on the site which will be demolished for the building under consideration. The Severance Police Department currently operates on the property in the building that was originally constructed in the 1970s as a fire station. The building was later converted to the first public works building, then housed the community development office and later was adapted for use by the Police Department.

OVERALL STAFF COMMENTS

TOWN PLANNER

Town Staff has reviewed the Site Plan and finds it consistent with the Town of Severance Comprehensive Plan and the Land Use Code specific to Town Core.

TOWN MANAGEMENT

No further comments currently.

TOWN ENGINEER

The Town Engineer has reviewed the Site Plan and offered comments that the applicant has addressed or modified the site plan for compliance.

TOWN TRAFFIC ENGINEER

No further comments currently.

TOWN ATTORNEY

The Town Attorney has reviewed the Site Plan and offered comments that the applicant has addressed or modified the site plan for compliance.

PUBLIC WORKS

No further comments currently.

POLICE

No further comments currently.

TOWN BUILDING DEPARTMENT

No further comments currently.

OTHER REFERRALS

No further comments currently.

TREE BOARD REVIEW

The Town of Severance Tree Board reviewed the Landscape Plan at their regular meeting on Monday, January 22, 2024. The Tree Board offered the following comments:

1. Is there an opportunity for trees to be placed to provide a tree canopy along the public right of ways?
2. Concerns with the maintenance of the xeriscape areas where stated.
3. Is there an opportunity for less plants and more trees.
4. Concern with snow stacking on landscaped areas.
5. Is there an opportunity to use more colorful plantings.

The landscape plans have been amended for the placement of trees along the right-of-way of 1st Avenue and 2nd Street for a tree canopy. Staff will continue to work to provide a variety of plantings with colorful appearance. Snow stacking has been addressed with the removal of plant materials along the southeastern area of the parking lot.

STAFF RECOMMENDATION

Town staff and the Planning Commission has reviewed the Site Plan application and requests that the Town Council approve the Site Plan.

FINAL SITE PLAN
SEVERANCE POLICE DEPARTMENT
209 1st St, Severance CO 80546

LOT 1, TOWN OF SEVERANCE, ADJUSTMENT NO. 1

Situate in the Southeast Quarter of Section 35, Township 7 North, Range 67 West of the 6th P.M.,
Town of Severance, County of Weld, State of Colorado

OWNER APROVALL

The undersigned owner has reviewed and approves the proposed
improvements shown in this set of drawings.
Reviewed this _____ day of _____, 20____.

Owner

TOWN ENGINEERS REVIEW

Reviewed this _____ day of _____,20____.

Town Engineer

TOWN PLANNING REVIEW

Reviewed this _____ day of _____,20____.

Town Planner

WINDSOR-SEVERANCE FIRE RESCUE APPROVAL

Reviewed this _____ day of _____,20____

Windsor-Severance Fire Rescue

PLANNING COMMISSION REVIEW

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

Chairman,
Severance Planning Commission

TOWN COUNCIL CERTIFICATE

This is to certify that the Site Plan was approved on the _____[insert no.] day
of _____[insert month], 20____, by Resolution No. _____
[insert res. No.], passed and adopted a the regular meeting of the Town Council
of the Town of Severance, held on this _____[insert no.] day of
_____[insert month], 20____, and may be filed with the Clerk and
Recorder of Weld County.

ATTEST: _____

Mayor Town Clerk

SITE DATA:

EXISTING ZONING: TOWN CORE
PROPOSED ZONING: TOWN CORE
ADJACENT ZONING: S=TC; W=TC; E=TC; N=TC
ADJACENT USES: EAST=RESIDENTIAL;
SOUTH=INDUSTRIAL;
NORTH=RESIDENTIAL; WEST=INDUSTRIAL
SITE SF & ACREAGE: 17,496 SF / 0.402 ACRES
REQUIRED SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 10'

BUILDING DATA:

PROPOSED BUILDING AREA: 4,381 SF
S-1: 269 SF
S-2: 1,169 SF
OFFICE/ADMIN: 2,943 SF
BUILDING HEIGHT: 22'-3"
MAX BUILDING HEIGHT 26'-0"

LAND USE DATA:

BUILDING FOOTPRINT (PROPOSED): 4,381 25.04%
GRAVEL & IMPERVIOUS SURFACES: 7,442 42.54%
OPEN SPACE: 5,673 32.42%

TOTAL: 17,496 SF 100.00%

PARKING SUMMARY:

ADA SPACES REQUIRED / PROVIDED: 1 (1 VAN ACCESSIBLE) / 1
TOTAL PARKING SPACES REQUIRED / PROVIDED: 7 / 7

DEVELOPMENT TEAM:

OWNER / DEVELOPER:
TOWN OF SEVERANCE
3 SOUTH TIMBER RIDGE PARKWAY
PO BOX 339
SEVERANCE, CO 80546

ARCHITECT:
INFUSION ARCHITECTS
MELISSA LANNING
4487 HIGHLAND MEADOWS PKWY
WINDSOR, CO 80550
melissa.lanning@infusionarchitects.com

PLANNER / LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS - JASON R OLDHAM
5539 COLT DR
LONGMONT, CO 80503
jason@ndscolorado.com, 970-420-9555

CIVIL ENGINEER:
MIKE BEACH
RIDGETOP ENGINEERING & SURVEYING
541 E GARDEN DR N
WINDSOR, CO 80550
970-663-4552; mbeach@ridgetopeng.com

PROJECT PURPOSE/DESCRIPTION:

THIS PROJECT PROPOSES A POLICE ADMINISTRATION BUILDING OWNED AND OPERATED BY
THE TOWN OF SEVERANCE. THE LANDSCAPE WILL BE XERIC AND SUSTAINABLE, PARKING IS
PROVIDED PER CODE, AND THE SITE WILL BE DESIGNED TO ACCOMMODATE THE ACTIVITIES
NECESSARY FOR THE FUNCTIONING ON THE TOWN POLICE DEPARTMENT.



VICINITY MAP
NOT TO SCALE

CONDITIONS OF APPROVAL - TBD:

SHEET INDEX:

1. COVER PAGE
2. SITE PLAN
3. EXISTING CONDITIONS / DEMO PLAN
4. HORIZONTAL CONTROL PLAN
5. DRAINAGE PLAN
6. STORM PLAN AND PROFILE
7. UTILITY PLAN
8. DRAINAGE MAP
9. CIVIL DETAILS
10. CIVIL DETAILS
11. CIVIL DETAILS
12. CIVIL DETAILS
13. ARCHITECTURAL ELEVATIONS
14. LANDSCAPE PLAN
15. LANDSCAPE DETAILS AND NOTES
16. PHOTOMETRIC PLAN
17. PHOTOMETRIC DETAILS

TOWN OF SEVERANCE POLICE FACILITY RENOVATION

SEVERANCE, CO

PROJECT COVER SHEET

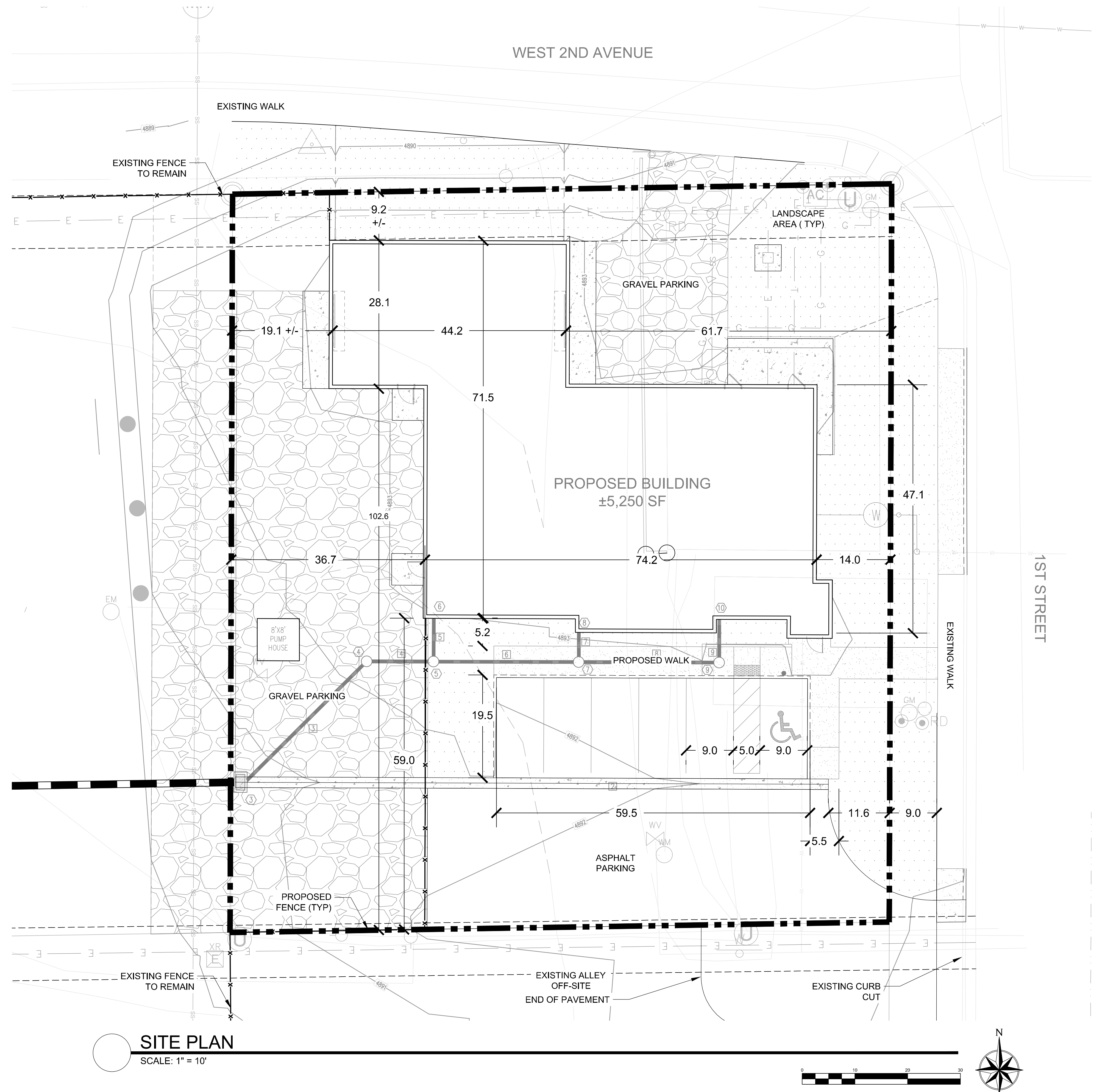
PROJ. NO.:
DATE: 11.01.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 1

REVISIONS:
TOWN Comments 01.08.24

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(970) 440-0555 nls@ndscolorado.com

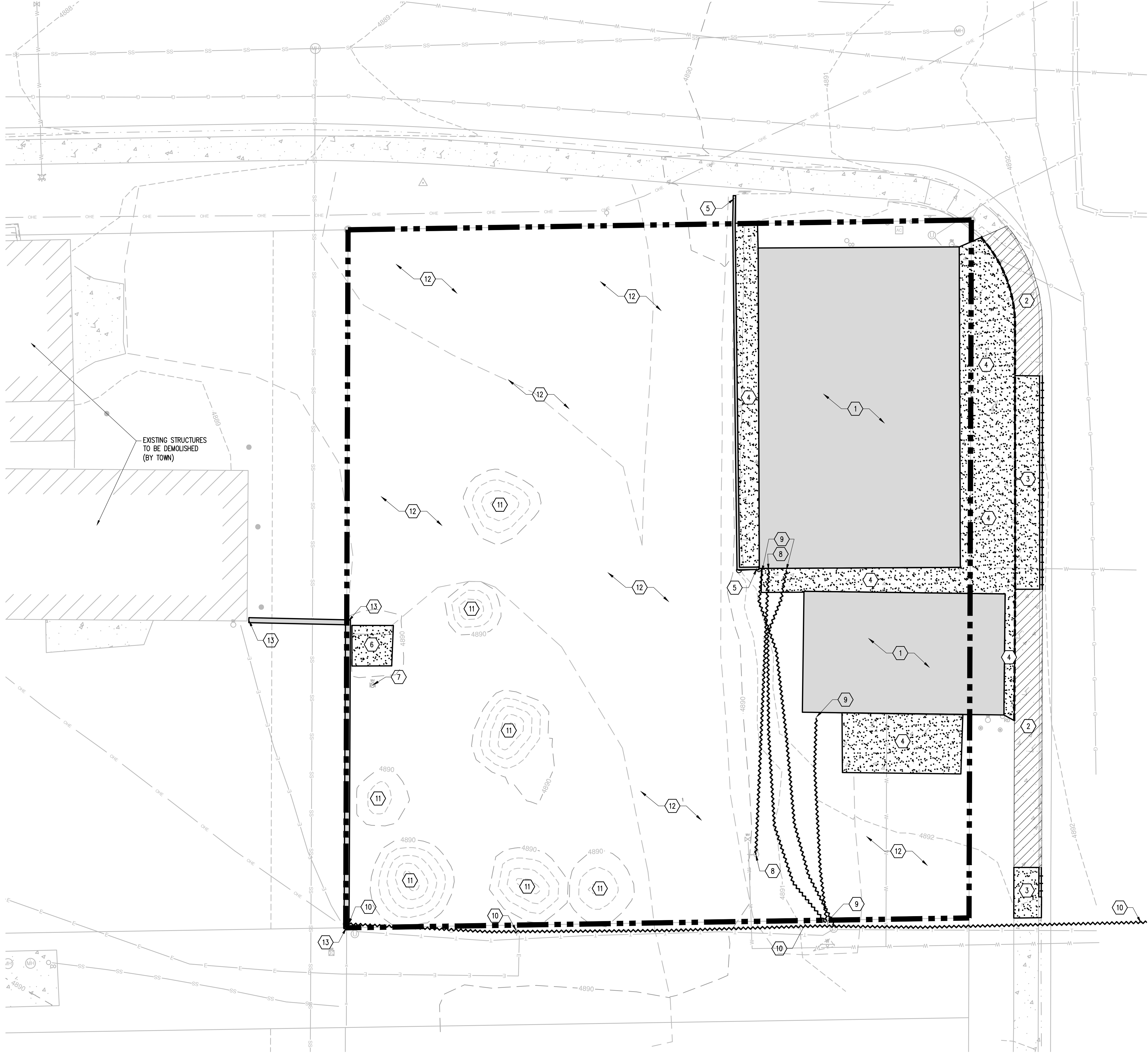
1. REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.

2. PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
3. ALL SIGNS SHALL COMPLY WITH THE TOWN OF SEVERANCE SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
4. SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
5. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN OF SEVERANCE IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
6. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.
8. BIKE RACKS TO BE SURFACE MOUNT LOOP AND APPROVED BY OWNER PRIOR TO INSTALLATION.
9. MONUMENT SIGNAGE TO BE APPROVED THROUGH SEPARATE SIGN PERMIT WITH THE TOWN OF SEVERANCE.
10. KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY SEVERANCE FIRE.



SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- PROPERTY LINE
REMOVE/REPLACE EX. PAVEMENT HARDSCAPE
PROTECT EXISTING
REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK
CURB REMOVAL
SAW CUT
UTILITIES TO BE DEMOED

GENERAL DEMOLITION NOTES

- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 03/14/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION — NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
- REMOVE EXISTING PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS.
- CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.

NOTE: FOR ANY REMOVALS BACK TO MAIN OR SIMILAR: ALL HARD SURFACES, BASE MATERIAL, CURB AND GUTTER, ETC MUST BE REPLACED WITH SAME TYPE/COLOR MATERIAL AS REMOVED.

DEMOLITION KEY

- DEMOLISH AND REMOVE EXISTING BUILDING AND FOUNDATION.
- PROTECT EXISTING PORTIONS OF SIDEWALK. TO REMAIN.
- DEMOLISH AND REPLACE EXISTING PORTION OF SIDEWALK AND CURB.
- REMOVE EXISTING SIDEWALKS AND CONCRETE PATHWAYS
- REMOVE EXISTING RAILROAD TIE WALL.
- DEMOLISH EXISTING FOUNDATION. TO BE REPLACED.
- PROTECT EXISTING WELL HEAD. COORDINATE EFFORTS WITH TOWN INSPECTOR.
- DEMOLISH WATER LINE UP TO VALVE. TO BE REPLACED.
- REMOVE EXISTING DRY UTILITIES TO MAIN.
- REMOVE EXISTING OVERHEAD ELECTRIC LINE AND POLES. COORDINATE OVERHEAD POWER RELOCATION AS NECESSARY WITH THE TOWN INSPECTOR AND POWER COMPANY.
- REMOVE EXISTING PILES OF DIRT, RUBBLE AND DEBRIS.
- CLEAR AND GRUB AREA OF ANY EXISTING IMPROVEMENTS IN THE WAY OF THE PROPOSED BUILDING AND SITE IMPROVEMENTS.
- REMOVE EXISTING FENCE.

LOGO

RIDGETOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T (970) 863-4562
W ridgetopeng.com

SEAL

PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

209 1ST STREET, SEVERANCE, CO 80615

PREPARED FOR

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: AUS
CHECKED BY: MRB
PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

EXISTING CONDITIONS - DEMO PLAN

SHEET INFORMATION

DM-1.0

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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	GRAVEL
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	CANOPY
	BUILDING

SITE DATA

SITE AREA:	0.402± AC (17,496 SF)
OWNER:	TOWN OF SEVERANCE
LAND USE CLASSIFICATION:	POLICE DEPARTMENT
ZONING CLASSIFICATION:	TOWN CORE
LOCAL JURISDICTION:	SEVERANCE, CO
PN:	070535409001
ADDRESS:	209 1ST STREET
BUILDING HEIGHT:	XX' (PROPOSED)
BUILDING AREA:	±5,250 SF

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, INC., DATED 8/22/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.

SEAL

PROJECT TITLE

**SEVERANCE
POLICE
DEPARTMENT
RENOVATION**

209 1ST STREET,
SEVERANCE, CO 80615

PREPARED FOR

**INFUSION
ARCHITECTS**

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

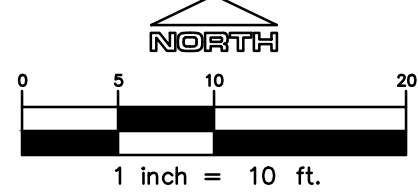
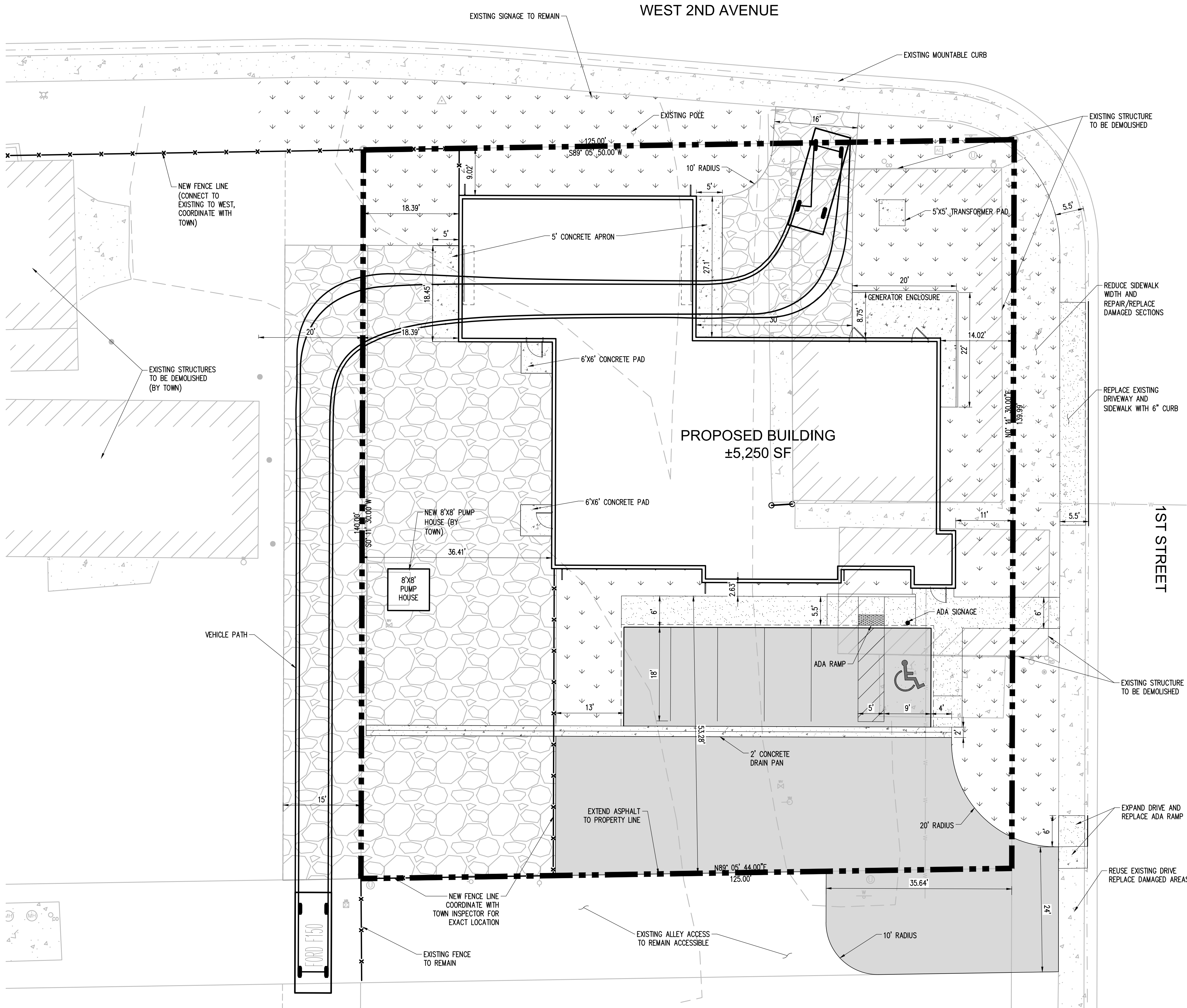
SHEET TITLE

