



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, March 11, 2025, at 6:00 PM

A. CALL TO ORDER WORK SESSION (5:00 PM)

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. Pg. 4 - Tornado Siren System

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING (6:00 PM)

1. Pledge of Allegiance

2. Roll Call

3. Agenda Review by Town Manager

4. 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. 54 - Community Grant Request: Severance High School After Prom**
- b. **Pg. 63 - 1.28.25 Minutes**
- c. **Pg. 66 - 2.11.25 Minutes**
- d. **Pg. 70 - 2.25.25 Minutes**
- e. **Pg. 73 - January Financials**
- f. **Pg. 119 - January Payables**

5. Approval of Agenda

6. Public Comment

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

7. Council Member Comments

8. Reports

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

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

C. TOWN COUNCIL

1. Pg. 143 - Ordinance No. 2025-08: Repealing and Reenacting in its Entirety Article 5 Fire Code of Chapter 18 of the Severance Municipal Code Regarding the 2024 International Fire Code

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

2. Pg. 183 - Ordinance No. 2025-09: An Emergency Ordinance of the Severance Town Council Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for and the Establishment of Natural Medicine Healing Centers and Businesses within Town Limits

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

3. Pg. 189 - Resolution No. 2025-08R Adopting New Street Signs to Denote Town-Owned and Maintained Streets

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

4. Pg. 194 - Resolution No. 2025-09R: A Resolution of the Town Council of the Town of Severance expressing its support for free speech and condemning hateful and threatening behavior

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

5. Pg. 197 - Ordinance 2025-XX Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for Purposes of Reorganizing Article 3 - Zoning

- Discussion
- Staff Presentation: Shani Porter, Planning Director

D. COUNCIL MEMBER PETITIONS

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

E. EXECUTIVE SESSION

1. **Executive Session Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, sale, or purchase of real property located at 320 First Street in the Town of Severance, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.**
2. **Executive Session Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, sale, or purchase of real property located at 231 W. Fourth Street in the Town of Severance, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.**
3. **Executive Session Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, sale, or purchase of real property generally located west of WCR 23, north of WCR 72, and near the Severance Community Park in the Town of Severance, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.**
4. **Executive Session Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, sale, or purchase of real property generally located northwest of the intersection of WCR 19 and WCR 84 in Weld County, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.**

F. ADJOURN

Town Council MEETING

Tuesday, March 11, 2025, 6:00 PM (MDT)

Registration URL

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

The Town Council reserves the right to adjourn to a virtual-only meeting at their discretion should the need arise.

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 - Tornado Siren System	Nicholas Wharton, Town Manager	Lindsay Radcliff-Coombes and Chief Ken Chavez
ACTION REQUESTED		
Town Management asks that the Town Council discuss the tornado siren system for the Town of Severance and direct any further actions they deem necessary.		<u>Discussion</u>
BRIEF HISTORY OF ITEM		
In October 2020, Town Management spoke to the town council regarding whether the tornado system should be improved or disconnected. At that time, the Town Council decided to continue using the sirens until they became disrepairable, at which point they would be decommissioned. Since then, staff have repaired the existing sirens, and they are still continuing to run. However, staff continue to receive complaints about the sirens and the inability to hear them throughout the Town of Severance.		
BRIEF SUMMARY		
The Town of Severance operates and maintains Town tornado sirens for the safety of the residents of Severance. One is in Summit View Park, and the other is west of the Baldrige subdivision and east of the Tailholt subdivision. The sirens are approximately 20 years old and were funded by a collaborative grant with Weld County. The sirens are tested in the spring and, when operational, are tested in summer on the 1st Wednesday of each month at noon. The staff have received many complaints about the sirens and the lack of ability to hear them throughout the Town of Severance. Various concerns about resident safety have been raised over the past years as the town has grown due to the current locations of sirens. This is because the tornado siren system has not grown within the town; approximately eight (8) subdivisions can not currently hear the warning system. Studying the town's history, one tornado touched down in Severance proper in 1983. In the past 75 years, there have been approximately 20 tornadoes within 11 miles of Severance. (Data courtesy of NOAA Severe Weather Database.)		
PUBLIC SUPPORT/CONCERN		
The staff has received many complaints about the sirens and the inability to hear them throughout the Town of Severance.		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council discuss the tornado siren system for the Town of Severance and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Sirens 2. Town Of Severance Tornado Siren Facebook Comments 3. 2025 14V-B		

4. 93813, Severance, CO, 2-4-25
5. Severance, Colorado Proposal
6. Quote #706 - Severance, Colorado - Outdoor Warning System Upgrade - Master Plan (8 Sirens + Dual Comms)
7. Quote #687 - Severance, Colorado - Outdoor Warning System Upgrade (3 Sirens)
8. Severance CO
9. Summit View Siren