**HORIZONTAL
CONTROL
PLAN**

SHEET INFORMATION

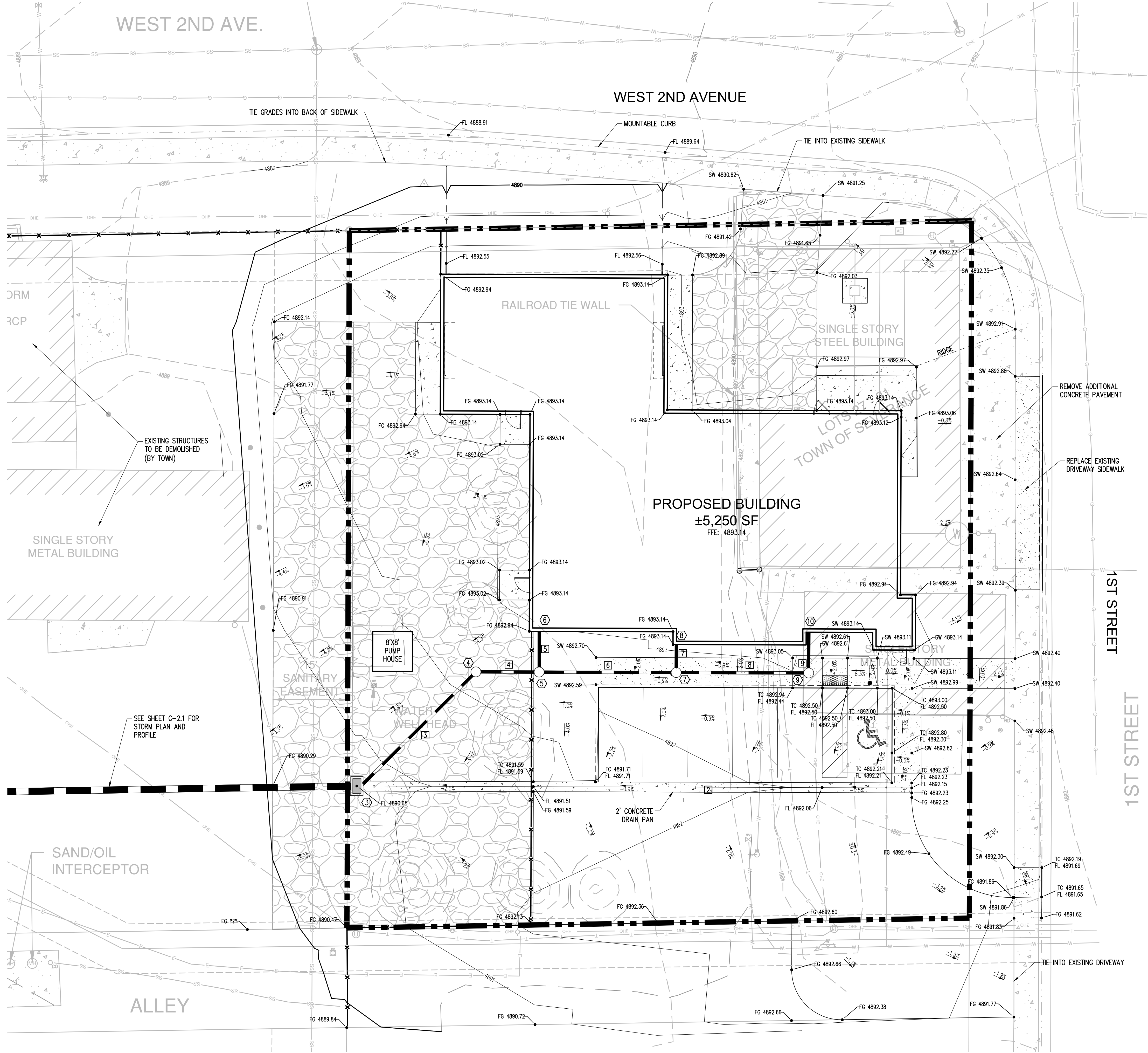
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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

EX. CONTOUR	24
PROPOSED CONTOUR	322
PROPERTY LINE	
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME
CLEANOUT	

GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.

STORM DRAINAGE NOTES

- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- STORM DRAINAGE PIPE WITH LESS THAN 2'-0" COVER SHALL BE CLASS IV REINFORCED CONCRETE PIPE, OR APPROVED EQUAL TO SUSTAIN H-20 LOADING.
- ALL ON-SITE STORM DRAINAGE PIPE SHALL BE SMOOTH WALLED INTERIOR, MANUFACTURER'S VERIFICATION OF MANNING'S ROUGHNESS COEFFICIENT N=0.012 OR LESS.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- ALL CATCH BASINS AND AREA DRAINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOWLINE OF GUTTER (WHERE APPLICABLE).
- CATCH BASIN INLET PROTECTION / EROSION CONTROL TO BE USED FOR ALL NEW INLETS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, UNLESS OTHERWISE SHOWN IN THE CATCH BASIN DETAIL.
- CONTRACTOR SHALL CONNECT ROOF DRAIN LEADERS TO PROPOSED STORM DRAINS AS SHOWN.

NOTE:
CONTRACTOR SHALL POTHOLE ALL NEW AND/OR EXISTING UTILITY CROSSINGS AND POINTS OF CONNECTION TO CONFIRM DEPTH AND LOCATION AS FIRST ORDER OF WORK.

STRUCTURE TABLE			
#	TYPE	RIM	INVERT
1	FES		IE IN: 4885.00 12"
2	24" NYLOPLAST	RIM = 4889.52	IE IN: 4885.70 12" IE OUT: 4885.60 12"
3	TYPE 13 AREA INLET	RIM = 4890.65	IE IN: 4886.66 6" IE OUT: 4886.56 12"
4	6" CLEANOUT	RIM = 4892.24	IE IN: 4889.14 6" IE OUT: 4889.14 6"
5	6" CLEANOUT	RIM = 4892.59	IE IN: 4889.40 6" IE IN: 4889.40 6" IE OUT: 4889.40 6"
6	CONNECT TO ROOF DRAINS		IE OUT: 4889.56 6"
7	6" CLEANOUT	RIM = 4892.79	IE IN: 4889.95 6" IE IN: 4889.95 6" IE OUT: 4889.95 6"
8	CONNECT TO ROOF DRAINS		IE OUT: 4890.06 6"
9	6" CLEANOUT	RIM = 4892.75	IE IN: 4890.48 6" IE OUT: 4890.48 6"
10	CONNECT TO ROOF DRAINS		IE OUT: 4890.64 6"

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
1	12"	120'	RCP	0.50%
2	12"	172'	RCP	0.50%
3	6"	33'	HDPE	7.62%
4	6"	13'	HDPE	2.00%
5	6"	8'	HDPE	2.00%
6	6"	28'	HDPE	2.00%
7	6"	6'	HDPE	2.00%
8	6"	27'	HDPE	2.00%
9	6"	8'	HDPE	2.00%



Know what's below.
Call before you dig.

LOGO

541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 663-4562
W ridgektopeng.com

SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

PREPARED FOR

209 1ST STREET,
SEVERANCE, CO 80615

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY:

NGA

CHECKED BY:

MRB

PROJECT NO.:

23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

GRADING AND
DRAINAGE
PLAN

SHEET INFORMATION

C-2.0

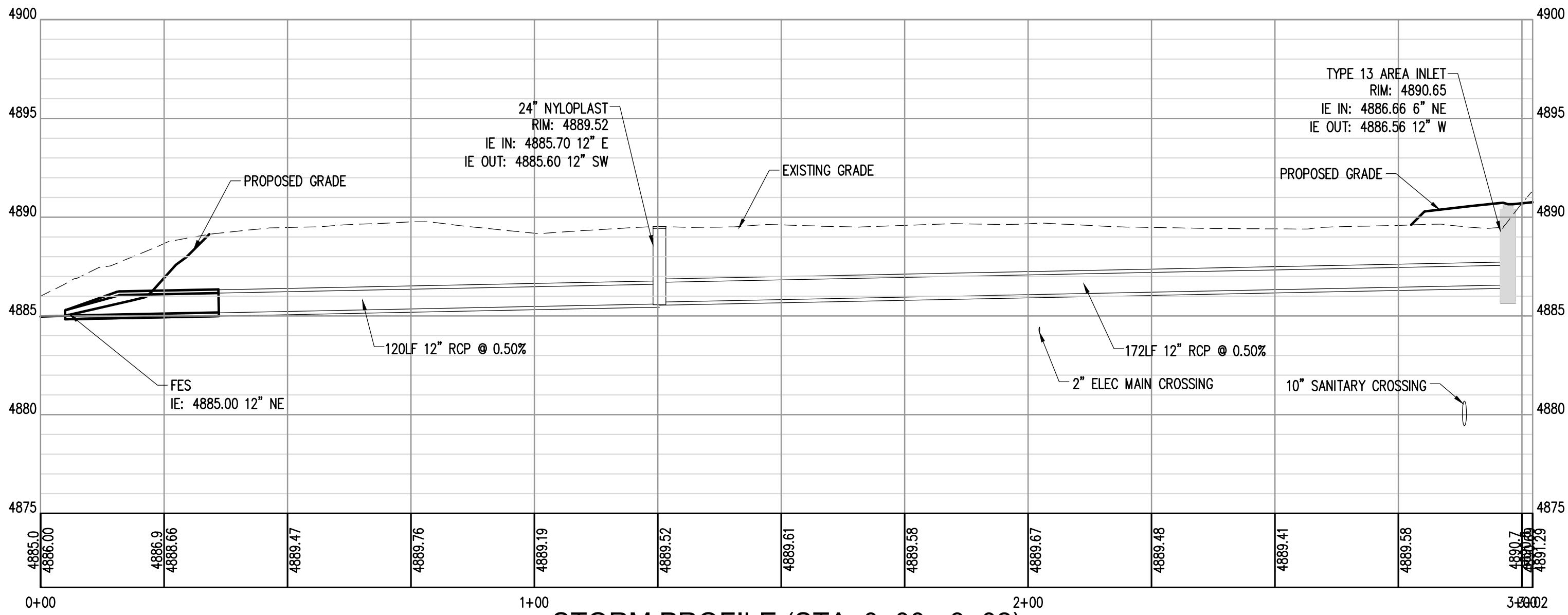
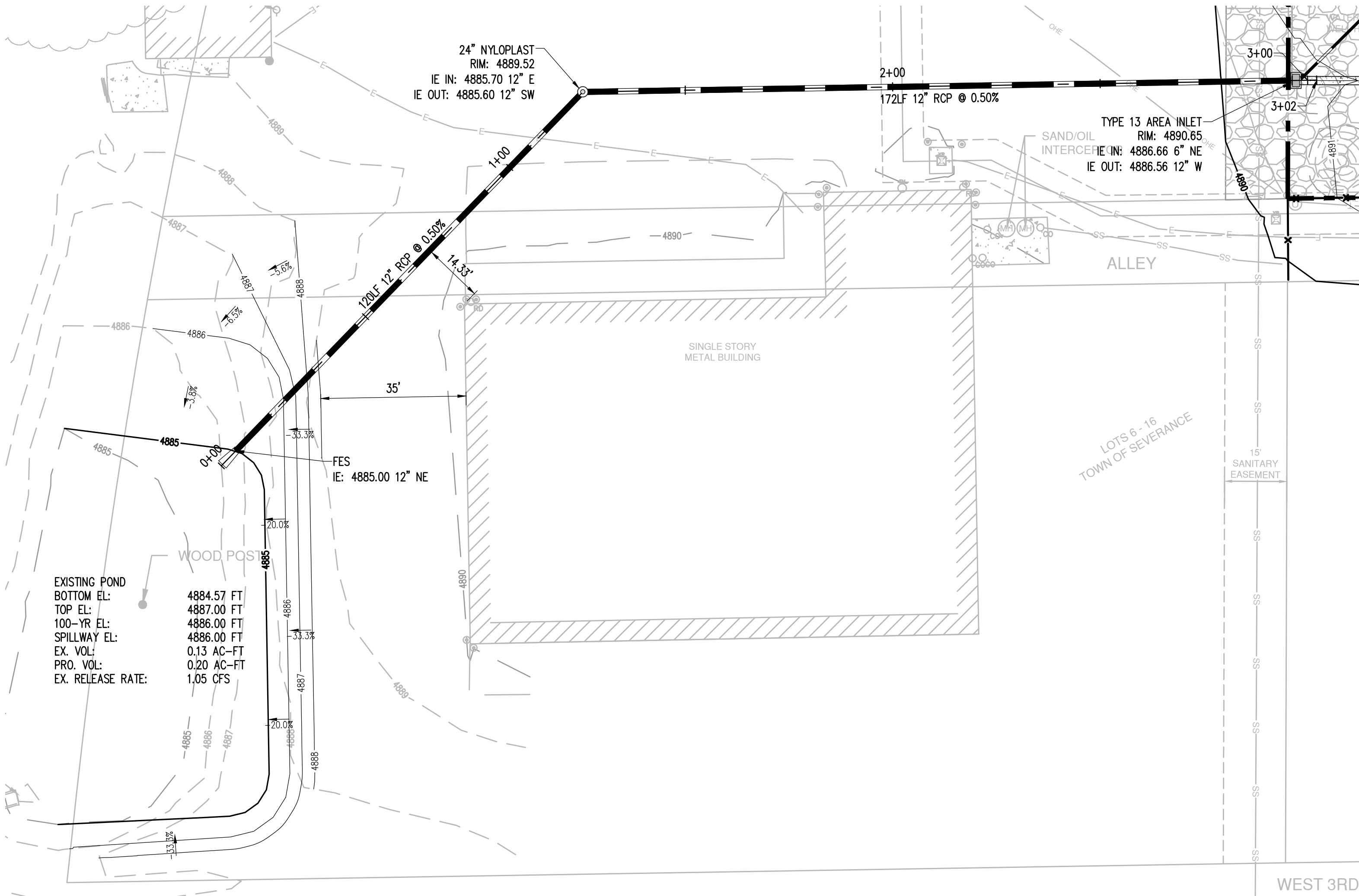
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17

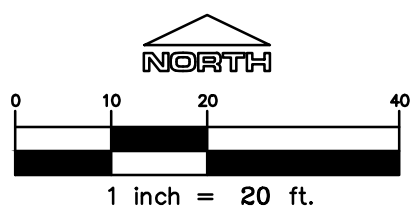
SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



STORM PROFILE (STA: 0+00 - 3+02)

SCALE
H: 1" = 20'
V: 1" = 5'



LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T: (970) 663-4562
F: (970) 663-4562
W: ridgetopeng.com

SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

209 1ST STREET,
SEVERANCE, CO 80615

PREPARED FOR

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

STORM PLAN
AND PROFILE

SHEET INFORMATION

C-2.1

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of

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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

SEAL

PROJECT TITLE

SEVERANCE
POLICE
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209 1ST STREET,
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4487 HIGHLAND
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DRAWN BY: NGA
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DATE

10/23/2023

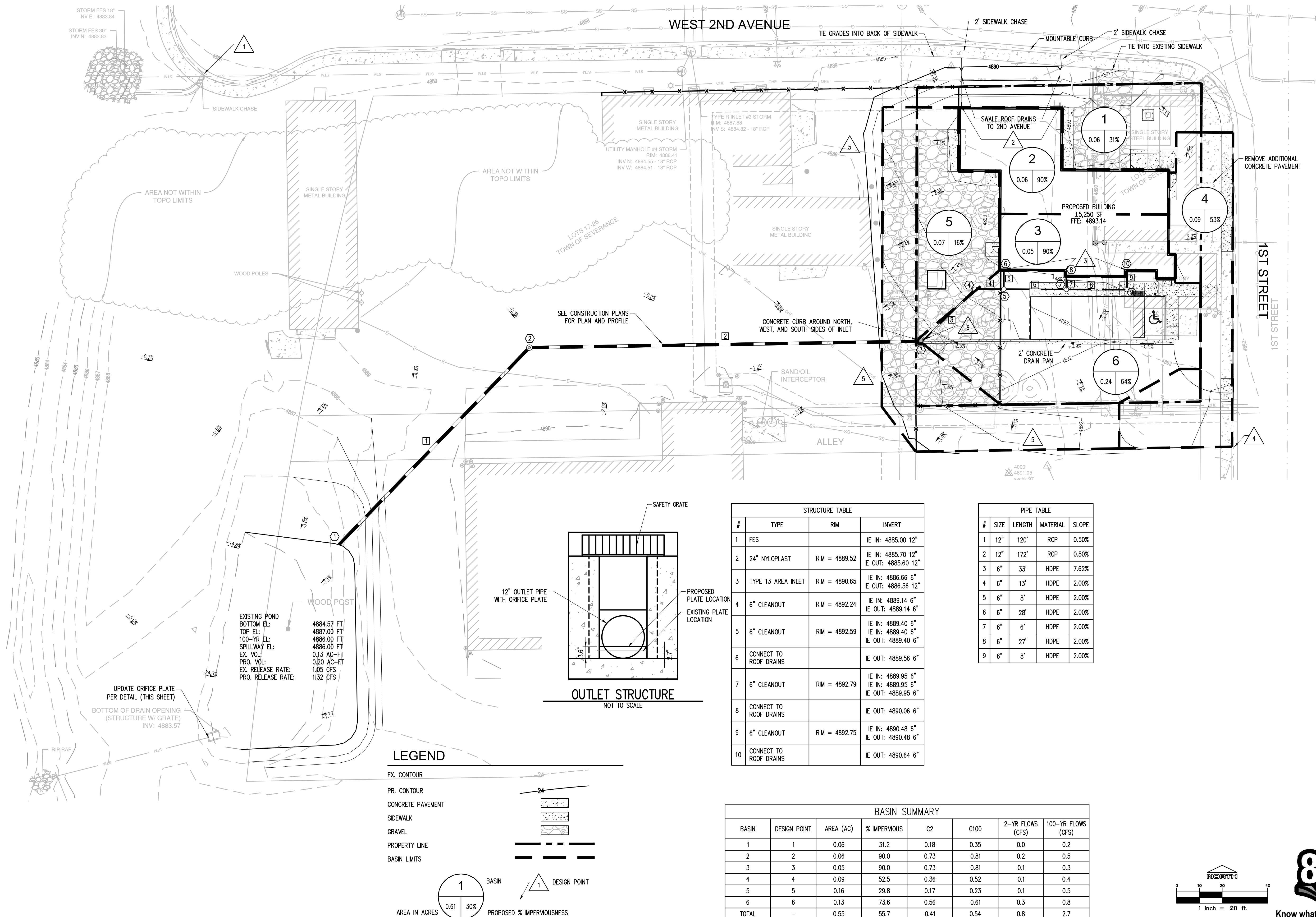
SHEET TITLE

DRAINAGE
MAP

SHEET INFORMATION

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7 of 17



File: SP013001.dwg Path: P:\Colorado\severance\infusion architects\23-193-003 severance police department\2 drawings\ Plotted by: Kyle Wagner Date: 25-Jun-24 2:45:35pm

NOTE:
CONTRACTOR SHALL POTHOLE ALL NEW AND/OR EXISTING
UTILITY CROSSINGS AND POINTS OF CONNECTION TO CONFIRM
DEPTH AND LOCATION AS FIRST ORDER OF WORK.

SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LEGEND

	PROPERTY LINE		SEWER LINE
	CURB AND GUTTER		GAS LINE
	FENCE		ELECTRIC LINE
	BUILDING SETBACK		COMMUNICATIONS LINE
	PROPOSED BUILDING		SANITARY CLEANOUT
	WATER LINE		WATER METER

GENERAL UTILITY NOTES

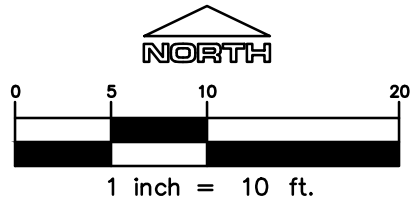
- ALL IMPROVEMENTS SHALL MEET LOCAL, STATE DOT AND A.P.W.A. STANDARD SPECIFICATIONS.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- ALL FILL MATERIAL SHALL BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM WATER AND SANITARY SEWER TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINE (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL BE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 AND ANSI A21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE TRENCHING, BACKFILL, 2 - 4" PVC SCHEDULE 40 CONDUITS, AND PULLING WIRES FOR UNDERGROUND TELEPHONE SERVICE FROM EXISTING FACILITIES AS SHOWN ON PLANS. CONTRACTOR TO COORDINATE INSTALLATION AND POINT OF CONNECTION WITH UTILITY PROVIDER.
- CONTRACTOR IS TO PROVIDE TRENCHING, CONDUIT, AND BACKFILL FOR ALL UNDERGROUND POWER LINE AND VAULTS AS REQUIRED BY UTILITY PROVIDER. POWER LINES AND POLES TO BE INSTALLED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING AND FOR PRIMARY ELECTRIC SERVICE LOCATIONS.
- GAS PIPING SHOWN FOR COORDINATION ONLY. INSTALLATION OF THE GAS MAIN AND METER TO BE ACCOMPLISHED BY UTILITY PROVIDER.
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED INSIDE THE BUILDING FOR EACH APPLICABLE USE INCLUDING DOMESTIC, FIRE, AND IRRIGATION SYSTEMS. CONTRACTOR SHALL COORDINATE AND SUPPLY A BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT UPON INSTALLATION. OWNER IS REQUIRED TO SUPPLY AN ANNUAL BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT.