Cons of Maintaining the Current Sirens:

1. **Frequent Breakdowns & High Maintenance Costs** – Aging sirens require more frequent repairs, which can be costly and may lead to unreliable performance during critical situations.
2. **Limited Capabilities** – Older sirens might not support modern features like remote activation, voice messages, or integration with other emergency alert systems.
3. **Potential Safety Risks** – If the sirens fail during a tornado warning, it could put residents at greater risk, especially those who rely heavily on outdoor alerts.
4. **Outdated Technology** – Over time, the parts for older sirens may become harder to find, and the technology may not meet current safety standards or best practices.
5. **Upfront Costs** – The expense of purchasing and installing new sirens can be significant, requiring careful budget planning and potentially grants or external funding.
6. **Installation Challenges** – Depending on the locations and infrastructure, replacing the sirens might involve logistical hurdles, especially if utility connections or new poles are required.
7. **Potential for Over-Reliance** – Residents might still rely heavily on sirens for tornado warnings, emphasizing the need for continued education on using multiple warning systems.
8. **Disruption During Transition** – Replacing the old sirens could lead to temporary gaps in warning coverage if not managed carefully, necessitating alternative alert plans during the transition period.

Recommendation:

Given their age and maintenance challenges, it may be time to consider replacing or significantly upgrading the tornado sirens. This would enhance public safety, reduce ongoing maintenance costs, and ensure the community is well-prepared as it continues to grow. Integrating the new sirens with other emergency notification systems could further improve overall disaster readiness in Severance.

Pros of Replacing or Upgrading the Sirens:

1. **Improved Reliability** – Upgrading to modern sirens would reduce maintenance requirements and increase the reliability of the system during emergencies.
2. **Enhanced Technology** – Newer models offer improved features, such as voice alerts, remote activation, and integration with other warning systems.
3. **Cost Savings Over Time** – While the initial investment is significant, newer sirens would likely have lower operational costs and fewer repair needs over the years.
4. **Expanded Coverage & Clarity** – Modern sirens could provide better sound coverage across Severance, potentially reaching areas that are not well-served by the current system.

Comparing the **tornado sirens** to Weld County's **CODE Red Alert System** involves assessing their effectiveness, reach, and reliability. Here's a breakdown of the two:

Tornado Sirens (Outdoor Warning System)

✓ Pros:

1. **Instant Public Warning** – Sirens provide immediate, audible alerts for those outdoors.
2. **Reliable in Power Outages** – Many sirens have backup power to function during storms.
3. **Community Awareness** – The sound serves as a clear signal for people to seek information and shelter.
4. **No Enrollment Required** – Unlike CODE Red, residents don't need to sign up to hear the sirens.

✗ Cons:

1. **Limited Indoor Effectiveness** – Sirens are designed for outdoor warnings; residents indoors may not hear them.
 2. **Aging Infrastructure & Maintenance Costs** – The existing sirens in Severance are old and require frequent maintenance.
 3. **Fixed Location Coverage** – Sirens may not reach all areas equally, especially as the town expands.
 4. **No Specific Instructions** – Sirens only signal danger, but they don't provide information on what the threat is or where it is headed.
-

Weld County CODE Red Alert System (Cell & Landline Notifications)

✓ Pros:

1. **Targeted & Detailed Alerts** – Provides specific storm details, locations, and instructions directly to residents.
2. **Indoor & Outdoor Effectiveness** – Reaches people indoors, in vehicles, or outside via mobile phones.
3. **No Infrastructure Maintenance** – The system is managed by Weld County, eliminating local costs for Severance.
4. **Multi-Channel Communication** – Sends alerts via calls, texts, emails, and sometimes social media.

✗ Cons:

1. **Requires Sign-Up** – Residents must register their phone numbers to receive alerts, meaning some may be left out.
2. **Cell Service Dependent** – Poor reception or dead zones may prevent notifications from being received.
3. **Possible Alert Fatigue** – Too many non-severe warnings may lead residents to ignore future alerts.
4. **Slower Delivery in Some Cases** – While often fast, there may be delays if networks are congested.

Which is Better?

- **For outdoor warnings:** Tornado sirens remain effective for reaching large groups of people quickly, especially in parks, on roads, or during events.
- **For complete emergency information:** CODE Red is superior because it delivers specific storm details, instructions, and updates directly to residents.
- **For a growing community like Severance:** A **multi-layered approach** combining both systems is ideal.
 - **Upgrade or replace aging sirens** for continued outdoor alerts.
 - **Promote CODE Red sign-ups** to ensure residents receive indoor alerts and critical storm information.

Town Of Severance

September 2

The Town of Severance will be testing the Emergency Warning System (aka: Tornado Sirens) Today, Wednesday, September 2nd at 12:00 PM. This will be the last emergency testing of the season.

[#TownofSeverance](#) [#community](#) [#safety](#)



55

35 Comments

1 Share

Like

Comment

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- [Tiffany Kenworthy Young](#)

I'm .7 miles away in Timber ridge and have purposely been outside trying to hear it and can't. So why do we have these tests?

Teresa Wilson

It isn't that loud. I live in summit view right by the siren and I don't even hear it in the house. I only hear it if outside.

1 Reply

Beck OBrien

Cannot hear in Soaring Eagle Ranch either.

Bob Nauta

I've never heard them in the 7 years I've been here.

Whitney Henson

Didn't hear it. Looks like we will die if a tornado hits lol

McCaslin Cain

Did not hear the sirens at 3rd street and 3rd ave today either.

Heather Hughes Buoniconti

I didn't hear it either.

Katie Keim

I never hear it.

Kirstin Potter Lambert

I never hear it either.

Jacque Hayes

Hi. I've reached out multiple times to let you know that I live in Severance shores and have never heard a single test siren. The response I received was that the siren I should hear was not working. That was the first siren test of the season. Here we are on the final test of the season and it is still heard from my neighborhood. This is a big safety concern that I have. Who do I need to get in touch with to resolve this issue? Thanks!

Melanie Elizabeth Field

Jacque Hayes

I was reading a article months ago say a lot of towns are giving up the sirens because emergency alerts are sent to phone , and TV and the sirens are not effective or heard very far. The day the emergency alert system works better.

Jacque Hayes

Melanie Elizabeth Field

and that is a great alternative, it would just be nice to be given that information as a new resident.

Melanie Elizabeth Field

Jacque Hayes I moved here this past winter. We even got emergency alerts for snow squalls . I live close to that siren and can barely hear it when outside. No one would hear it inside asleep in the night but I have been woke up by my phone multiple times in the middle of the night by emergency alerts.

Jacque Hayes

Melanie Elizabeth Field

how did you sign up for alerts? I also think that's a huge problem if you can barely hear the sirens. What about elderly people who don't know or how to use the technology to do that?

Melanie Elizabeth Field

Jacque Hayes

it's the same system that on your phone that gives you amber alerts you don't have a choice but get them. Before we moved here we lived in Alaska and because we lived there and it goes out to everyone on those towers we use to get tsunami warnings if a large earthquake happened.

Jacque Hayes

Melanie Elizabeth Field

😬 I don't receive phone alerts. Guess that's something I have to look into. Thank you 😊 Also, I love Alaska 🍷 one of my favorite places I've ever visited.

Melanie Elizabeth Field

Jacque Hayes

I haven't had one in months. How long have you been here? You have never got an amber alert anywhere?

Jacque Hayes

Melanie Elizabeth Field

I've gotten amber alerts, but nothing weather related. I moved here in December.

Ashley Fults

Melanie Elizabeth Field

Jacque Hayes: sign you here for code red alerts for your area 😊

<https://www.onsolve.com/.../sign-up-for-codered.../>

ONSOLVE.COM

Sign Up For CodeRED Emergency Alerts | OnSolve

Sign Up For CodeRED Emergency Alerts | OnSolve

Jacque Hayes

Ashley Fults

thank you!

Melanie Elizabeth Field

Jacque Hayes

same system. You can talk to your phone provider. I dont consider snow squalls in winter a emergency but I did get a couple this year.

Melanie Elizabeth Field

I have never signed up and even got them in Canada for the area I was in.

Jacque Hayes

Melanie Elizabeth Field

oh yes I got that alert, but I still think it's irresponsible to have sirens that don't work like they should for the community. I was a trustee in the town I moved from and it was something should be taken seriously.

Melanie Elizabeth Field

From my understanding it's the same with all those tornado sirens everywhere and they are becoming obsolete and considering old technology.

Jodie Lee

Jacque Hayes

I live by the liquor store and don't hear any of them. One is only a few blocks away from me.

Jacque Hayes

Melanie Elizabeth Field

coming from a rural area I don't know that I can totally agree. The sirens are important in my opinion. I guess we will see.

Melanie Elizabeth Field

Yeah I'm only going by what I read about it.

Amanda Williams

Jacque Hayes-I agree, I was randomly outside during the last one (I'm in the overlook) and hardly heard it. Definitely would not have heard it inside to help get my family to safety if needed. I have heard numerous sirens before and there is no doubt when one goes off you can hear them a good distance away, and even indoors.