WATER NOTES

- ALL CONSTRUCTION/INSTALLATION OF WATER MAINS SHALL BE DONE IN A SAFE, NEAT AND WORKMANLIKE MANNER, AND UNDER SUPERVISION BY UTILITY PROVIDER FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATING AGENCIES MUST BE MET.
- WATER MAIN PIPE LESS THAN OR EQUAL TO 12" IN DIAMETER SHALL BE C900 PVC PIPE MEETING LOCAL REQUIREMENTS. POLYETHYLENE WRAP IS REQUIRED ON ALL METALS.
- AN 24-INCH MINIMUM SEPARATION IS REQUIRED ON SERVICE TAPS ON A MAIN LINE.
- 1" - 1.5" TYPE K COPPER SERVICE LINE SHALL BE INSTALLED WITH A TAPPING SADDLE.
- ALL ELBOWS/BENDS ON WATER MAINS SHALL HAVE THRUST BLOCKS.
- A MINIMUM DEPTH OF 60" (5') FROM FINISHED GRADE TO THE TOP OF THE WATER MAIN IS REQUIRED. PLACING WATER LINES SHALLOWER THAN 60" (5') OR DEEPER THAN 72" (6') IS PROHIBITED.
- ALL NEW PIPES MUST BE PROPERLY FLUSHED, PRESSURE TESTED, AND CHLORINATED BY THE CONTRACTOR, AND INSPECTED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION.
- ALL BACKFLOW PREVENTION DEVICES (DOUBLE CHECK BACKFLOW PREVENTORS, REDUCED PRESSURE BACKFLOW PREVENTORS, PRESSURE AND ATMOSPHERIC VACUUM BREAKERS, ETC.) MUST BE APPROVED BY THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION.
- ALL NEW CONNECTIONS TO EXISTING WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OR GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO BACKFILLING.
- BACKFLOW PREVENTION DEVICES SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
- AS PART OF THE BASE BID, THE CONTRACTOR SHALL INCLUDE VERTICAL BENDS AND THRUST BLOCKS, AS NECESSARY, TO ACCOMMODATE PROPOSED UTILITY CROSSINGS.

SANITARY SEWER NOTES

- ALL CONSTRUCTION/INSTALLATION OF SANITARY SEWER MAINS SHALL BE DONE IN A SAFE, NEAT AND PROFESSIONAL MANNER, AND UNDER SUPERVISION OF CITY FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATORY AGENCIES MUST BE MET.
- THE MINIMUM SIZE FOR PUBLIC SEWER MAINS SHALL BE 8" DIAMETER. ALL SANITARY SEWER PIPING SHALL BE SCHEDULE D3034 PVC OR EQUAL. MINIMUM PIPE DIAMETER FOR PRIVATE LATERALS IS 4" AND OF SCHEDULE D3034 PVC OR EQUAL. ALL SANITARY SEWER LATERALS MUST BE PROPERLY MARKED AT ENDS.
- CONNECTIONS INTO THE EXISTING SANITARY SEWER MAINS REQUIRE ISSUANCE OF PUBLIC WORKS PERMIT AND INSPECTION BY THE LOCAL JURISDICTION PRIOR TO BACKFILLING.
- ALL NEW SANITARY SEWER PIPES AND MANHOLES MUST BE THOROUGHLY CLEANED, INSPECTED AND PRESSURE/VACUUM TESTED AS REQUIRED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION. ALL TESTS MUST BE WITNESSED AND PASSED BY THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO PLACING INTO OPERATION.
- THE CONTRACTOR SHALL PROVIDE TO THE UTILITY PROVIDER ANY GUARANTEE OR WARRANTY NORMALLY FURNISHED WITH THE PURCHASE OF ANY MATERIALS USED IN CONNECTION WITH THE PROJECT AT HAND.



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PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

209 1ST STREET, SEVERANCE, CO 80615

PREPARED FOR

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

UTILITY PLAN

SHEET INFORMATION

C-3.0

8

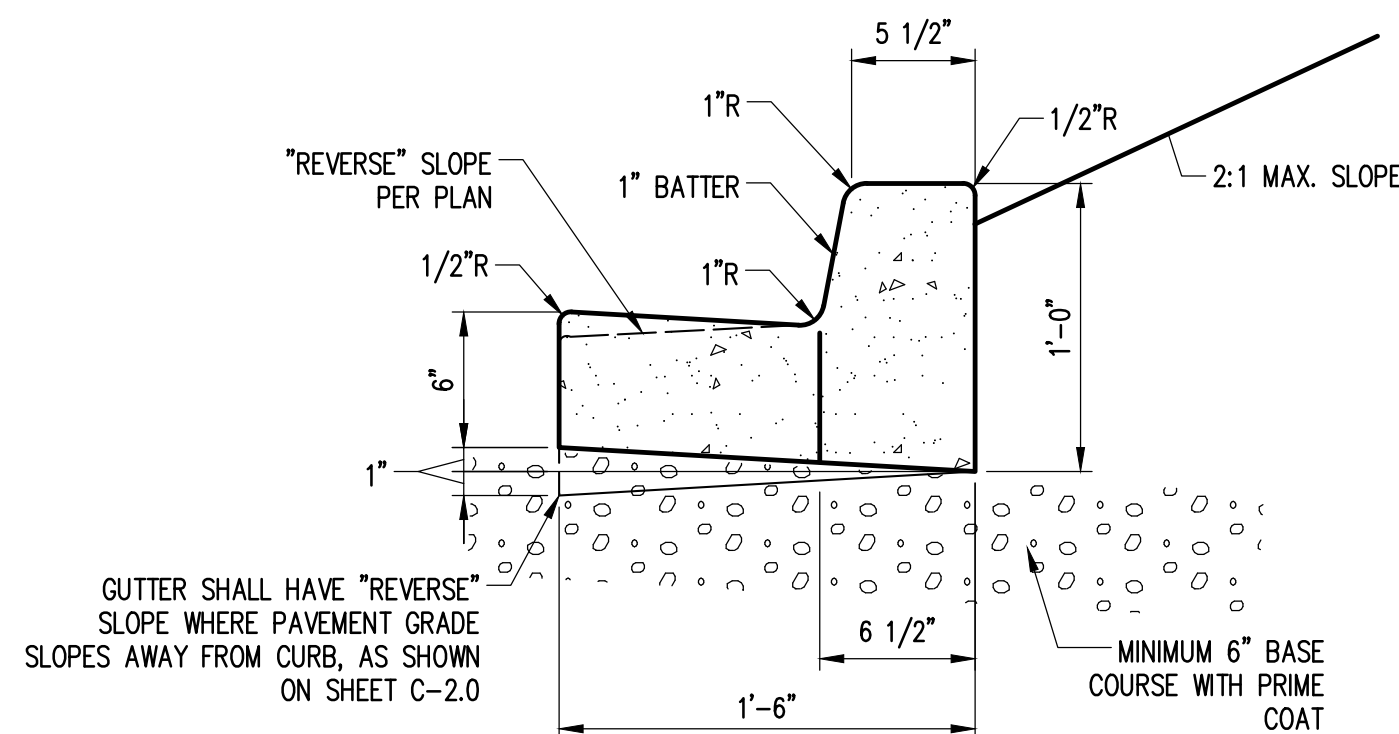
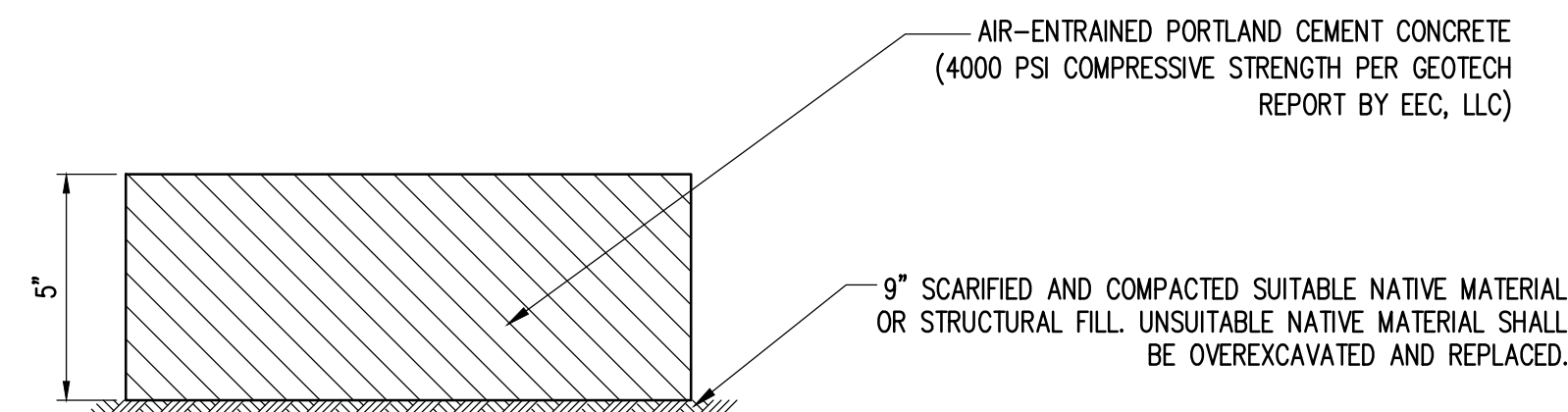
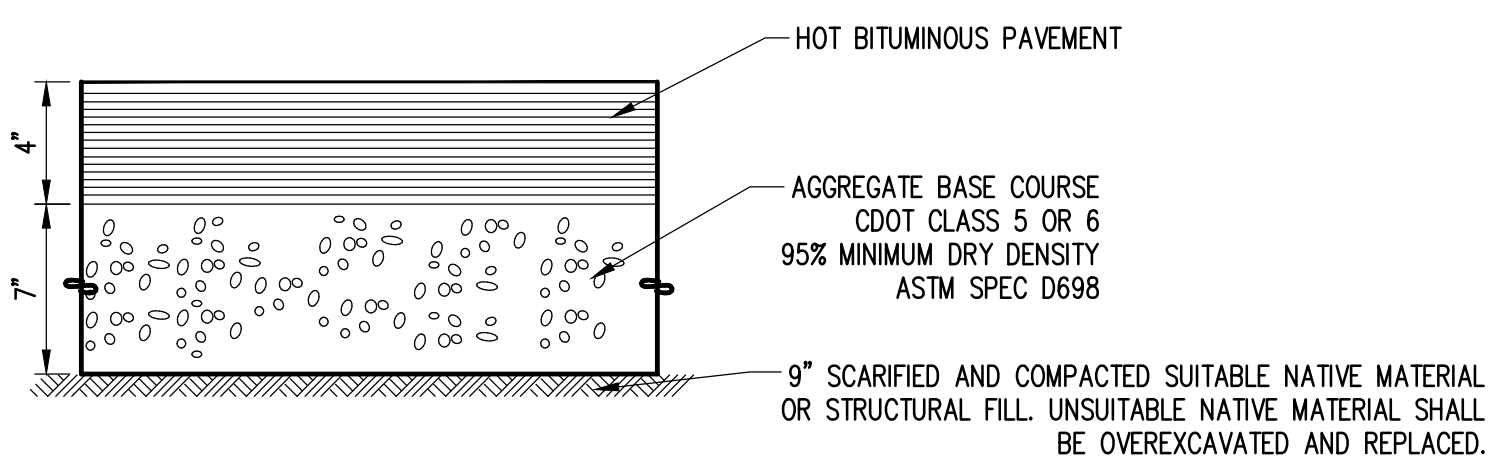
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SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

1. MATERIAL THICKNESS IS COMPACTED DEPTH, APPLIES TO ALL SECTIONS.
2. SUITABLE ON-SITE SOLS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBGRADE PROVIDED SOLS MEET REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT.
3. PROOFROLLING OF PAVEMENT SUBGRADES SHOULD BE COMPLETED TO HELP IDENTIFY UNSTABLE AREAS. ANY INSTABILITY OF THE SUBGRADE SOLS OBSERVED AT THE TIME OF PROOFROLLING, ALL SUBGRADE SOLS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES, MOISTURE CONDITIONS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, SECTION "PAVEMENTS – ON-SITE IMPROVEMENTS".
4. TRENCHES SHALL BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
5. ASPHALTIC CONCRETE SHOULD CONSIST OF A BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES (IF REQUIRED) MEETING THE DESIGN REQUIREMENTS OF THE TOWN OF SEVERANCE. SPECIFIC GRADATION REQUIREMENTS SUCH AS COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) GRADING S OR SG (BOTTOM LIFT) OR SX (TOP LIFT ONLY) SPECIFICATIONS, ASPHALT MATERIAL SHALL BE PLACED IN APPROPRIATE LIFTS (CLOT SPECS) AND COMPACTED WITHIN A RANGE OF 92 TO 96 PERCENT OF THEORETICAL MAXIMUM (RICE) DENSITY (ASTM D2041) OR 95 PERCENT HVEEN DENSITY (ASTM D1560, D1561).

6. AGGREGATE BASE COURSE SHOULD BE CONSISTENT WITH CDOT REQUIREMENTS FOR CLASS 5 OR CLASS 6 AGGREGATE BASE, PLACED IN LOOSE LIFTS NOT TO EXCEED 6 INCHES THICK AND COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY.
7. CONCRETE PAVEMENT (PORTLAND TYPE II CEMENT CONCRETE) USED FOR SITE PAVEMENTS SHOULD BE AIR ENTRAINED (6% TO 8%) AND HAVE COMPRESSIVE STRENGTH OF PER ASTM C94.
8. REFER TO THE "GEO TECHNICAL SUBSURFACE EXPLORATION REPORT – TOWN OF SEVERANCE POLICE STATION, 2111 STREET, SEVERANCE COLORADO," BY EARTH ENGINEERING CONSULTANTS LLC. DATED 09/13/2023.
9. LONGITUDINAL AND TRANSVERSE JOINTS SHOULD BE PROVIDED AS NEEDED IN CONCRETE PAVEMENTS FOR JOINT FILLING/CONTRACTION AND ISOLATION. THE LOCATION AND EXTENT OF JOINTS SHOULD BE BASED UPON THE FINAL PAVEMENT GEOMETRY.
10. SAWED JOINTS SHOULD BE CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT AND SHOULD BE A MINIMUM OF 25 PERCENT OF SLAB THICKNESS PLUS 1/4 INCH. ALL JOINTS SHOULD BE SEALED TO PREVENT ENTRY OF FOREIGN MATERIAL AND DOWELED IN BETWEEN POURS AND/OR ADJACENT TO EXISTING CONCRETE.



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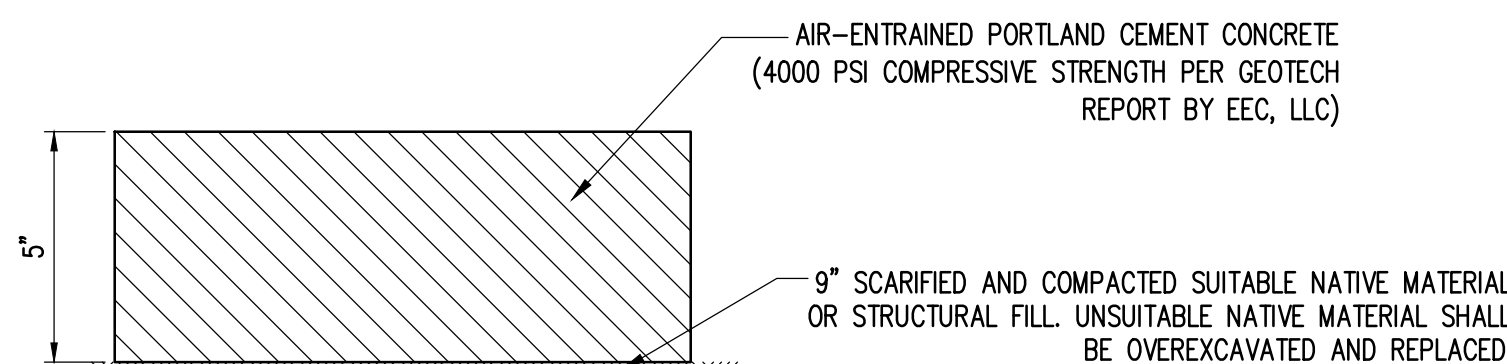
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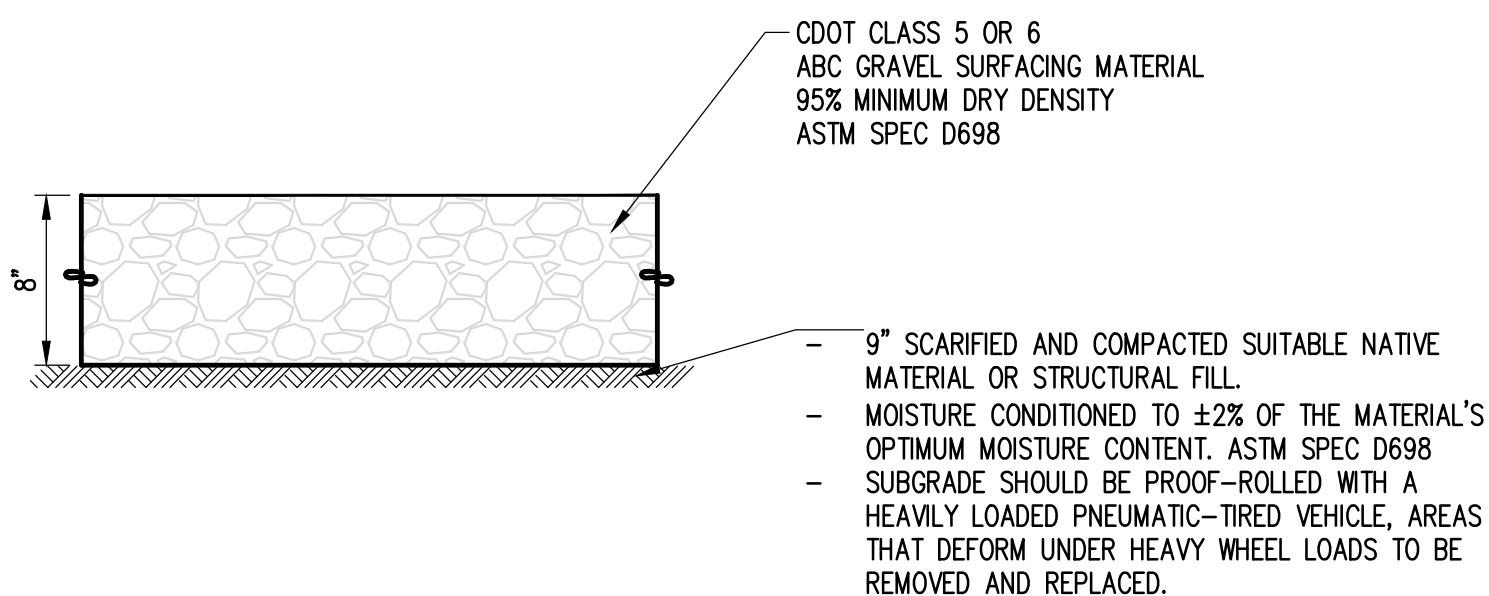
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NOTE: SEE ARCH. PLANS FOR SIDEWALK ADJACENT TO BUILDING