Tamara Butz

Melanie Elizabeth Field

just want to say hey! We're from Alaska too!

Melanie Elizabeth Field

Tamara Butz

I love Alaska. Crime in Anchorage is a bit much but other than that good.

Tamara Butz

Melanie Elizabeth Field

that's why we moved.

Melanie Elizabeth Field

Tamara Butz

I was in the south part of Anchorage so I didn't find it too bad. But my husband worked in midtown and the amount of theft alone in his work parking lot was bad.

Tamara Butz

Melanie Elizabeth Field

haha we were too! Off Huffman and Lake Otis. What a small world.

Melanie Elizabeth Field

We lived in the Abbott/Elmore area. We miss the hunting and fishing. Plus there are so many beautiful places to visit all over Alaska.

Town Of Severance

August 4

The Town of Severance will be testing the Emergency Warning System (aka: Tornado Sirens) Tomorrow, Wednesday, August 5th at 12:00 PM. This will be the third emergency testing of the season.

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Kim Lund Bowdish

I heard it when I was in the shower. So glad I am hearing it this year. Never have before.

Town Of Severance

June 30

The Town of Severance will be testing the Emergency Warning System (aka: Tornado Sirens) Tomorrow, Wednesday, July 1st at 12:00 PM. This will be the second emergency testing of the season.

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Russ Liberty

I live 600 yards from it and have never heard it.

Mark Randolph

Live close to Bruces an could barely barely hear it.

Becky Hutchings

Live in Tailholt - had the back door open, heard zero.

Tamara Butz

Becky Hutchings

really? We do too and heard them.

Tamara Butz

Becky Hutchings

it was quite quiet in the house though. I was on the porch.

Connie Utley

Yeah..not sure of the range, I live in Casa Loma and didn't hear it, but Ault is 6 miles away and I hear theirs..😞

Vanessa Gonzales

We live in tailholt and can barely hear them when outside

Jacque Hayes

Should I be concerned that we never heard the first one?

April Greer

Never have heard it near the elementary.

Becky Hutchings

Tamara, so when they go off, don't forget to come find me. I guess the ringing in my ears is louder than the sirens 😂😂😂😂

Town Of Severance

June 15

The Town of Severance will be testing the Emergency Warning System (aka: Tornado Sirens) Today, Monday, June 15th at 12:00 PM. This will be the first emergency testing of the season.

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Aliy Louie

I have lived here since 2007 (pre Windsor tornado) and have never heard the sirens. I grew up in Indiana...aka tornado alley, and there was no missing them. Today I finally heard it for the first time...barely. because I was outside in my garden and everything was still and quiet. I rely on emergency alerts on my phone over the sirens, because they are worthless if they are only heard in a 2 block radius. Waste of time and money in my opinion. Make them worthwhile or come up with a better alert system.

Aliy Louie

Forgot to mention I'm on Mahogany, close enough I should be able to hear it like a train horn.

Lisha Driskill

Aliy Louie

we've been here since 2003 and are off Cliffrose and the only reason we heard it was that windows are open because we don't have AC. My kids were in school when the tornado hit. I have to agree with you, either take them away and do alerts off the phone or make them louder so all the town can hear.

Ashley Kusmierkiewicz

We're in Hidden Lake at Tailholt and heard it loud and clear.

Kelsey Lisle

Ashley Kusmierkiewicz

dang it — I didn't hear it. 😞

Ashley Kusmierkiewicz

Kelsey Lisle

You didn't?!?!

Tamara Butz

got a good audio video of it!

Rhiannon Ryan

Ashley Kusmierkiewicz

I'm on Vivian and I did not hear it either 😞

Ashley Kusmierkiewicz

Rhiannon Ryan

Wow, that's crazy! I'm. Few streets up on Central.

Adrianna Farris

Been here 2 years, never heard it! This alarm must be on the East side of town since those of us on the West side of town only barely heard it outside our homes & heard nothing inside our homes. Sounds like there needs to be another installed somewhere! If there ever is a serious enough storm, no-one's going to hear it over that 😞

Melissa Eagan

Adrianna Farris

it's in Summit View Park

Becky Hutchings

Sounds like a failed test to me. I didn't hear anything either - home all day with the door open.

Rick Nicholson

I was home all day and live near Castle and Ptarmigan and didn't hear it. I've never heard them in the two years we've lived here.

April Greer

Nope, never hear them. We live about 2 blocks from the elementary.

Jennifer A Romero

Live in Lakeview. In the house, we barely heard them. If we didn't know it was a test, we probably wouldn't have recognized it. In a storm you wouldn't hear them.