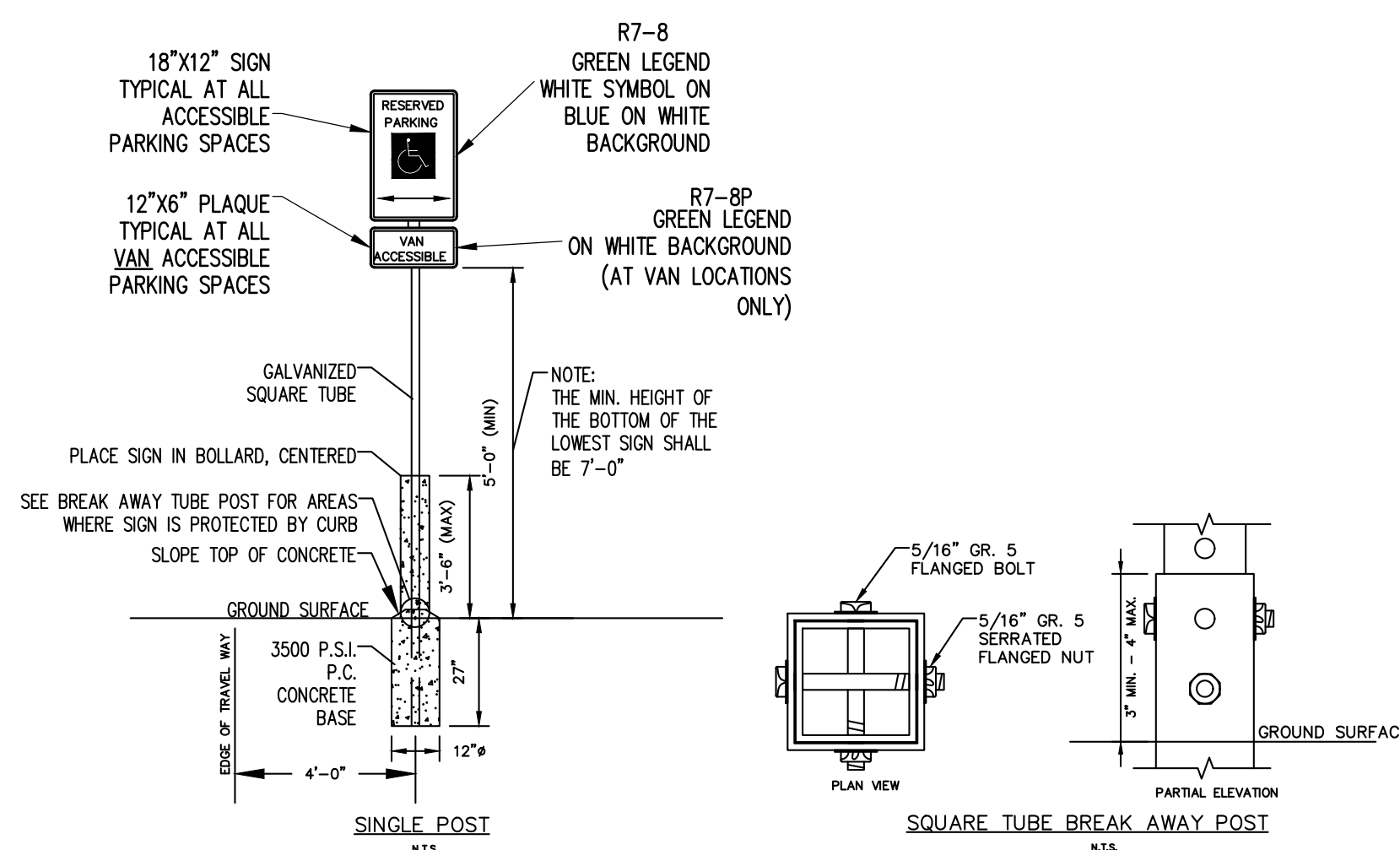
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- NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

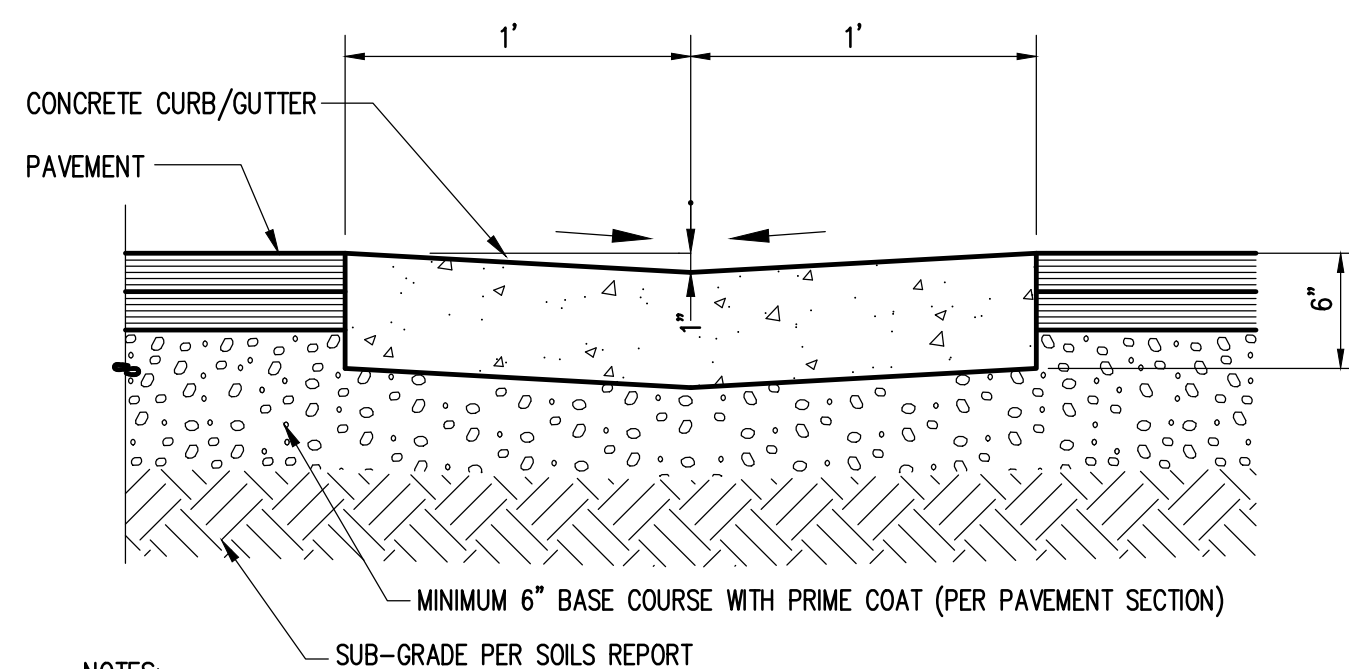
2. GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2"x3/16" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

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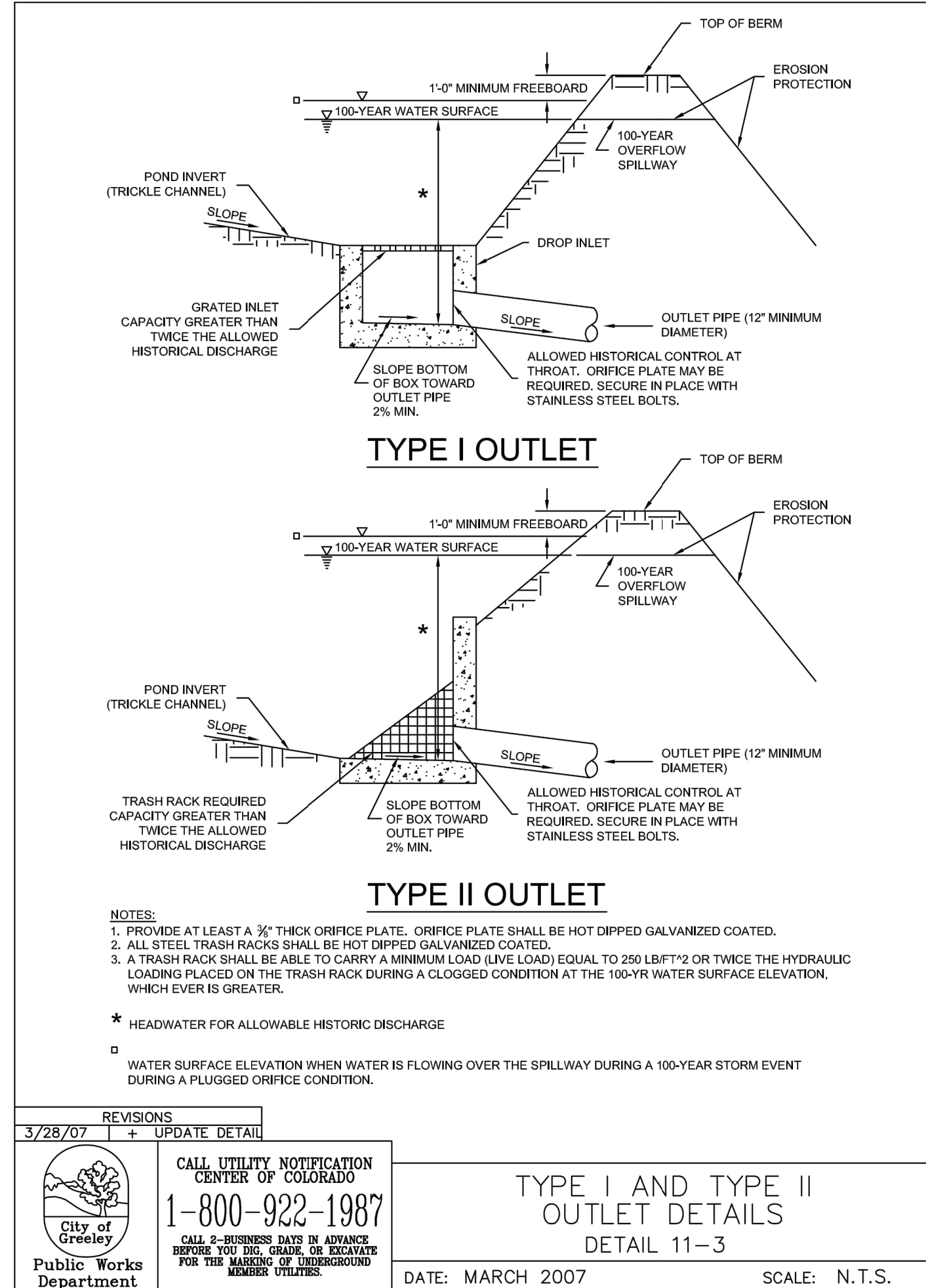
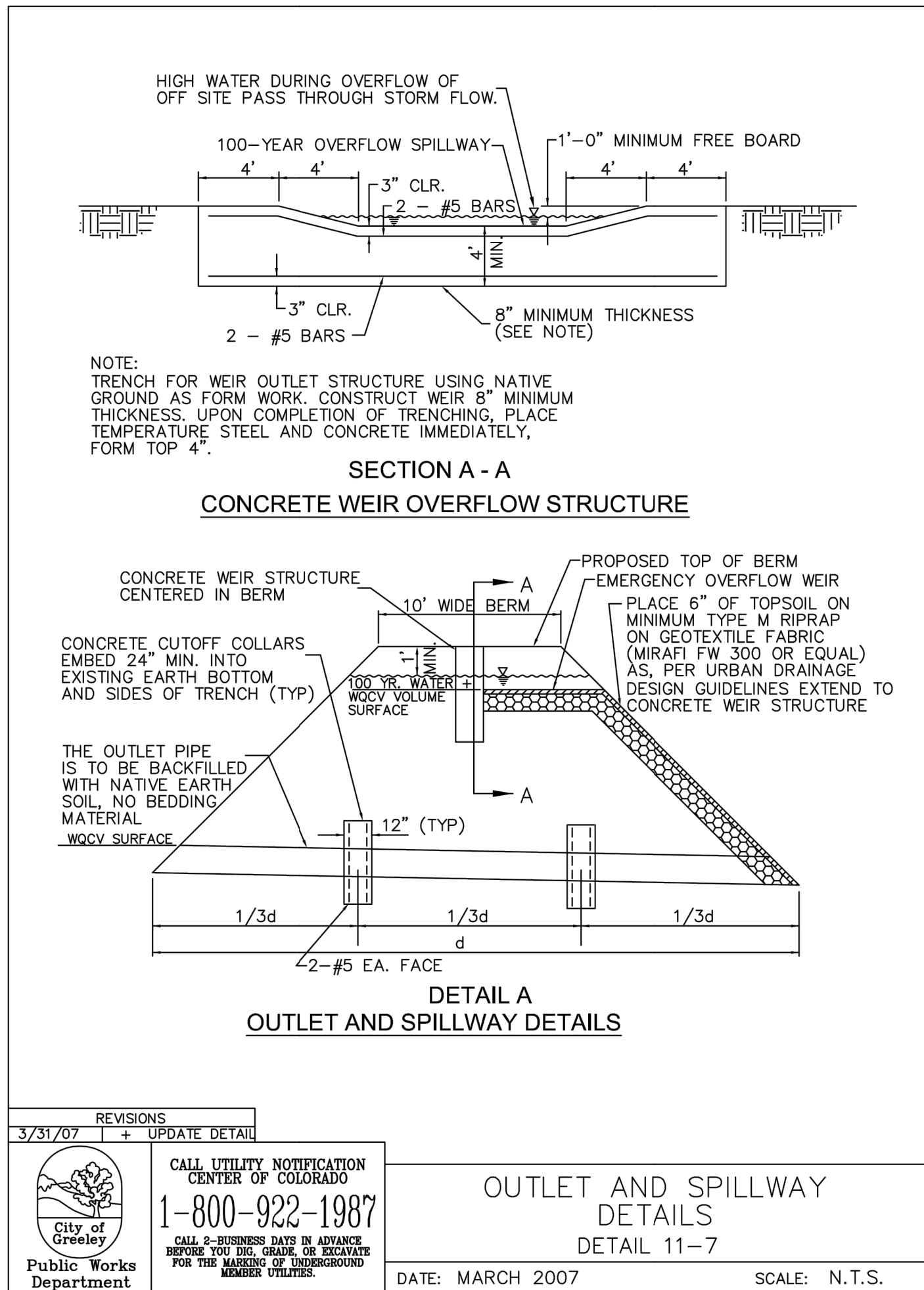
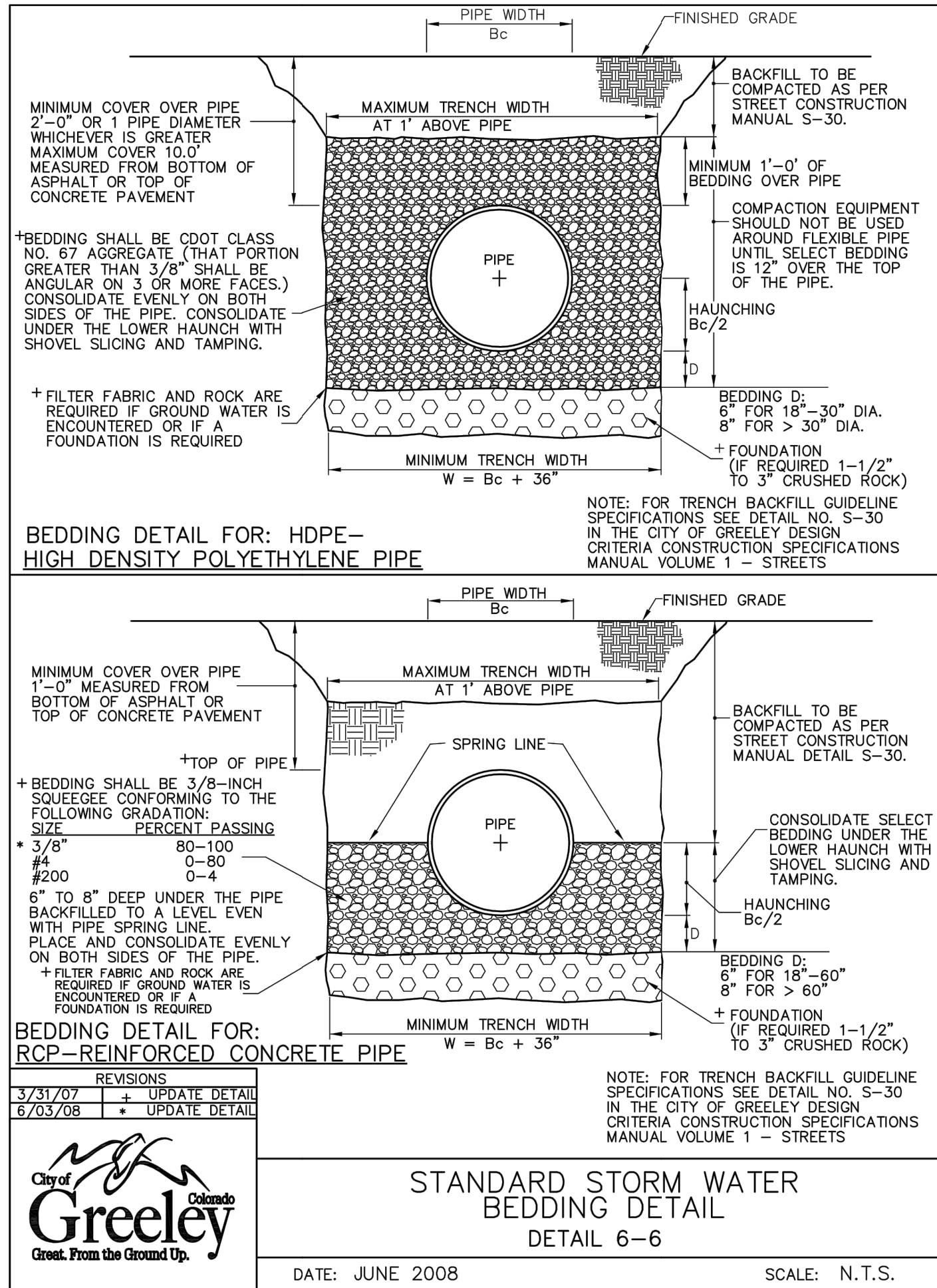
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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



STORMWATER TRENCH BEDDING DETAIL

NTS

1

OUTLET AND SPILLWAY DETAILS

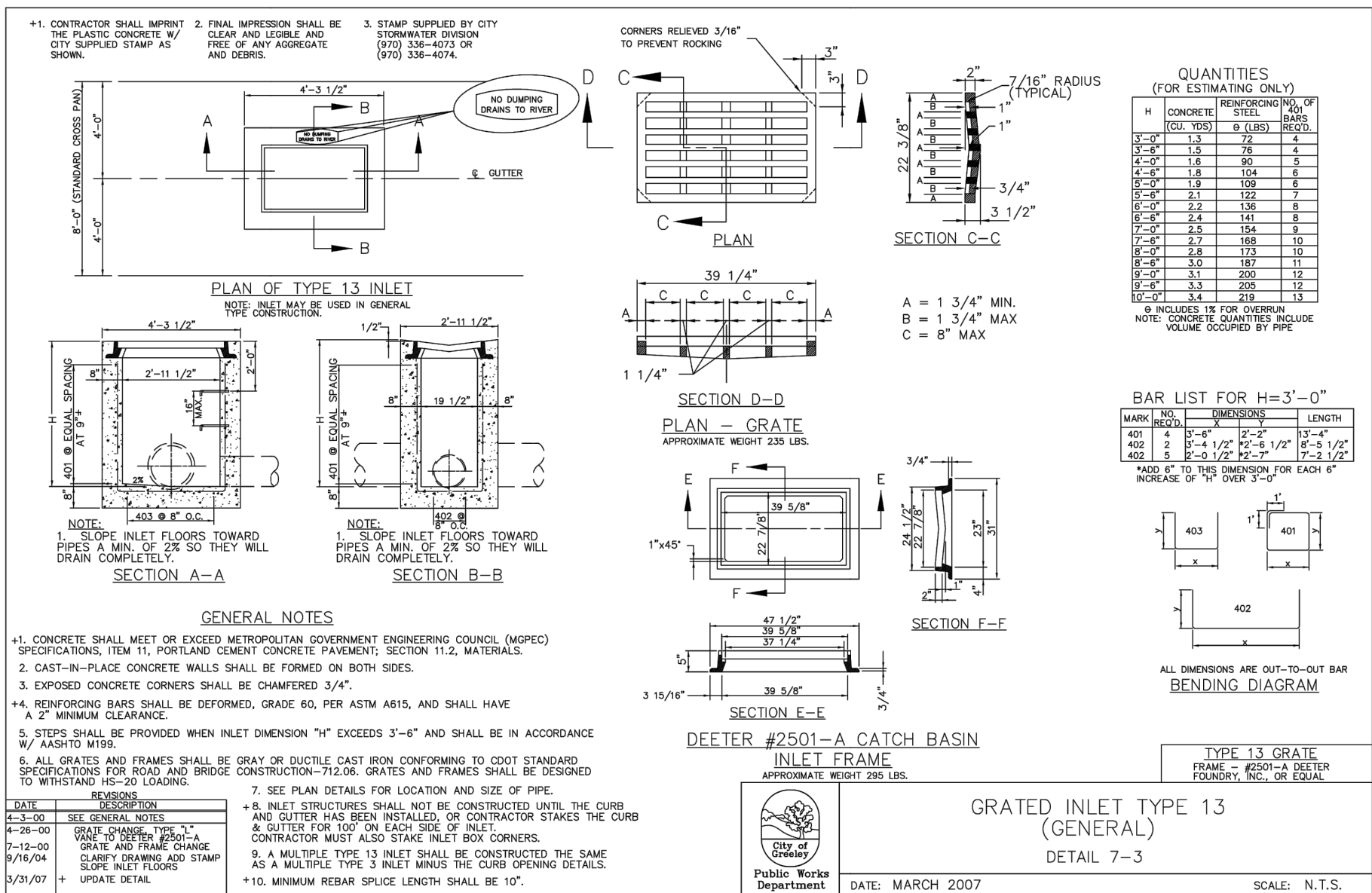
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OUTLET DETAILS

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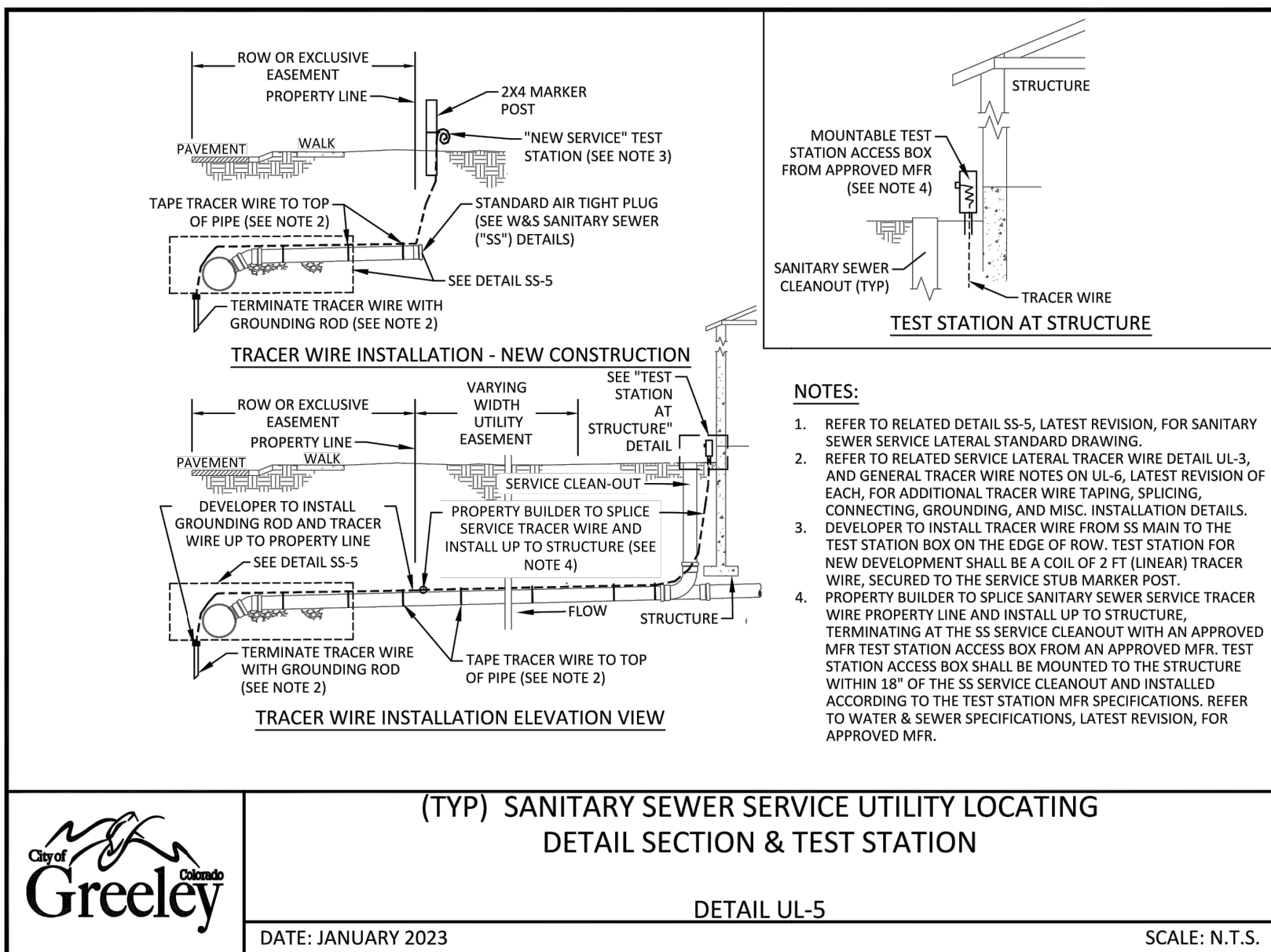
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TYPE 13 INLET DETAIL

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SANITARY LOCATE DETAIL

NTS

5

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PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

209 1ST STREET, SEVERANCE, CO 80615

PREPARED FOR

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

DATE

10/23/2023

SHEET TITLE

CIVIL DETAILS

SHEET INFORMATION

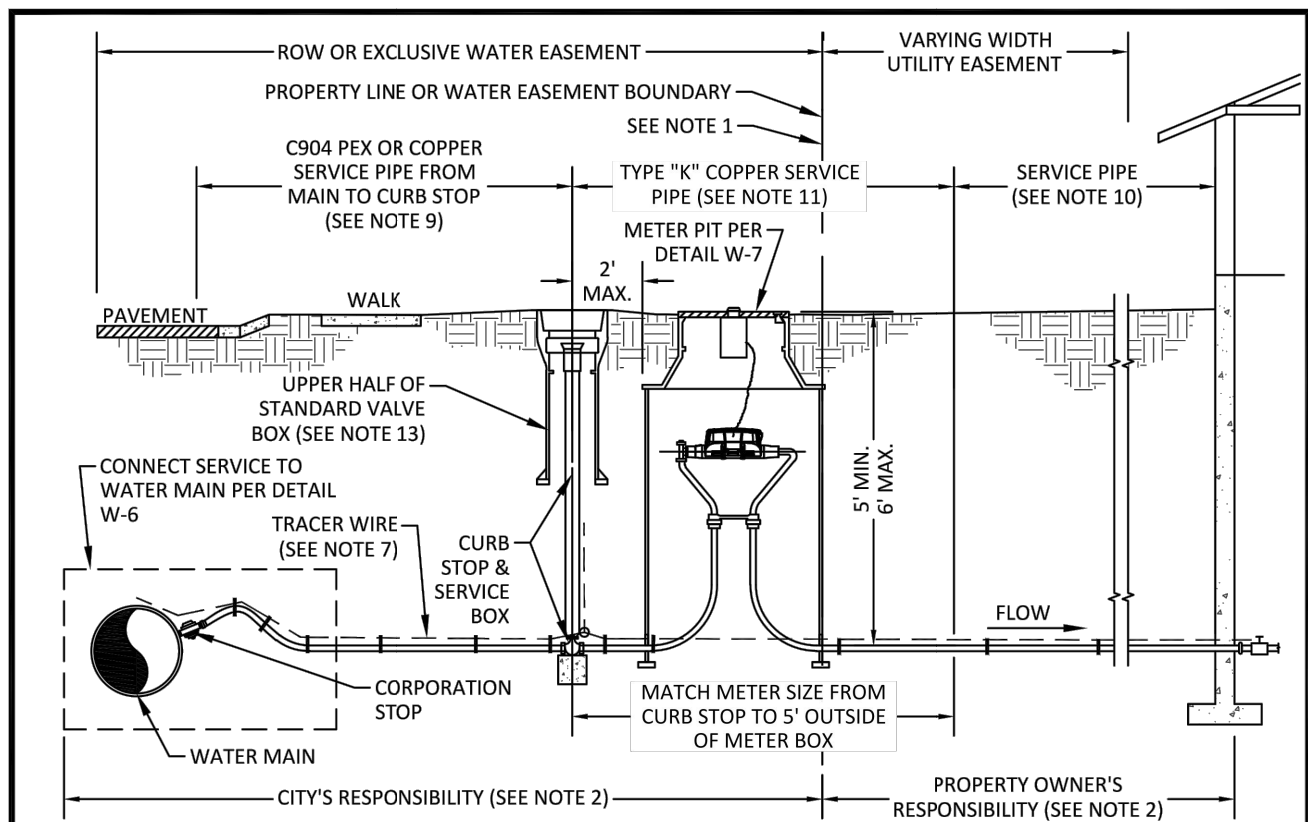
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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



NOTES:

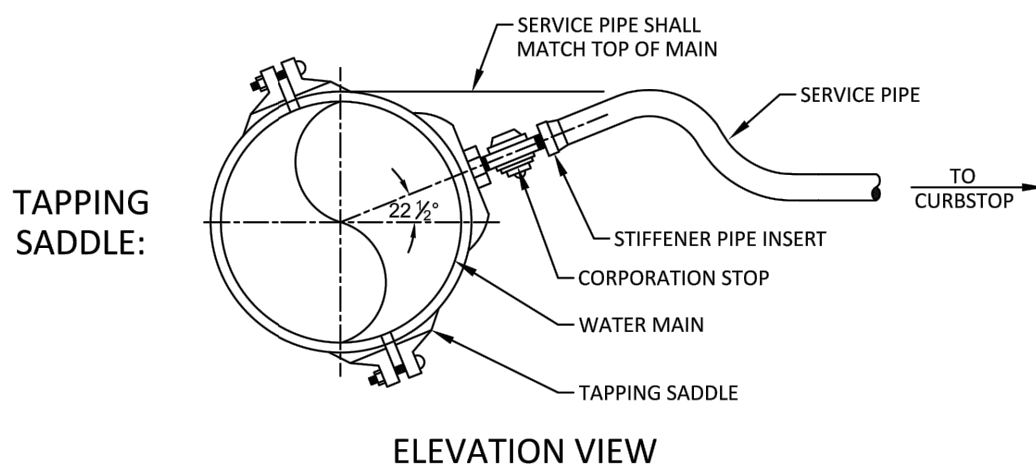
1. PLACEMENT OF CURB STOP SERVICE BOX MAY VARY FROM LANDSCAPE PARKWAY OR A MAXIMUM OF ±1 FOOT OF THE PROPERTY LINE. ANY VARIANCE OF LOCATION OF CURB STOP MUST BE APPROVED PRIOR TO CONSTRUCTION. SEE DESIGN CRITERIA, LATEST REVISION, FOR METER PIT LOCATION.
2. WATER DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, THE METER INSIDE THE METER PIT, THE CORPORATION STOP, AND SERVICE PIPING FROM THE WATER MAIN UP TO DOWNSTREAM OF METER. PROPERTY OWNER'S RESPONSIBILITY SHALL INCLUDE EVERYTHING DOWNSTREAM OF METER STRUCTURE.
3. SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE PLACEMENT OF THE METER PIT OR STOP BOX, CALL (970) 350-9317 AND ASK FOR METER SERVICES DIVISION.
4. REFER TO WATER & SEWER (W&S) STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR METER INSTALLATION REQUIREMENTS.
5. CURB STOP IS TO BE MINNEAPOLIS PATTERN OR APPROVED EQUAL.
6. CURB STOP MUST BE INSTALLED WITH EITHER PLASTIC OR STAINLESS STEEL PIPE INSERTS TO ENSURE PROPER COMPRESSION FITTING ON C904 CROSS-LINKED PEX PIPE.
7. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
8. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH W&S SPECIFICATIONS, LATEST REVISION.
9. COPPER OR C904 CROSS-LINKED PEX SERVICE LINE SHALL BE INSTALLED FROM THE CORPORATION STOP TO CURB STOP. REFER TO W&S CONSTRUCTION SPECIFICATIONS FOR APPROVED SERVICE PIPE PRODUCT AND MFR REQUIREMENTS.
10. FROM 5 FT PAST THE METER PIT ON THE OWNER SIDE UP TO BUILDING STRUCTURE SHALL BE IN ACCORDANCE WITH BUILDING CODE AND DRINKING WATER REQUIREMENTS.
11. TYPE 'K' COPPER SHALL BE PLACED FROM THE CURB STOP, THROUGH THE METER PIT, AND UP TO 5 FEET PAST THE METER PIT ON CUSTOMER SIDE.
12. ALL SERVICE PIPE SHALL BE SIZED ACCORDING TO SERVICE TAP INSIDE DIAMETER AND MUST COMPLY WITH AWWA C904. SEE W&S DESIGN CRITERIA, LATEST REVISION.
13. UPPER HALF OF STANDARD VALVE BOX SHALL BE PLACED OVER CURB STOP AND TRACER WIRE TEST STATION LOOP ACCORDING TO W&S SPECIFICATIONS, LATEST REVISION.



POTABLE WATER SERVICE LINE, STOP BOX & METER INSTALLATION
(OUTSIDE LANDSCAPE PARKWAY)
DETAIL W-9B

DATE: JANUARY 2023

SCALE: N.T.S.



PIPE SIZE	CAST IRON				DUCTILE IRON				PVC C-900	
	3/4"	1"	1 1/2"	2"	3" & 4"	3/4"	1"	1 1/2"	2"	3" & 4"
4"	S	S	NO	NO	TSV	S	S	NO	TSV	S
6"	S	S	S	S	TSV	S	S	S	TSV	S
8"	S	S	S	S	TSV	S	S	S	TSV	S
12"	S	S	S	S	TSV	S	S	S	TSV	S
16"	S	S	S	S	TSV	S	S	S	TSV	N/A

"S"

"NO"

"TSV"

"N/A"

NOTES:

1. REFERENCE CITY OF GREELEY, WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR TAPPING SADDLE SPECIFICATIONS.
2. EXISTING STEEL MAINS, TWELVE INCHES (12") IN DIAMETER OR LESS, SHALL BE TAPPED USING A CITY ACCEPTED TAPPING SADDLE.
3. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
5. REFER TO CITY OF GREELEY WATER AND SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MFR SPECIFICATIONS.
6. THIS DETAIL ALSO APPLIES TO NON-POTABLE IRRIGATION SERVICE CONNECTIONS TO NON-POTABLE IRRIGATION MAINS.
7. SERVICE TAPS ON WATER MAINS LARGER THAN 16" MAY BE CONSIDERED UNDER CERTAIN CIRCUMSTANCES WITH SPECIAL DESIGN ON A CASE-BY-CASE SCENARIO.
8. FOR ANY NEW WATER SERVICES TAPPING INTO EXISTING MAINS THE CONTRACTOR SHALL NOTIFY THE CITY 72 HOURS PRIOR AT 970-350-9320.

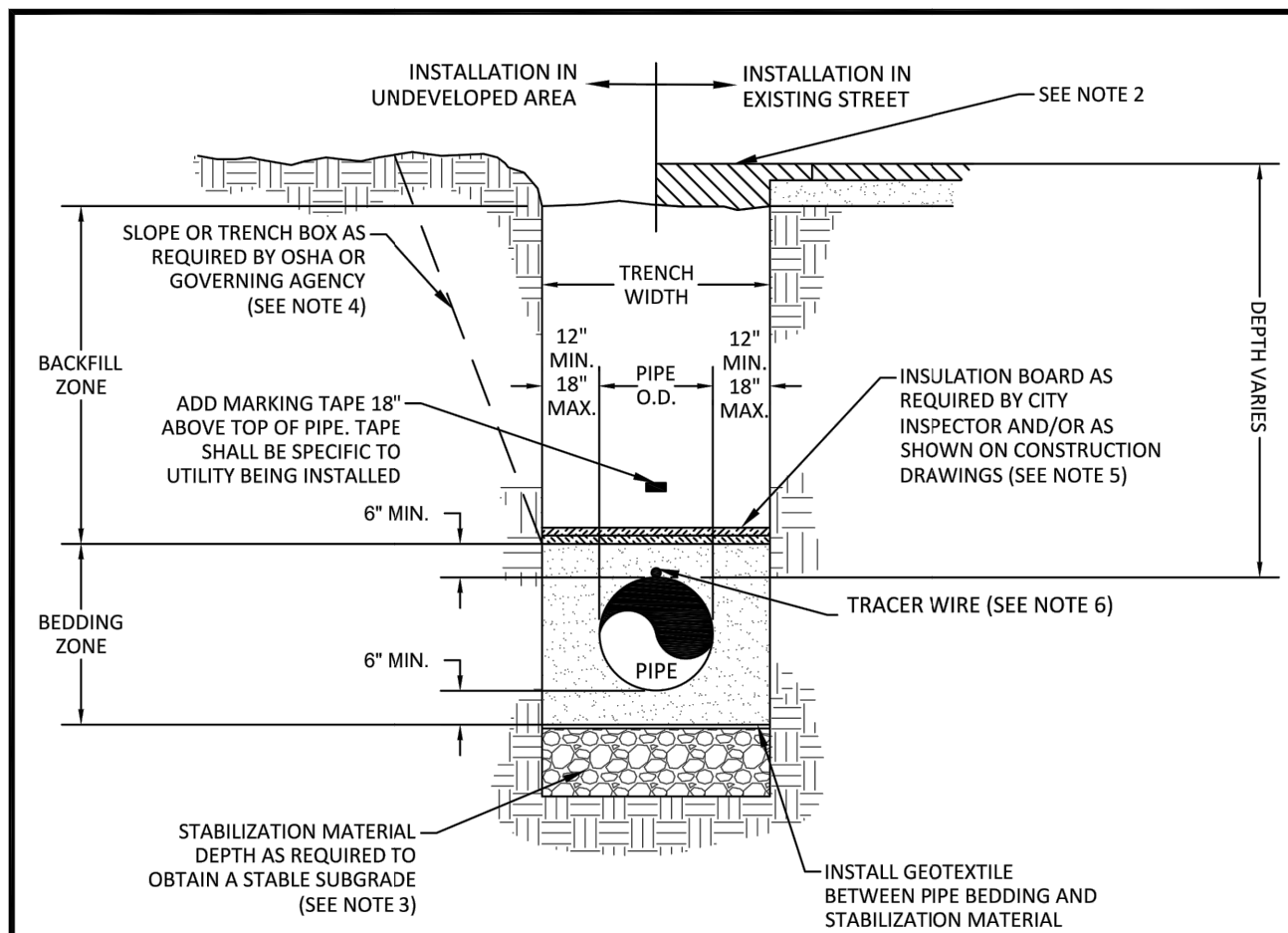


WATER SERVICE CONNECTION

DETAIL W-6

DATE: JANUARY 2023

SCALE: N.T.S.



NOTES:

1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR STABILIZATION, GEOTEXTILE, BEDDING, BACKFILL MATERIAL, COMPACTION, AND MARKING TAPE REQUIREMENTS. FOR ANY CONFLICT BETWEEN WATER AND SEWER AND PUBLIC WORKS BACKFILL MATERIAL SPECIFICATIONS AND COMPACTION REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REFER TO STREETS DETAIL S-31 "EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE", CURRENT VERSION, FOR STREET CUT REQUIREMENTS.
3. AN OVER EXCAVATED TRENCH SHALL BE BACKFILLED AND COMPACTED WITH STABILIZATION OR BEDDING MATERIALS (AS PER SPECIFICATIONS) UNDER THE DIRECTION OF THE CITY.
4. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED PER OSHA REQUIREMENT AND AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
5. INSULATION BOARD SHALL BE 2" THICK MINIMUM, CONSISTING OF TWO BOARDS (1" MINIMUM PER BOARD) WITH OFFSET JOINTS PLACED ACROSS FULL TRENCH WIDTH. REFER TO SPECIFICATIONS.
6. INSTALL TRACER WIRE ACCORDING TO SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.



TRENCH CROSS SECTION

DETAIL WS-2

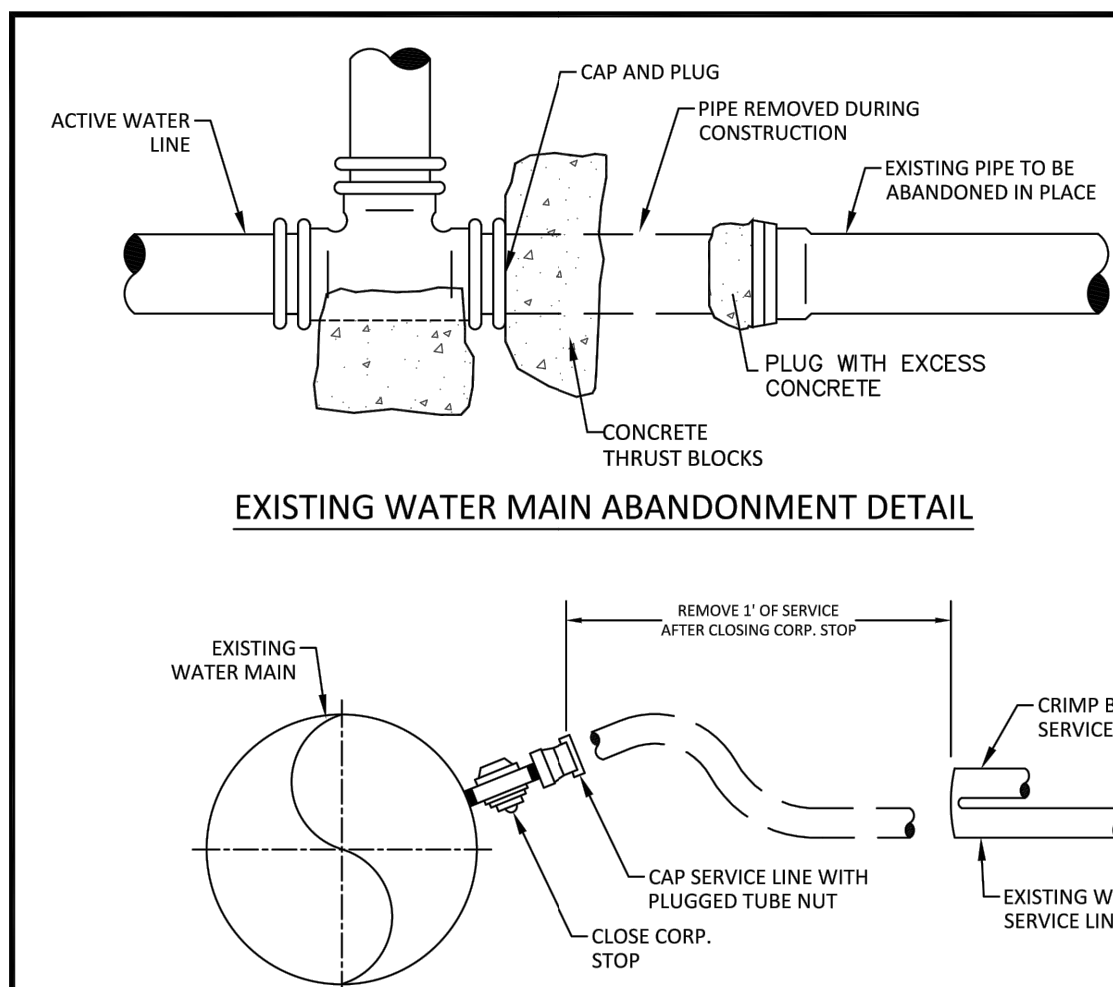
DATE: JANUARY 2023

SCALE: N.T.S.