Tamara Butz

Loud and clear. However barely audible inside the house and we're close enough that I can see one of the sirens.

I got a video but it won't let me post video or photos here.

If the wind is blowing/ storm is loud I sure hope we're getting emergency alerts on our phones.

Melissa Eagan

I didn't hear them and I'm three blocks from them. Are they tested at full volume? If so they are pretty much pointless unless you are in the park.

Kaye Lynn Judkins Pilcher

Didn't hear it

Amber Sandness

Any chance we can get more of these? I've been here 2 years and no one in my family has ever heard one. Putting one at Overlook park would probably cover my entire neighborhood.

Carol L. Hopson

We didn't hear anything in Severance Shores.

Jodi Stratton

Agree, my family didn't hear the one closest to me today

Aaron Rice

Town Of Severance

, are there any plans to expand the area covered by the sirens? None of us in Hidden Valley Farms can hear them way out here and we're within city limits. And if we can't hear them, guaranteed they can't be heard at the Middle School or Probably the High School.

Joe Tammy Berg

Where are they all located?

Jessica Arts

Barely heard them on castle Dr. I thought they would be louder. Probably couldn't hear it in a storm.

Mark Randolph

Hardly heard it by the post office today.

Paula Higdon-Miller

No.

BradJan Warwick

Didn't hear it on torreys dr.

💎**Top Fan**

Annie Brinker

I did! East Central Ave.

Chris Petersen

I did. We are just south of the storage units

Jacque Hayes

I didn't either

Blake DeGroot

I didn't 🧑

Nick Hoyle

Did anyone hear these go off today?

Ward Potter

We live across the park from it and it was not as loud as last year

Town Of Severance

June 12

The Town of Severance will be testing the Emergency Warning System (aka: Tornado Sirens) Monday, June 15th at 12:00 PM. This will be the first emergency testing of the season.

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Chad Billingsley

Did it work? Never heard it...

Terri Mason McMichael

Chad Billingsley

some people close to it heard it. We didn't.

Chad Billingsley

Terri Mason McMichael

thank you!

April Bicknell

it was super quiet i heard it when i was outside...and i live down the street from it hoping it was not at full volume, couldnt hear it if i was in the house

Liliana Vargas-Martin Del Campo

Cesar Martin Del Campo

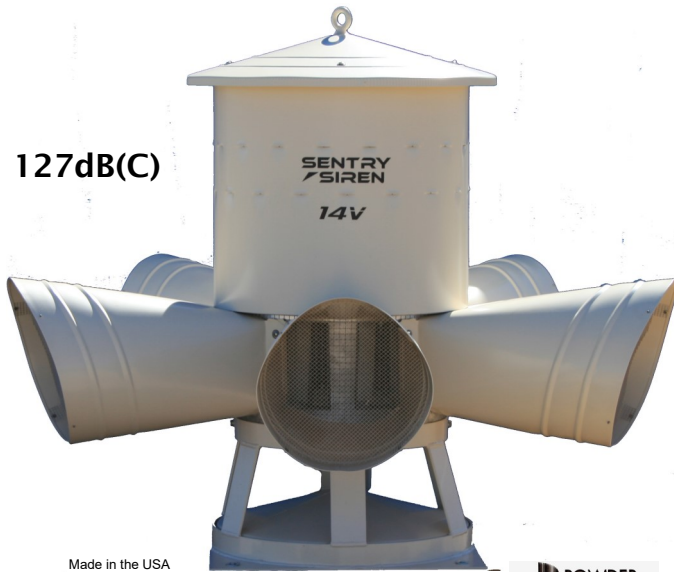
14V-B

Premium Warning Siren

The Ultimate Combination of Power,
Performance, and Price

SENTRY
SIREN Inc.®

127dB(C)



- **100% Maintenance Free**, not just the siren, the whole system!
- **Non-Rotating**: Forget the worries of rotating sirens, this unit has only two moving parts and does not require lubrication or any type of scheduled adjustment or maintenance.
- **UPS Reliability**: This 72V DC powerhouse provides 30 minutes of run time from its battery bank, so you know you'll have your siren ready when you need it!
- **5 year Warranty**: rest assured your siren will be functional at all times and enjoy the confidence of free lifetime tech support and the best customer service in the industry.

The ground-shaking 14V-B was designed to provide the same power and performance of our two-tone siren line with a single tone / single row of projection horns. Perfect for single or multiple siren installations, this siren is FEMA and USDA grant compliant.