OUTDOOR METER INSTALLATION DETAIL

NTS

1



NOTES:

WATER MAIN ABANDONMENT

1. EXISTING WATER MAINS ABANDONED SHALL BE PLUGGED AND CAPPED AT NEAREST VALVE OR TEE OF ACTIVE WATER LINE AND SHALL HAVE CONCRETE THRUST BLOCK SIZED FOR DEAD ENDS REFERENCED IN DETAILS W-2A AND W-2B.
2. WATER MAIN ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.

WATER SERVICE ABANDONMENT

1. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED SHALL BE ABANDONED AT THE MAIN.
2. SERVICE SHALL HAVE THE CORPORATION STOP CLOSED.
3. PLUGGED TUBE NUT SHALL BE INSTALLED NEAREST TO THE CORPORATION STOP.
4. THE END FURTHEST FROM THE CORPORATION STOP SHALL BE CRIMPED BACK.
5. REMOVE CURB STOP AT PROPERTY LINE.
6. IF THE SERVICE TO BE ABANDONED WAS DIRECTLY TAPPED ONTO THE MAIN, THE SERVICE MUST BE ABANDONED AT THE MAIN WITH THE SERVICE PIPE REMOVED AND A STAINLESS STEEL ROMAC REPAIR BAND PLACED OVER THE TAP.
7. WATER SERVICE ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.



EXISTING WATER SERVICE & MAIN ABANDONMENT

DETAIL WS-5

DATE: JANUARY 2023

SCALE: N.T.S.

WATER SERVICE ABANDONMENT DETAIL

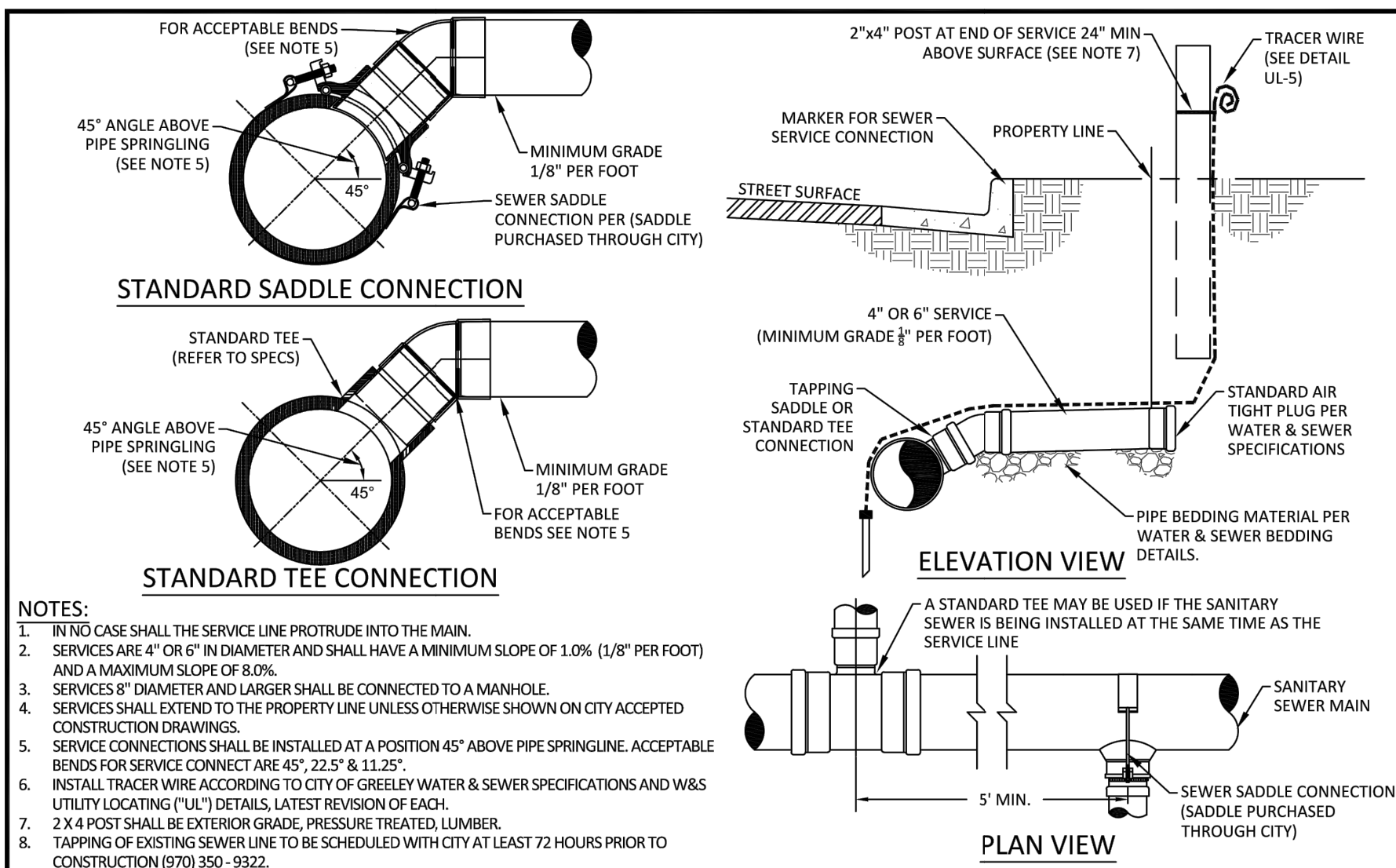
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WATER SERVICE CONNECTION DETAIL

NTS

2



SANITARY SEWER SERVICE CONNECTION

DETAIL SS-5

DATE: JANUARY 2023

SCALE: N.T.S.

SANITARY SEWER CONNECTION DETAIL

NTS

5

TRENCH CROSS SECTION DETAIL

NTS

3



SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

209 1ST STREET,
SEVERANCE, CO 80615

PREPARED FOR

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

CIVIL DETAILS

SHEET INFORMATION

C-5.2

11 of 17



Know what's below.
Call before you dig.

SEVERANCE PD
209 1ST ST, SEVERANCE, CO 80546
TOWN OF SEVERANCE

DESIGN DEVELOPMENT

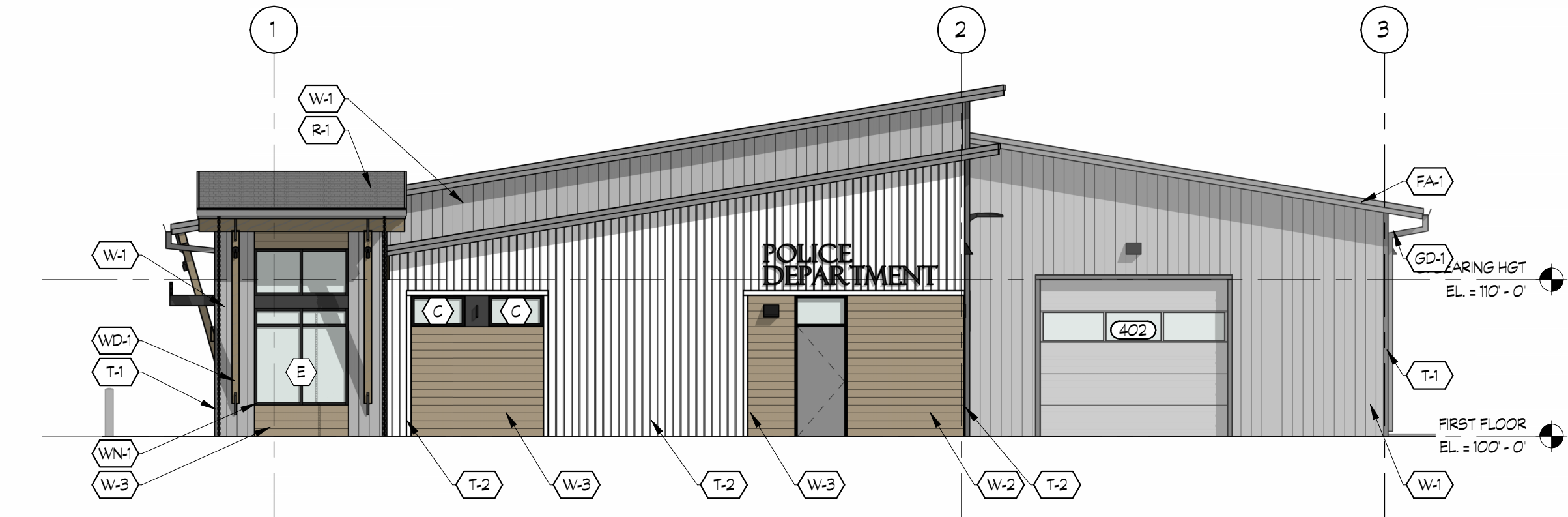
Issued For SD:		
Issued For DD: 11/02/2023		
Issued For Permit: 01/26/2024		
Issued For Construction: MM/DD/YY		
Revision Number	Description	Revision Date

23010

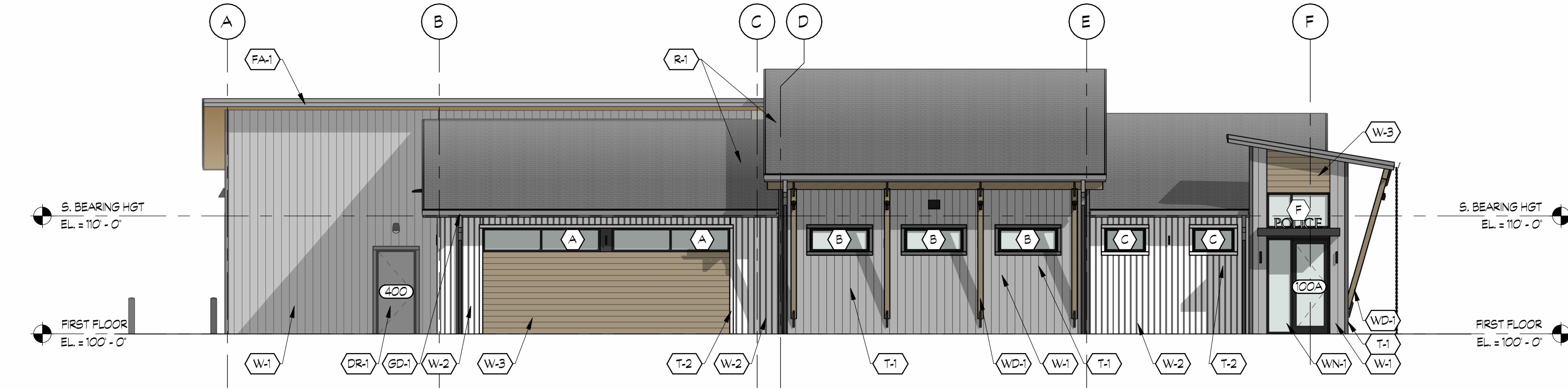
BUILDING
ELEVATIONS

6

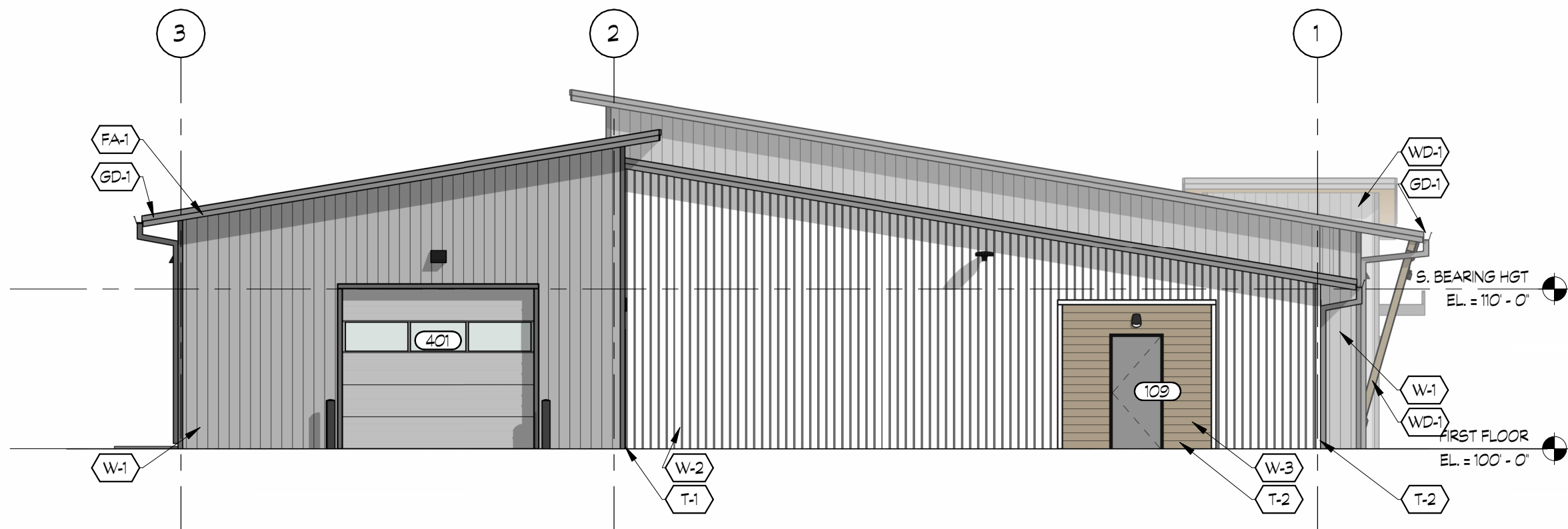
EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
DR-1	HOLLOW METAL DOOR & FRAME	JAMES HARDIE	HARDIETRM BOARDS	NIGHT OUT (SW 9560) DOOR & FRAME	
FA-1	FASCIA BOARD			NIGHT OUT (SW 9560)	
GD-1	PRE-FINISHED METAL GUTTER & DOWNSPOUT			SLATE GRAY	
R-1	ASPHALT SHINGLE ROOF	OWENS CORNING	DURATION STORM	ESTATE GRAY	
T-1	METAL SIDING TRIM	COATED METALS GROUP		CHARCOAL GRAY	
T-2	FCB TRIM	JAMES HARDIE	HARDIETRM BOARDS	HIGH REFLECTIVE WHITE (SW 7757)	
W-1	BOX RB METAL PANEL	COATED METALS GROUP	ULTRA-T2 BOX RB PANELS	SLATE GRAY	
W-2	BOARD & BATTEN	JAMES HARDIE		HIGH REFLECTIVE WHITE (SW 7757)	
W-3	HORIZONTAL LAP SIDING	DIAMOND KOTE	8' W 6' EXPOSURE FCB	SEAL	
WD-1	ROUGH SAWN CEDAR			MOUNTAIN ASH (SW 3540)	EXTERIOR SEMI-TRANSPARENT STAIN
WN-1	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER	451T	DARK BRONZE	SEE SPECS FOR GLASS BOB



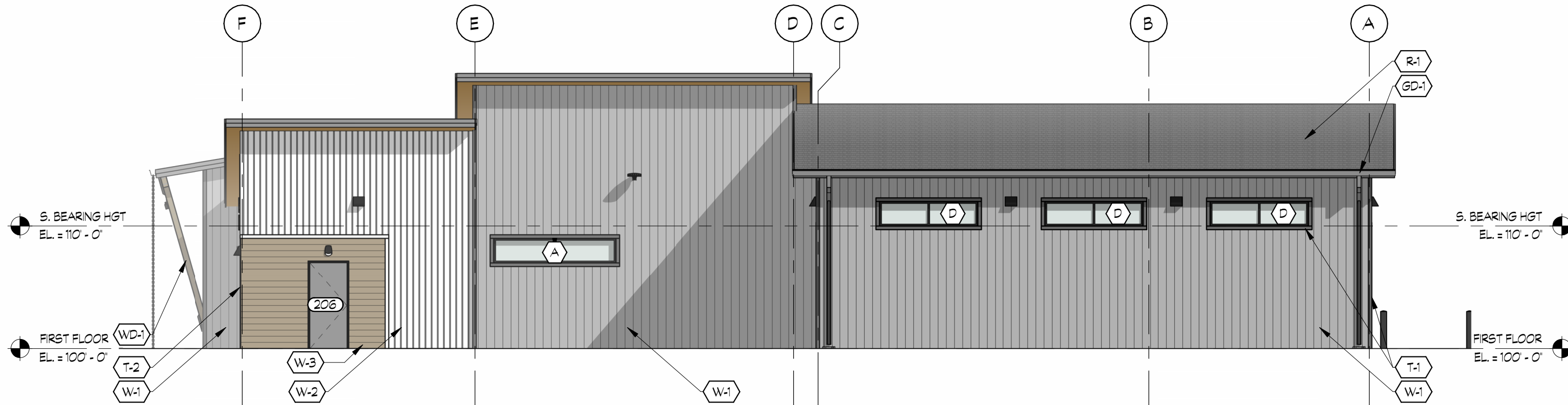
1
6
EXTERIOR ELEVATION PLANNING - EAST
1/8" = 1'-0"



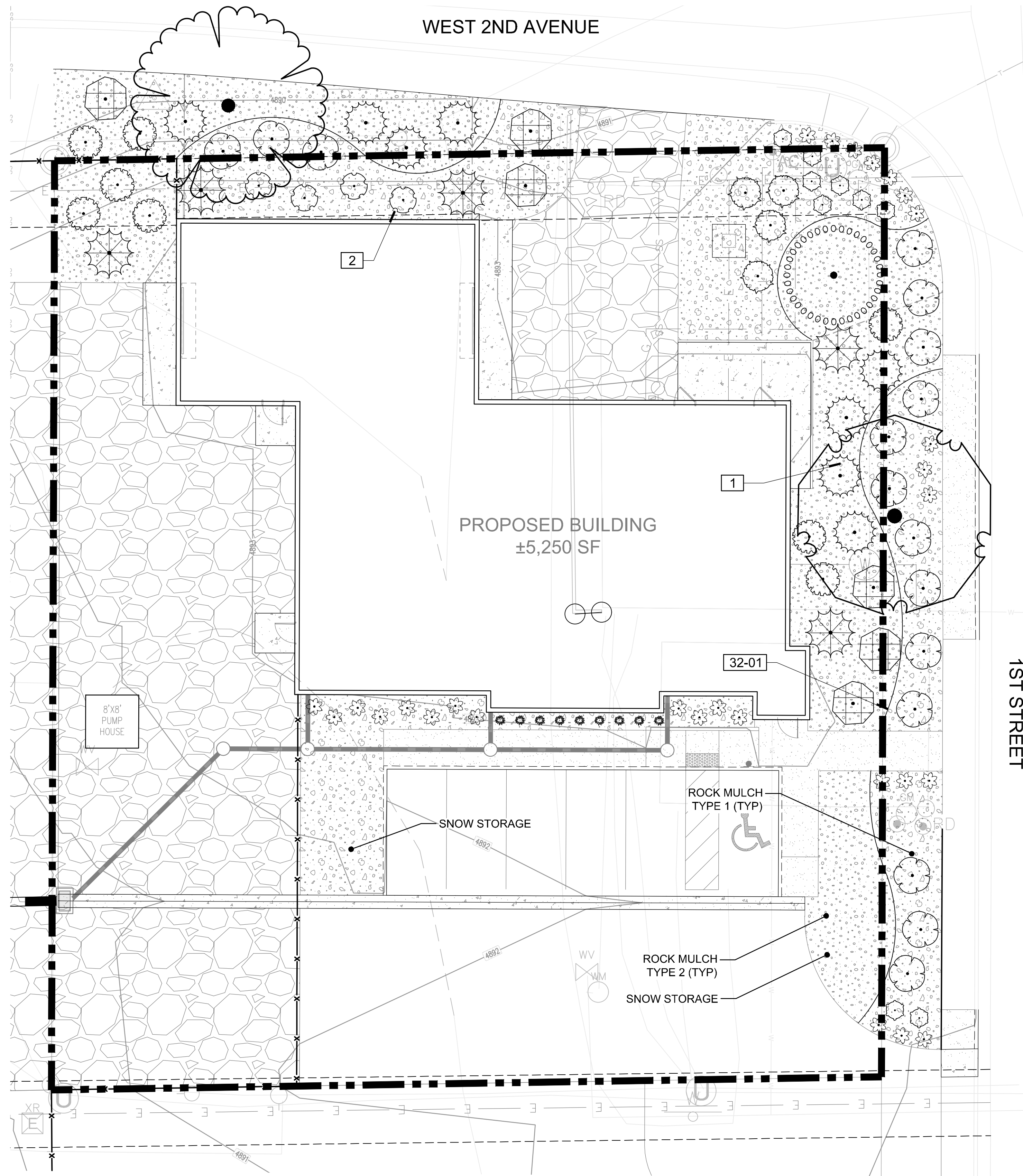
3
6
EXTERIOR ELEVATION PLANNING - SOUTH
1/8" = 1'-0"



4
6
EXTERIOR ELEVATION PLANNING - WEST
1/8" = 1'-0"



2
6
EXTERIOR ELEVATION PLANNING - NORTH
1/8" = 1'-0"



LANDSCAPE PLAN
SCALE: 1" = 10'



PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B
	GTS	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	2" B&B
	PE	1	PINUS EDULIS / PINON PINE	6" B&B
SHRUBS				
	AC	8	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	AM	4	ARONIA MELANOCARPA 'IROQUIOS BEAUTY' / DWARF CHOKEBERRY	5 GAL
	EN	8	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL
	JSMG	5	JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER	10 GAL
	PAL	9	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL
	PBP	16	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
	RG	6	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
GRASSES				
	BB	28	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	NT	9	NASSELLA TENUSSIMA / TEXAS NEEDLE GRASS	1 GAL
	SW	4	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
MULCHES				
	RM	2,941 SF	ROCK MULCH / RIVER ROCK 1"-2" COLOR PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH
	AGG	2,552 SF	ROCK MULCH / MOUNTAIN GRANITE 1.5" PLACE TO UNIFORM DEPTH OF 3"	MULCH

REFERENCE NOTES SCHEDULE

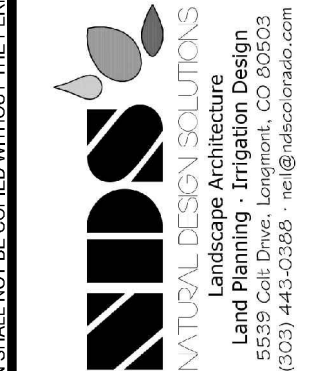
SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
32 LANDSCAPE IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	192 LF

IRRIGATION NOTES
EXTEND IRRIGATION TO NEW PLANTINGS FROM EXISTING DRIP SYSTEM. VERIFY SLEEVING AND PROVIDE NEW SLEEVING WHERE REQUIRED.