This 14 Horsepower brute is rated at 127dB(c) @ 100 ft. continuous*. Not just for 25% of its cycle time, like its rotating competitors, the 127 dB measurement is for 100% of its full volume run time. Plus, this 127 dB is broadcast at 600Hz. The 14V-B's mid-range frequency perfectly combines the penetrating ability and low fade rate of low frequency sirens with the sound wave reflectivity of high frequency sirens.

Perhaps the key feature of the 14V-B is the length of time that the siren will run on batteries. As is common in the United States, storms frequently come in lines over a 3 or 4 hour period.

If the first storm knocks out power, you may need a siren which can be sounded 6 or 7 times before power is restored. The Sentry model 14V-B can sound 10 full 3 minute signals using its battery reserve; that's more than twice the reserve capacity of competitive sirens.

Unmatched in the siren industry, the 14V-B creates a state of the art system, with tried and true technology, for a winning combination.

ELECTRO-MECHANICAL SIRENS

produce stronger and further reaching sound than electronic sirens while providing far better reliability.

OMNI-DIRECTIONAL DEVICES

"..present a distinct advantage.. over rotational devices," according to FEMA's warning system guide. It says "a rotational device will have an overall lower dB level when assessed across a given time period than an Omni-directional device operating at the same frequency. " (4.4.5 FEMA OWS Technical Bulletin 2.0)

Further, the guide states: "Omni-directional sirens provide a greater area of coverage than do rotating or directional devices. They provide a more constant signal that improves public alerting..." (4.4.5 FEMA OWS Technical Bulletin 2.0)

14V-B

Premium Warning Siren

Performance

This siren is rated @ 127 dB(c) at 100 ft.*

Estimated sound radius is 5,400 ft. continuous.**

Sound pattern is Omni-Directional producing 100% volume at peak RPM 100% of the siren cycle time.

The 14V-B produces a single pitch design with one rotor producing 600 Hz.

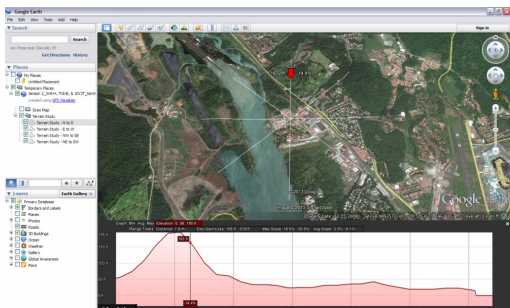
Power Requirements

Siren operates on 72V DC power from its included charger / battery bank. Optima Red Top 34R batteries are recommended (not included).

Siren uses one American Made, 14 HP, 72V DC motor.

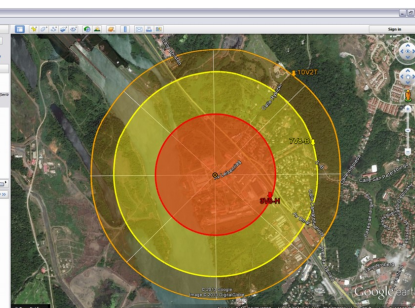
The 14V-B requires a 120VAC, 30amp power service to power its battery chargers and siren controller.

Additional Services / Accessories



Need a site design? One of our engineers will work with you step by step to determine the optimum location for your siren(s). We analyze topography and terrain, population, available infrastructure, and more to design a siren system that best suits your community's needs.

Best of all, this is done 100% free of charge, no obligation!



Siren Starters and Controllers:

Our "S" series siren motor starters and "Generation" series siren controllers make powering and activating your siren simple and easy. Call us today and let our knowledgeable staff help you select the perfect control solution for your system!



"S" series motor starter

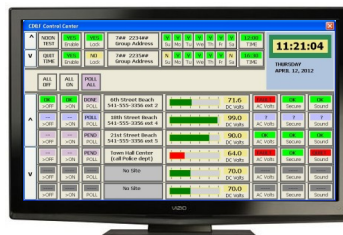


GEN-1 manual controller



GEN-3 radio controller

Be sure to ask about our full line of siren activation, weather monitoring and communication packages including "Storm Sentry", the world's first fully automatic siren activation system, "S.T.A.R.", our state-of-the-art report-back status monitoring system, and "E.P.I.C.", the world's first PC-based FEMA IPAWS interface.



* - Sentry rating based on field tests using FEMA Guidelines; assumes perfect conditions, actual coverages may vary based on multiple factors. No guarantee is expressed or implied concerning dB or SPL of sirens.

** - Based on FEMA guidelines of 9 dB drop and assumes perfect conditions, actual coverages may vary based on unforeseen factors. No guarantee is expressed or implied concerning sound coverage of sirens.



Quotation

Sentry Siren, Inc.