SEVERANCE POLICE STATION
SEVERANCE, CO

LANDSCAPE PLAN

REVISIONS:
Town Comments 01.08.24



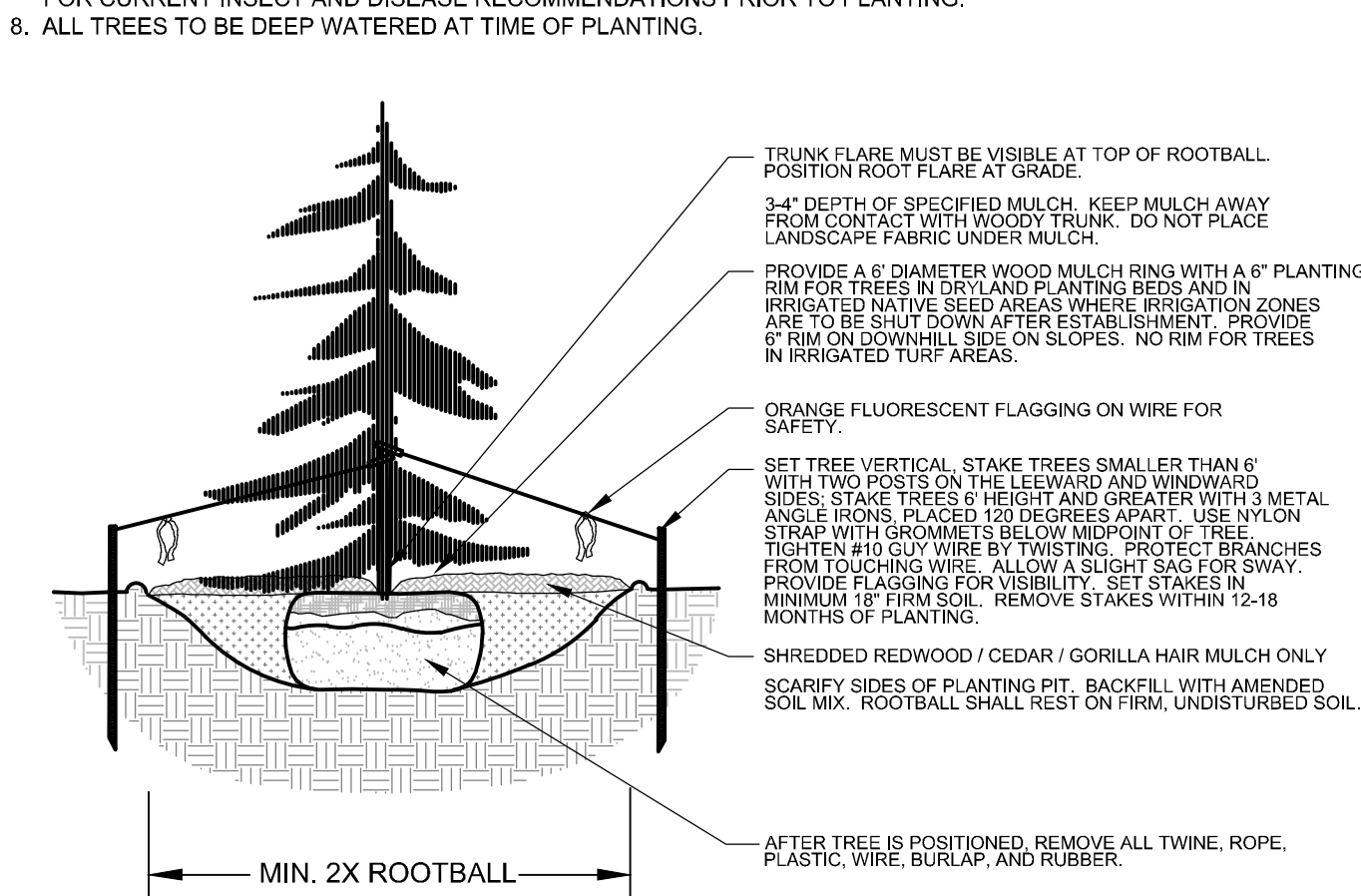
PROJ. NO.:
DATE: 11.08.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 14

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS. AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/4"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.
- TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

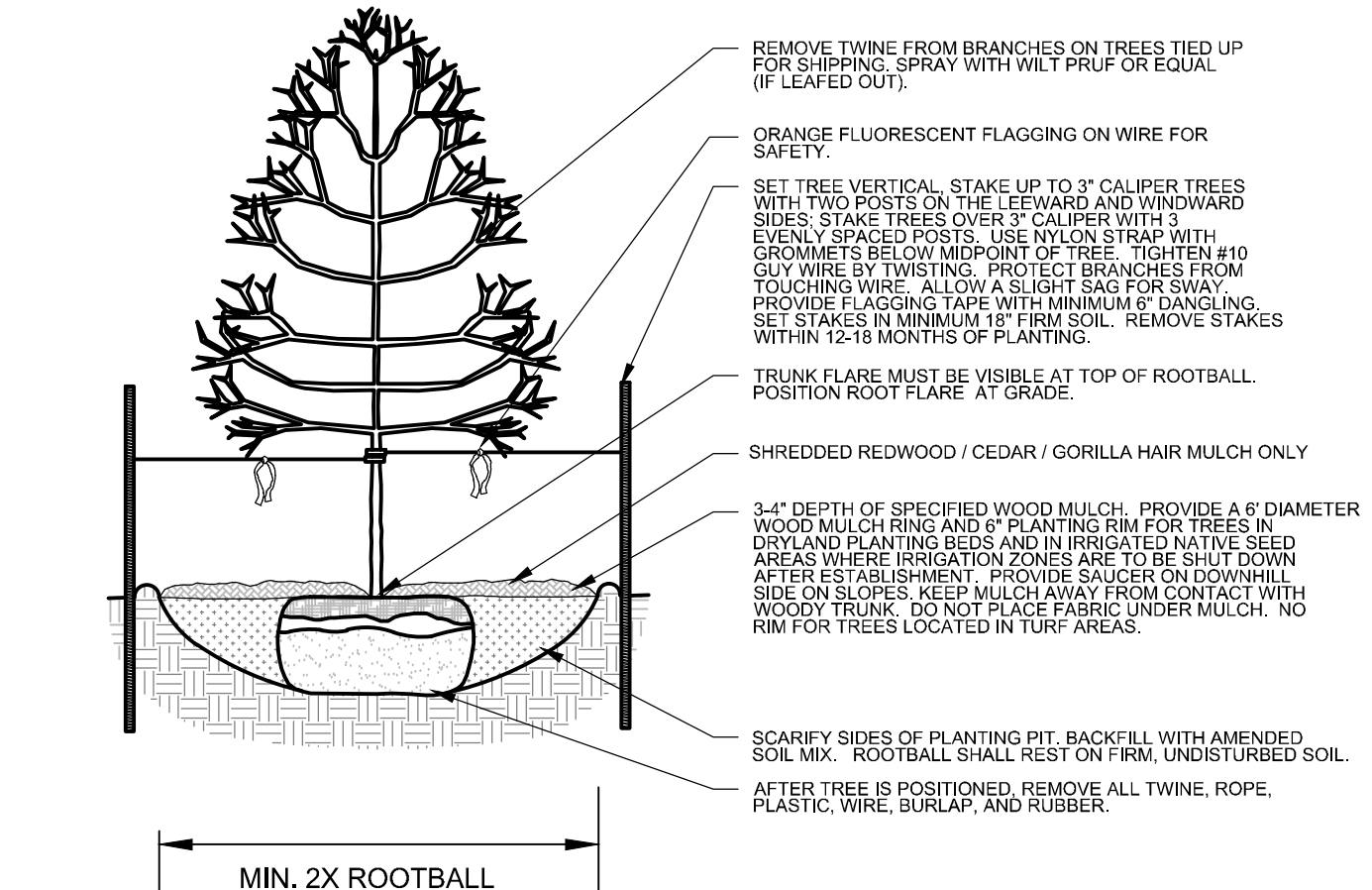


L2.0 EVERGREEN TREE PLANTING DETAIL SECTION NOT TO SCALE

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
 - REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
 - CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987. OR CALL 811 BEFORE YOU DIG!
 - STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
 - CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
 - ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL SECTION

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

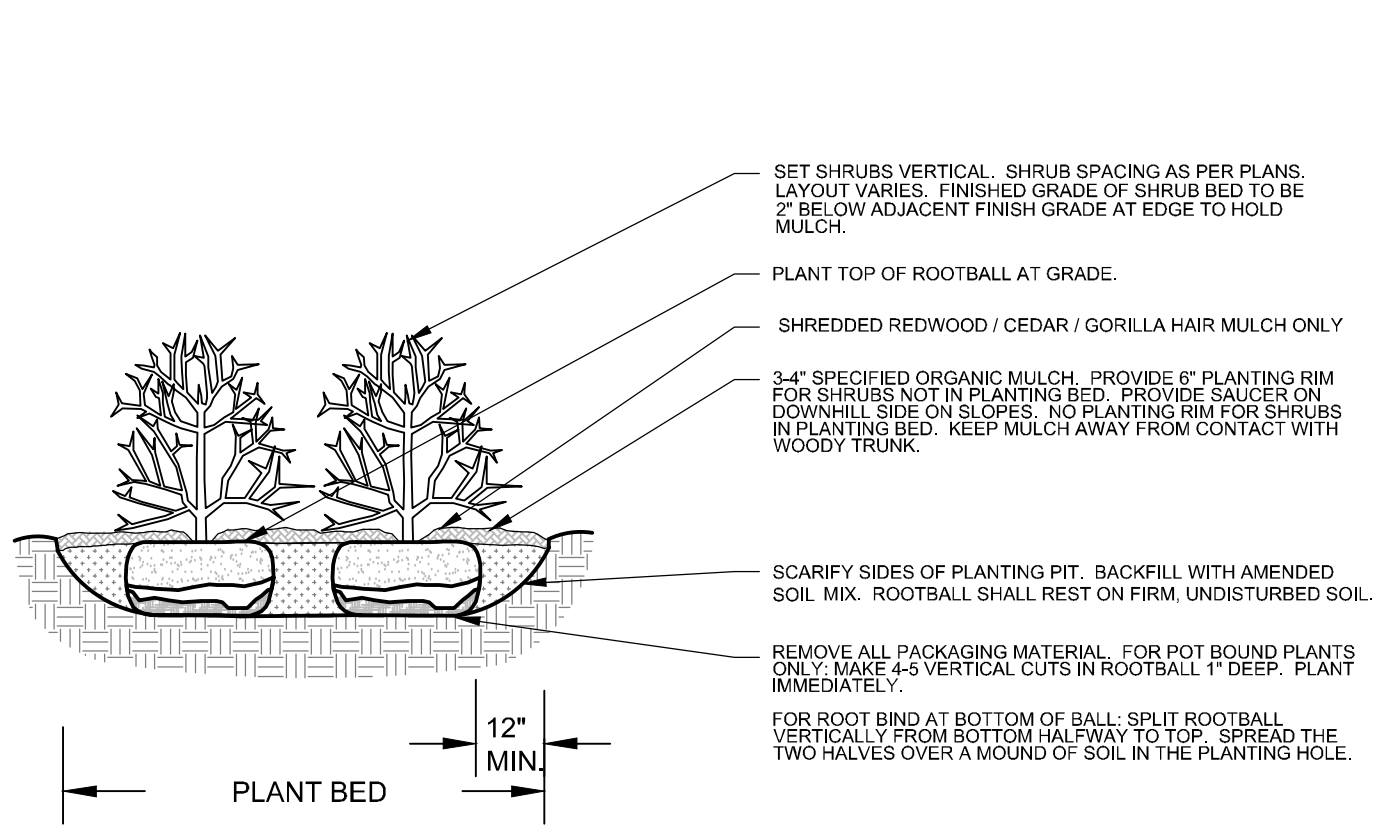
EXISTING TREES

EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERCTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.



L2.0 SHRUB PLANTING DETAIL SECTION NOT TO SCALE

IRRIGATION NOTES

ANY LAWN AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

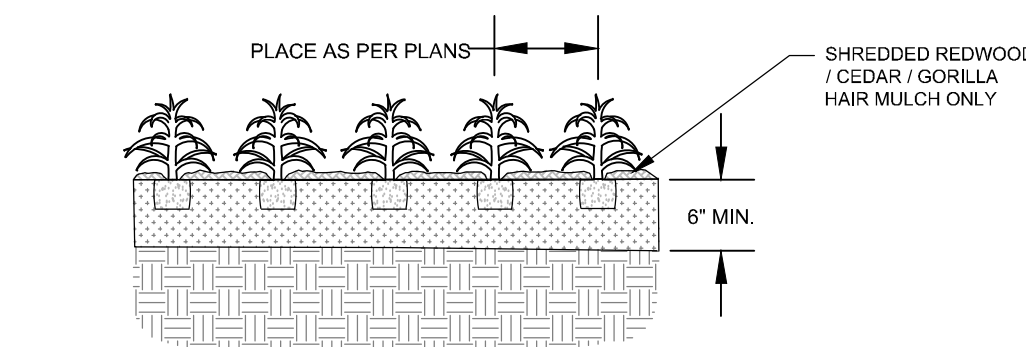
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

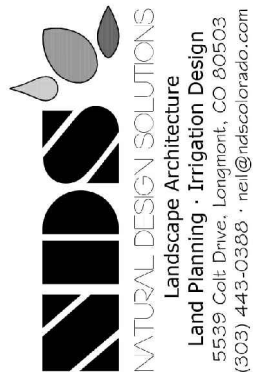


L2.0 PERENNIAL/GROUNDCOVER PLANTING DETAIL NOT TO SCALE

SEVERANCE POLICE STATION
SEVERANCE, CO

LANDSCAPE DETAILS & NOTES

REVISIONS:
Town Comments 01.08.24



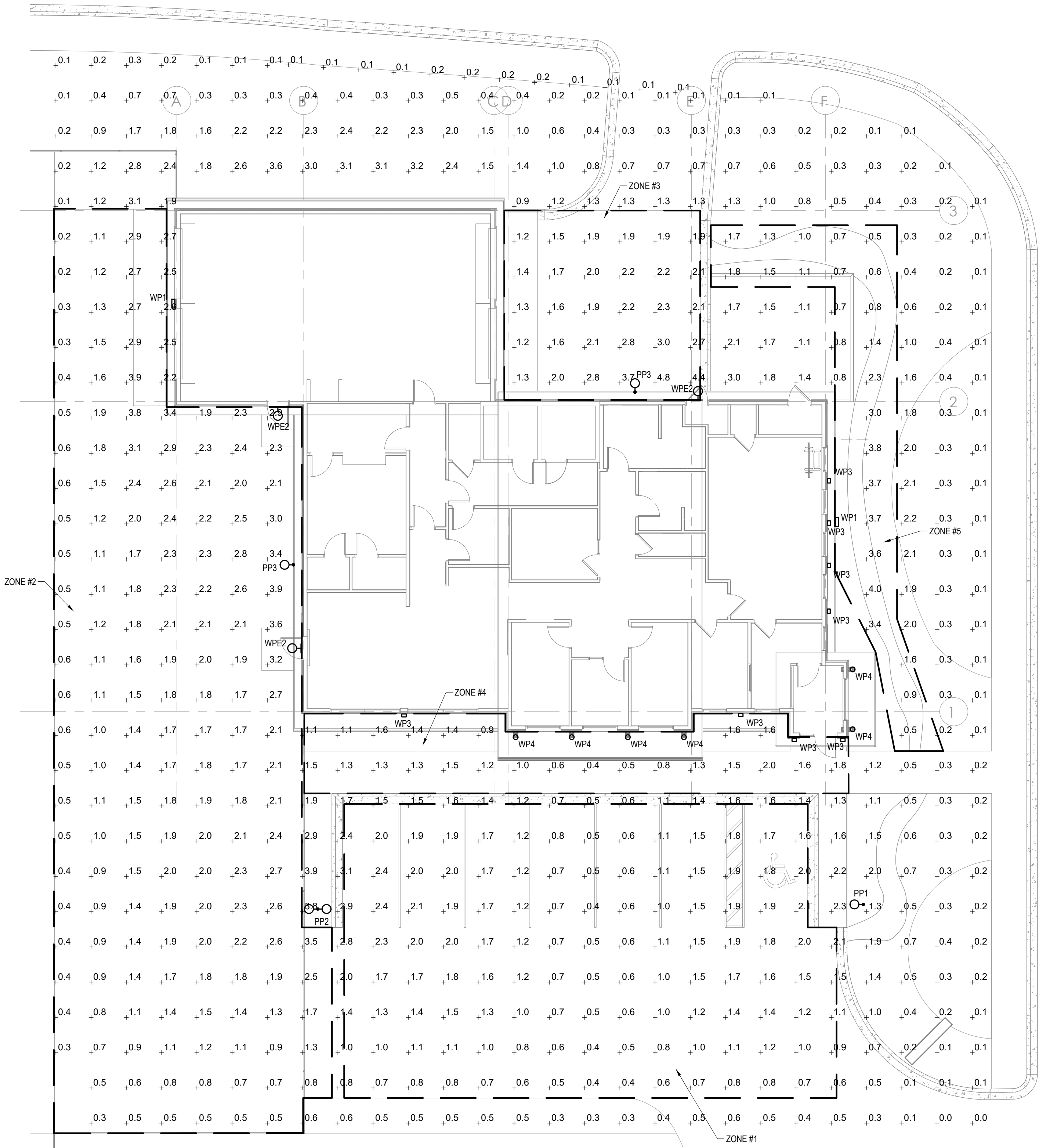
PROJ. NO.:	
DATE:	11.08.23
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	15

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING CIRCUITRY SHALL BE ROUTED THROUGH A TIME-CLOCK CONTROLLER INTEGRATED WITH A PHOTOCELL.

CALCULATION SUMMARY- SITE (POLICE STATION)							
ZONE	AREA DESCRIPTION	SPACING	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
#1	PARKING LOT	5X5	1.3	3.1	0.4	7.8:1	3.3:1
#2	WEST DRIVE	5X5	1.6	3.9	0.3	13:1	5.3:1
#3	NORTH DRIVE	5X5	2.2	4.8	1.2	4:01	1.8:1
#4	FRONT SIDEWALK	5X5	1.2	1.9	0.5	3.8:1	2.4:1
#5	EAST PATHWAY	5X5	2	4	0.5	8:01	4:01

EXTERIOR LIGHT FIXTURE SCHEDULE								
FIXTURE DESIGNATION	DESCRIPTION	MANUFACTURER INFORMATION		MOUNTING	LAMP	WATT AGE	VOLTAGE	NOTES
		NAME	CATALOG NUMBER					
WP1	EXTERIOR WALL MOUNT FIXTURE, P2 PACKAGE, 3000K TEMP, 70 CRI, TYPE I SHORT DISTRIBUTION, SURFACE MOUNT BRACKET, 0-10V DIMMING OPTION.	LITHONIA	WDGE2-LED-P2-30K-70CRI-T1S-SRM-DMG	WALL MOUNT	LED	19	120	
WPE2	EXTERIOR WALL MOUNT EMERGENCY FIXTURE. NORMALLY OFF, BLACK FINISH, LITHION ION PHOSPHATE BATTERY, SELF DIAGNOSTICS, WIDE THROW, COLD WEATHER. DARK SKY COMPLIANT	LITHONIA	AFF-PEL-BLK-UVOLT-LTP-SDRT-WT-CW	90"	LED	4	120/277	
WP3	EXTERIOR DECORATIVE WALL SCONCE, 3000K TEMP, BLACK FINISH, 17 WATTS, 256 LUMENS.	WAC LIGHTING	WS-13336-3000K	70" AFF TO TOP OF FIXTURE	LED	17	120/277	
WP4	EXTERIOR DECORATIVE WALL SCONCE SHINED DOWN ON COLUMN, 1085 LUMENS, 3000K TEMP, 90 CRI. BRONZE FINISH.	WAC LIGHTING	WS-W230301-30-1085-BZ	COLUMN MOUNT	LED	17	120V	
PP1	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. SINGLE HEAD POLE MOUNT.	LITHONIA	DSX0-LED-P1-30K-TFTM-MVOLT-RPA-DMG-HS-DBLBXD	POLE MOUNT 12'0 POLE 3'0" BASE	LED	38	120/277	
PP2	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. DOUBLE HEAD POLE MOUNT 180DEG.	LITHONIA	(2) DSX0-LED-P1-30K-TFTM-MVOLT-RPA-DMG-HS-DBLBXD	POLE MOUNT 12'0 POLE 3'0" BASE	LED	38	120/277	
PP3	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. WALL MOUNT BRACKET.	LITHONIA	DSX0-LED-P1-30K-TFTM-MVOLT-WBA-DMG-HS-DBLBXD	WALL MOUNT 14'0"	LED	38	120/277	
NOTES A								



A
SE100
PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'

SEVERANCE PD
209 1ST ST, SEVERANCE, CO 80546
TOWN OF SEVERANCE

DESIGN DEVELOPMENT

Issued For SD:		
Issued For DD:		
Issued For Permit:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seal:
23010
Plot Date: 11/9/2023 10:57:21 AM

PHOTOMETRIC SITE
PLAN

SE100



Police Department Project Intent

Project Intent:

The design intent of the project is to create a visually appealing public safety building in the Town Core. The new facility is included in the Town's 2022 Strategic Plan. The Severance Police Department currently operates out of an outdated building that was originally constructed in the 1970s as a fire station. The building, located at 209 1st Street, was later converted to the first public works building, then housed the community development office and later was adapted for use by the Police Department.