14161 State Highway 115

Penrose, CO 81240

T: 719-372-6012 F: 719-372-6621

mail@sentrysiren.com

Quotation #: 93813

Reference:

DATE: February 4, 2025

CUSTOMER ID:

TO: John Zacklene
Public Works Director
Town of Severance, CO

Office:

Email:

Estimated Delivery Time	Shipment Method	PAYMENT TERMS	Valid Until
4-5 Weeks ARO	LTL	Net Due PTS	3/6/25

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
3.00	14V-B AC/DC - 14HP Battery Backup Warning Siren 127dB(C)	\$ 18,317.10	\$ 54,951.30
3.00	Optima Red Top Batteries (set of six [6] batteries)	1,650.00	4,950.00
3.00	Generation 3 AC/DC Wireless Radio Siren Controller	2,990.00	8,970.00
3.00	Utility Pole Mounting Bracket - 14V	837.19	2,511.57
			-
			-
			-
			-
			-
			-
3.00	Factory Direct Installation	8,000.00	24,000.00
3.00	Shipping to	1,107.57	3,322.71
			-
			-
1.00	Returning customer discount	(7,500.00)	(7,500.00)

Notes:

SUBTOTAL	\$ 91,205.58
SALES TAX	
TOTAL	\$ 91,205.58

Total Represents Complete and Delivered Cost unless Freight states PPA/Ex Works. Warning Siren(s) carry a 5 Year Warranty. External components such as siren motor starters, VFDs, et al. carry a 3 Year Warranty. Siren control equipment carries a 2 Year Warranty. Lifetime Tech Support also available. Installation is not included unless stated. Quotation valid for 30 days from date at the top of this form.

Quotation Prepared By: Evan Kerr

Signature :

Evan Kerr



Severance, Colorado

Outdoor Warning Siren System



About OmniWarn



Logan Shelts

President – General Manager
1-833-360-WARN Ext. 101
logan@omni-warn.cm

2014 – Began Career in IT
2017 – Began Career in Warning Systems
2023 – Formed OmniWarn



Ryan Dean

Vice President - Engineering
1-833-360-WARN Ext. 102
ryan@omni-warn.com

2016 – Began Career in Warning Systems
2023 – Founded OmniWarn

Current Siren System

- Activated via DTMF/Two Tone
- 72VDC Battery Banks
- “Homebrew” Controller/Cabinets
- 112dB-121dB? (Inconsistent Specs)



Federal Signal 2001-130

Tone Based Alerting

- Electro-Mechanical Rotating Siren
- Tone Based Alerting (All Hazard Tone)
- Battery Operated (48VDC)
- Solar Powered
- Anechoic Chamber Tested 130dBc
- Estimated 1 mile coverage radius
- Encrypted FSK Activation
- VHF & IoT Activation Options