Zone:

The site is currently zoned Town Core. The use of a Police Department building is a use allowed by right as a municipal use facility.

Streets and Roadways:

Access to the proposed Police Department will be from 1st Street to the East and West 2nd Avenue to the North.

Phasing:

The Police Department is planned to be constructed in one phase. The building, parking area, off-site-road improvements and surrounding landscaping will be completed in one phase.

Parking:

Parking for the Police Department is accommodated with 7 total spaces and with one ADA space all located on the south side of the building.

Open Space:

Open Space accounts for 32% of the lot coverage. Many of the plantings are to occur along the north and eastern edges of the property as well as the parking area.

Architecture:

The proposed building is defined by varying roof elements, awnings, and horizontal projections. The building will use a variation of massing and parapet height along with wall recesses and projections to reduce the perceived size of the structure and provide a more appealing visual preference. The proposed building materials include the use of wood and prefinished metal materials to provide various textures.

**TOWN OF SEVERANCE
RESOLUTION NO. 2024-11R**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING A SITE PLAN FOR THE SEVERANCE POLICE DEPARTMENT LOCATED UPON LOT 1, TOWN OF SEVERANCE SUBDIVISION, ADJUSTMENT NO. 1, WITHIN THE TOWN OF SEVERANCE

WHEREAS, the Town of Severance (“Applicant”), as owner of certain real property legally described as Lot 1, Town of Severance subdivision, Adjustment No. 1, in the Town of Severance (“Property”), has submitted an application for site plan approval to develop and construct a single 5,250 s.f. building for the Severance Police Department on the Property (the “Application”); and

WHEREAS, the Town of Severance Planning Commission, after reviewing and considering the Application on January 17, 2024, rendered a decision recommending approval of the Application; and

WHEREAS, after considering and reviewing the Application and the review criteria and other approval criteria in Section 16.19.110 of the Severance Municipal Code, as well as the Planning Commission’s decision, the Town Council finds and determines that the Application is complete, and that the Applicant has met the relevant standards and site plan review criteria set forth in Section 16.19.110 of the Severance Municipal Code, subject to the occurrence of the conditions set forth below.

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

Section 1. The above recitals and findings of the Town Council are hereby incorporated into this resolution.

Section 2. The Final Site Plan for the Severance Police Department, Lot 1, Town of Severance, Adjustment No. 1, in the Town of Severance, Weld County, State of Colorado, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, with the following conditions:

- a. All remaining technical corrections to the Site Plan and Construction Drawings requested by Town staff shall be made to the Town staff’s satisfaction.
- b. Final Construction Documents shall be approved by the Town Engineer prior to the start of construction activities.

RESOLVED AND APPROVED this 13th day of February, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 160 - Resolution 2024-12R: A Resolution of the Town Council of Severance, Colorado, Approving an Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water under C.R.S. 37-45-131	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Town Management asks the Town Council to review and discuss Resolution 2024-12R: A Resolution of the Town Council of Severance, Colorado, Approving an Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water under C.R.S. 37-45-131 and take action on the resolution. Actions that may be taken: • Move to approve Resolution 2024-12R • Move to approve Resolution 2024-12R with amendments • Take no action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
This resolution and application will convert any purchased water shares of CBT from the previous year from a temporary status into a permanent status within our water portfolio. For this application, the Town is requesting an annual application for the beneficial use of 15 acre-feet to be used so long as the Applicant fully complies with all of the terms, conditions, and obligations hereinafter set forth.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management recommends that the Town Council take action and approve Resolution 2024-12R: A Resolution of the Town Council of Severance, Colorado, Approving an Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water under C.R.S. 37-45-131.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. Reso 2024-12R Application to NCWCD for Sec 131 Contract
2. Application for Town of Severance - Section 131 Contract
3. Severance Cancellation of TU Permit

**TOWN OF SEVERANCE
RESOLUTION NO. 2024-12R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, APPROVING AN APPLICATION TO
NORTHERN COLORADO WATER CONSERVANCY DISTRICT FOR
ANNUALLY RENEWABLE PERPETUAL WATER CONTRACT FOR
RIGHT TO USE COLORADO-BIG THOMPSON PROJECT WATER
UNDER C.R.S. §37-45-131**

WHEREAS, in accordance with state statute, the Northern Colorado Conservancy District (“Northern Water”) may sell, lease, or otherwise dispose of the use of water by contracts for the perpetual use of such water to municipalities and impose conditions for the security of such contracts, including the annual prepayment for water provided; and

WHEREAS, the Town of Severance, acting in its governmental capacity, desires to annually obtain 15-acre feet of water from the Colorado-Big Thompson Project (C-BT), which water will be primarily for municipal, domestic, irrigation, or industrial use within or through facilities or upon land owned or served by the Town; and

WHEREAS, the Town of Severance desires to submit its application to Northern Water for a contract for the right to beneficially use the CB-T water under the terms and conditions in the “Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water Under C.R.S. §37-45-131,” attached hereto, and to convert temporary C-BT unit water rights to annually renewable perpetual water rights in the C-BT system; and

WHEREAS, the Town of Severance agrees as a condition of the application to contract with Northern Water for the acquisition of such water and further agrees to enter into an “Operating Agreement” with Northern Water if Northern Water determines such an agreement is required by reason of additional or special services requested by the Town; and

WHEREAS, the Town Council of the Town of Severance finds that (i) acquisition of this annually renewable perpetual right of use water contract for C-BT water from Northern Water and the right to the beneficial use of water thereunder by the Town is necessary; (ii) the continued acquisition and use of this water supply is essential for the well-being of the community and for the preservation of the public peace, health, and safety; and (iii) the adequate protection of the health of the inhabitants of the community.

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

Section 1. The Application to Northern Colorado Water Conservancy District for Annually Renewable Perpetual Water Contract for Right to Use Colorado-Big Thompson Project Water Under C.R.S. §37-45-131 (the “Application”) is approved in substantially the same form as the copy attached hereto and made a part of this resolution.

Section 2. The Mayor is authorized to execute the Application and any required contracts, agreements, and applications related thereto and resulting therefrom on behalf of the Town.

RESOLVED AND APPROVED this ____ day of _____, 2024.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

APPLICATION TO
NORTHERN COLORADO WATER CONSERVANCY DISTRICT
FOR ANNUALLY RENEWABLE
PERPETUAL WATER CONTRACT FOR RIGHT TO USE
COLORADO-BIG THOMPSON PROJECT WATER
UNDER C.R.S. 37-45-131

Applicant, Town of Severance, a Colorado municipal corporation acting in its governmental capacity ~~or a water activity enterprise (circle capacity in which applicant is acting)~~, hereby applies to Northern Water, a political subdivision of the State of Colorado, organized and existing by virtue of Title 37, Article 45, Colorado Revised Statutes, for a contract for the right to beneficially use Colorado-Big Thompson Project water under the following terms and conditions:

1. The quantity of water herein requested by Applicant for annual application to beneficial use is **15 acre-feet** to be used so long as the Applicant fully complies with all of the terms, conditions, and obligations hereinafter set forth.
2. It is understood and agreed by the Applicant that any water provided for use under this contract by the Board of Directors of Northern Water shall be primarily for municipal, domestic, irrigation, or industrial use within or through facilities or upon lands owned or served by said Applicant, provided however, that all lands, facilities, and serviced areas which receive benefit from the use of water (whether water service is provided by direct delivery, by exchange, or otherwise) shall be situated within the boundaries of Northern Water.
3. Applicant agrees that an acre-foot of water as referred to herein is defined as being one-three-hundred-ten-thousandth (1/310,000) of the quantity of water annually declared by the Board of Directors of Northern Water to be available for delivery from the water supplies of Northern Water. Applicant agrees that such water shall be delivered from the works of Northern Water at such existing Northern Water delivery point or points as may be specified by the Applicant and that the water delivery obligation of Northern Water shall terminate upon release of water from said works. Further, the Applicant agrees that on November 1 of each year, any water undelivered from the annual quantity made available to the Applicant shall revert to the water supplies of Northern Water.
4. Applicant agrees to pay annually in advance for the amount of water herein provided for use under this contract by the Board of Directors of Northern Water at a price per acre-foot to be fixed annually by said Board; and, further, agrees that the initial annual payment shall be made, in full, within fifteen (15) days after the date of notice from Northern Water that the initial payment is due hereunder. Said notice will advise the Applicant, among other things, of the water year to which the initial payment shall apply and the price per acre-foot which is applicable to that year. Annual payments for each water year thereafter shall be made in advance by the Applicant on or before each October 1, 31 days prior to the start of the water year, at the rate per acre-foot

established by the Board for municipal water use in that water year. For the purpose of this water contract, the water year is defined to be from November 1 to October 31 of the following year.

If an annual payment as herein provided is not made by due date, written notice thereof, by certified mail, will be given by Northern Water to the Applicant at the following address: P.O. Box 339, Severance, CO 80546.

Water deliveries shall be suspended as of November 1 of the new water year until payment of the delinquency is made. If payment is not made within ninety (90) days after the date of mailing of said written notice, Applicant shall have no further right, title, or interest under this contract; and the right of use of water as herein made, shall be disposed of at the discretion of the Board of Directors of Northern Water. Any proceeds from any sale of the right of use to another allottee shall be paid to Applicant over and above Northern Water's actual expense in terminating and disposing of the contract right of use.

5. This right of use shall be perpetual on an annually renewable basis. If the annual payment is made as provided in this application, the right of use shall be automatically renewed another water year without any further notice of Northern Water; if the annual payment is not timely made, as provided above, the right of use shall terminate.
6. Applicant agrees that the water allocation shall be beneficially used for the purposes and in the manner specified herein, and that this right of use is made for the exclusive benefit of the Applicant and shall not inure to the benefit of any successors or assigns of said Applicant without prior specific approval of the Board of Directors of Northern Water.
7. Applicant agrees to be bound by the provisions of the Water Conservancy Act of Colorado; the rules, regulations and policies of the Board of Directors of Northern Water as they now exist or as they exist in the future; and by the Repayment Contract of July 5, 1938, between Northern Water and the United States and all amendments thereof and supplements thereto.
8. Applicant agrees, as a condition of this contract, to enter into an "Operating Agreement" with Northern Water if and when the Board of Northern Water finds and determines that such an agreement is required by reason of additional or special services requested by the Applicant and provided by Northern Water. Said agreement may contain, but not be limited to, provision for water delivery at times or by means not provided within the terms of standard contracts of Northern Water; additional annual monetary consideration for extension of Northern Water delivery services and for additional administration, operation and maintenance costs; or for other costs to Northern Water which may arise through provision of services to the Applicant.

9. Acquisition of this annually renewable perpetual right of use water contract for the Colorado-Big Thompson Project water from Northern Water and the right to the beneficial use of water thereunder by the Applicant is necessary; the continued acquisition and use of this water supply is essential for the well-being of the community and for the preservation of the public peace, health, and safety; and the adequate protection of the health of the inhabitants of the community.
10. The governing body of Applicant has duly approved this Application in accordance with all legally required procedures.

Signed this _____ day of _____, A.D., 20__.

TOWN OF SEVERANCE

By _____

Matthew Fries, Mayor

ATTEST:

(SEAL) Town Clerk

ORDER ON APPLICATION

Application having been made by or on behalf of all parties interested in this allocation of the right to use Colorado-Big Thompson Project water and after a Hearing by the Board, it is hereby ORDERED that the above application be granted and an allotment contract for **15 acre-feet** of water is hereby made to the Town of Severance, a Colorado municipal corporation, for the beneficial uses set forth in said application upon the terms, conditions, and manner of payment as therein specified.

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT

By _____
President

I hereby certify that the above Order was entered by the Directors of Northern Colorado Water Conservancy District on the _____ day of _____, A.D., 20____.

ATTEST: _____
Secretary

**APPLICATION TO
NORTHERN COLORADO WATER CONSERVANCY DISTRICT
FOR CANCELLATION OF TEMPORARY USE PERMIT**

The Town of Severance hereby applies for the cancellation of the following Temporary Use Permit:

<u>Permit Dated</u>	<u>Acre-Feet</u>
October 12, 2023	<u>15</u>
Total Quantity to be Released	15

Dated at Severance, Colorado this _____ day of _____, 20__.

TOWN OF SEVERANCE

ATTEST: By _____

(SEAL)

ORDER ON APPLICATION

Application having been made by the Town of Severance for the cancellation of the above Temporary Use Permit, and Hearing having been held by the Board of Directors of Northern Colorado Water Conservancy District, it is hereby ORDERED that the above Temporary Use Permit be canceled.

Dated the _____ day of _____, 20__.

NORTHERN COLORADO WATER
CONSERVANCY DISTRICT

ATTEST: _____
President

Secretary



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 169 - Dedication of Roads	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Town Management asks the Town Council to discuss how the Council would like to handle the possible dedication of roads that are currently either maintained or owned by HOAs/Metro Districts and direct any further actions they deem necessary.		<u>Discussion</u> <u>Action Requested</u>
BRIEF SUMMARY		
Town Management asks the Town Council to discuss how the Council would like to handle the possible dedication of roads that are currently either maintained or owned by HOAs/Metro Districts and direct any further actions they deem necessary. As discussed during the creation of the Road Maintenance Fee, it was mentioned that the Town Council would consider the possible dedication of roads that are either maintained or owned by HOAs/Metro Districts if they completed a Pavement Assessment and met our PCI of 82 or above. Saddler Ridge Metro District has done this and requests that the Town Council consider possible next steps.		
PUBLIC SUPPORT/CONCERN		
Three subdivisions have reached out requesting the next steps on how to dedicate roads that they currently own or maintain.		
ANALYSIS AND RECOMMENDATION		
Town Management asks the Town Council to discuss how the Council would like to handle the possible dedication of roads that are currently either maintained or owned by HOAs/Metro Districts and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Saddler Ridge Metropolitan District PCI Report 2.1.24		



Quality Paving Consultants

February 1, 2024

To: Susan Pault
Saddler Ridge Metropolitan District

RE: Pavement Condition Index Assessment

Mrs. Pault,

As requested, Quality Paving Consultants (QPC) performed an on-site assessment for the Saddler Ridge Metropolitan District. The assessment included analyzing the asphalt pavement on WC Rd. 17, Saddler Blvd, Branding Iron Drive, Cutter Drive, Roper Trail, Bridle Ridge Circle, and Bridle Ridge Court. During the assessment, measurements were obtained for each area and the distresses contained therein. The purpose of the assessment is to determine the Pavement Condition Index according to ASTM D6433. Pavements that score less than a seventy are considered in need of remediation while those that score above should be considered for preservation treatments. The goal of the system is to provide treatments at the appropriate time and condition to keep them at an elevated level above good condition. The chart below illustrates the levels of the indexing system.

Pavement Condition Index	
90-100	Excellent
80-89	Very Good
70-79	Good
60-69	Fair
42-59	Marginal
20-41	Poor
0-19	Very Poor

During our assessment of the roadway pavement, a majority of the distresses encountered were longitudinal and transverse cracking, that has resulted in block cracking, as well as minor raveling and aging of the surface. The information presented below provides a glossary of terms along with pictures obtained at locations within the community during the evaluation to illustrate the distress types and severity.

Glossary of Terminology

Transverse Cracking – Cracks that propagate across the pavement layer.



Longitudinal Cracking – Cracks that propagate parallel to pavement layer.



Block Cracking - Interconnected cracks that divide the pavement up into rectangular pieces. Blocks range in size from approximately 0.1 m² (1 ft²) to 9 m² (100 ft²). Larger blocks are generally classified as longitudinal and transverse cracking. Block cracking normally occurs over a substantial portion of pavement area but sometimes will occur only in non-traffic areas.

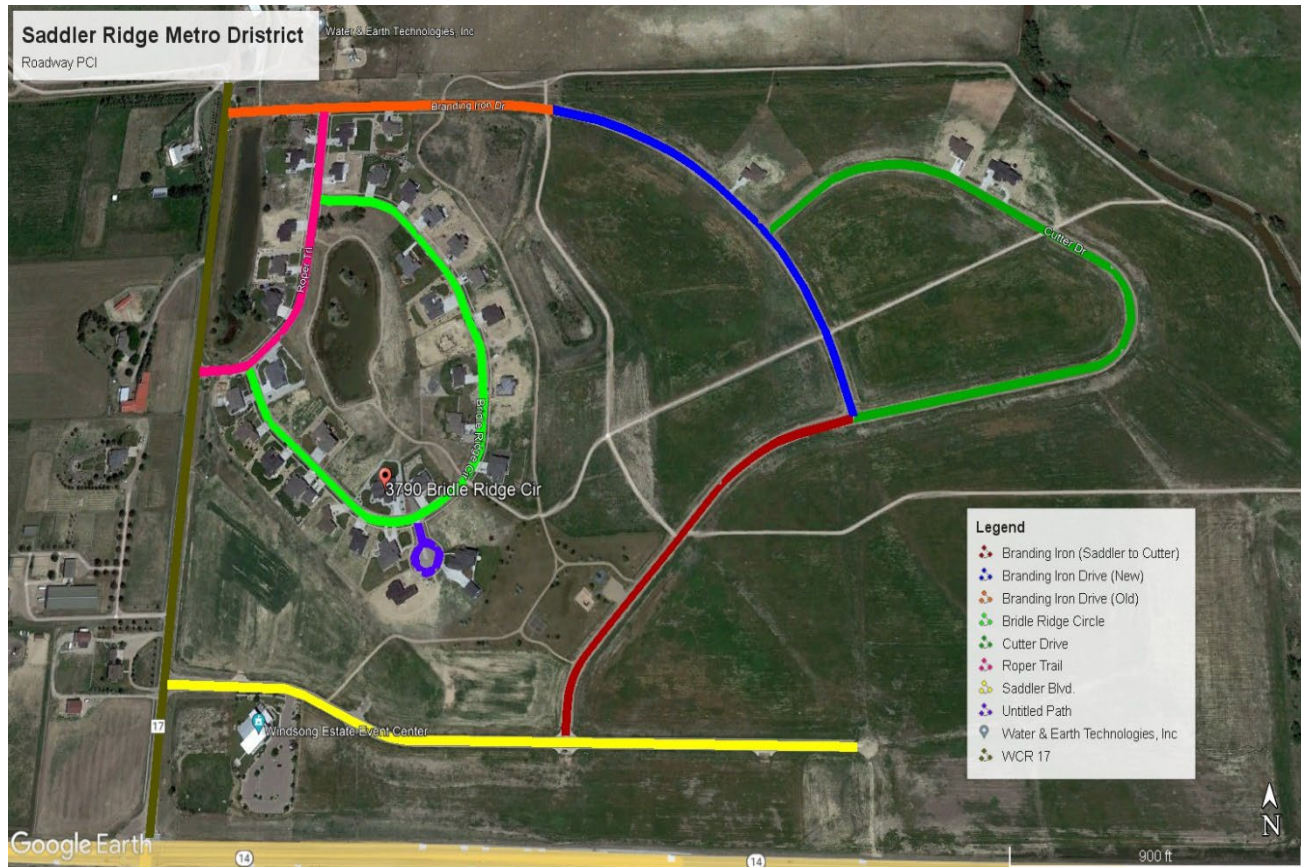


Weathering/Raveling - The progressive disintegration of an asphalt pavement layer from the surface downward resulting in the dislodgement of aggregate particles.



Findings

Based on our findings, the community has the original pavement infrastructure in place that was constructed at different periods of time between 2016 and 2018 with crack sealing treatments being performed. The average PCI value for the Metropolitan District roadways is 86. The picture below shows an area of the community where sections of pavement were separated based upon age and segment.



The chart below depicts the PCI value per segment and area.

Map Color	Location	S.F.	PCI	% PCI
Brown	WCR 17	61584	78	11.03
Yellow	Saddler Blvd	73080	76	12.76
Red	Branding Iron Drive (Saddler to Cutter)	35592	98	8.01
Green	Cutter Drive	64128	98	14.44
Blue	Branding Iron Drive (New)	40080	98	9.02
Orange	Branding Iron Drive (Old)	39600	79	7.19
Pink	Roper Trail	36000	84	6.95
Lime	Bridle Ridge Circle	75300	84	14.53
Purple	Bridle Ridge Court	9954	83	1.90
Total Area		435318	86.4	85.8

Should you have questions regarding the information presented in the report, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jarrett Welch', with a large, stylized loop at the end.

Jarrett Welch
President