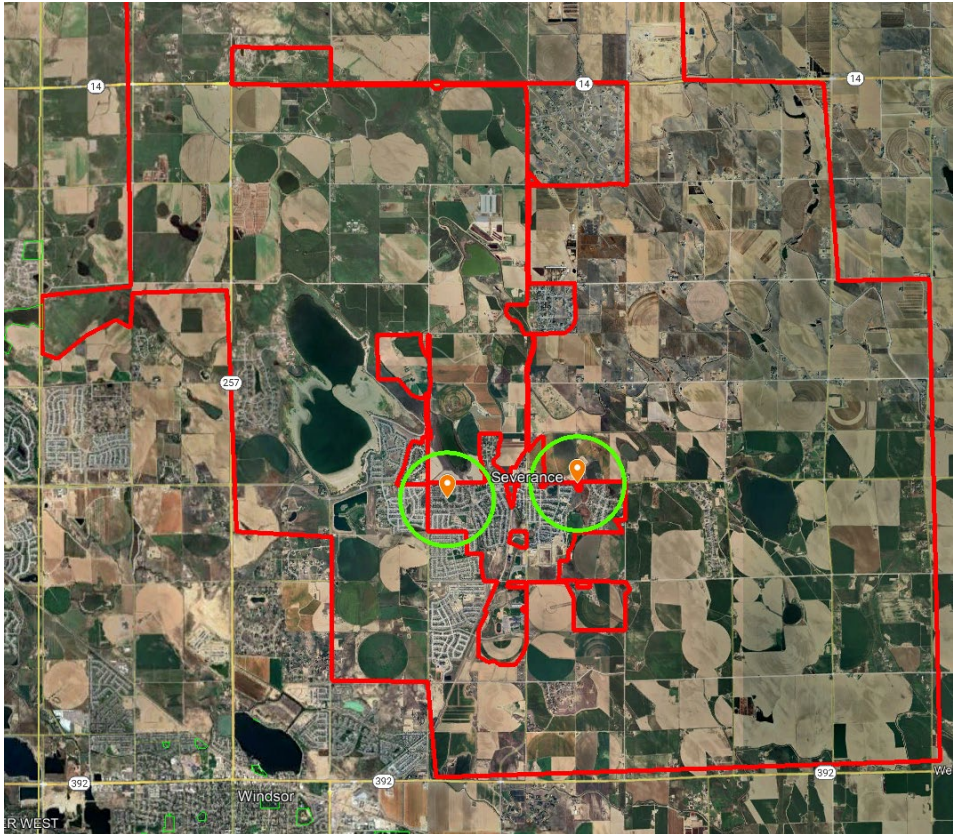
CommanderOne Software Suite

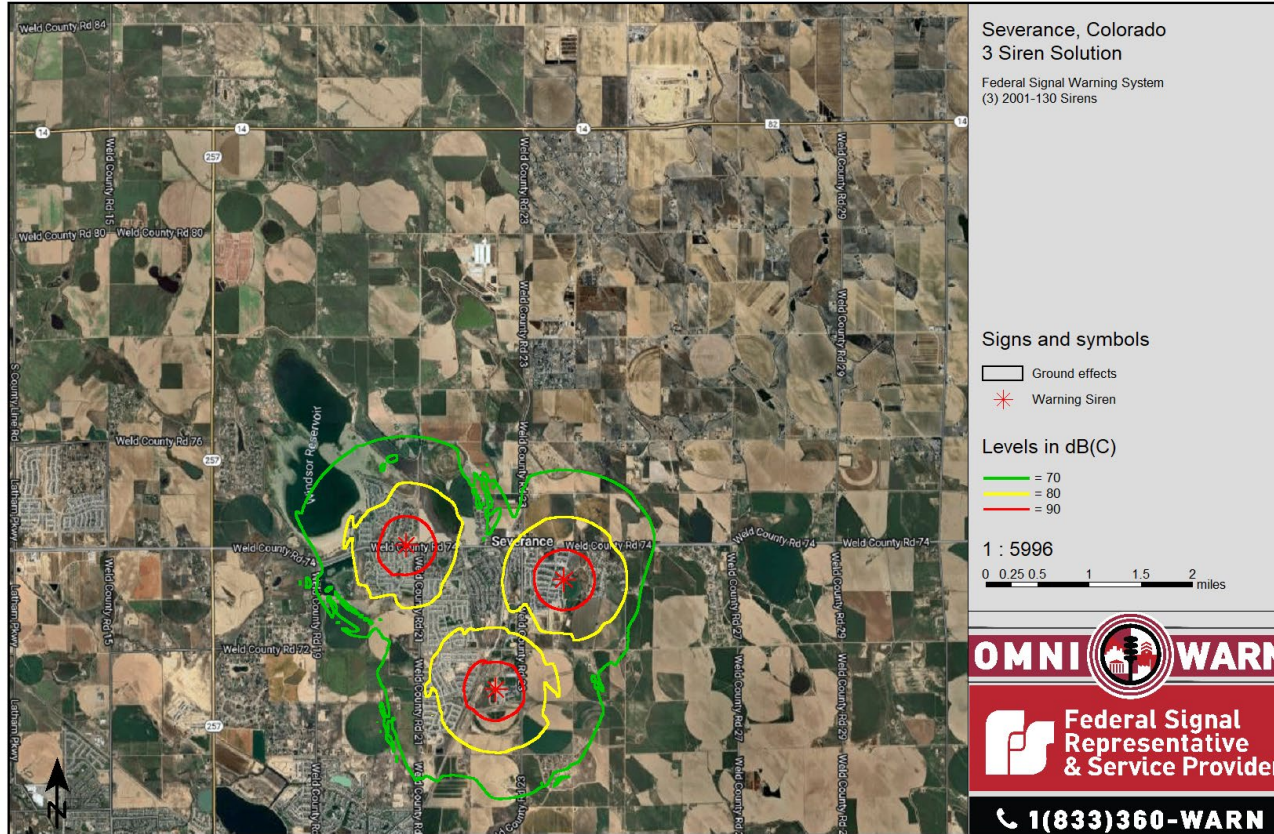
Taking Sirens to the Next Level

- Automatic Activation
 - Removed human error
- Polygon Alerting
 - Stops over warning & public complacency
- Mobile Access
 - Control from any web enabled device
- Secure Systems
 - Encrypted from your siren to your phone
- Interoperability
 - Integrates with most brands of sirens
 - Stops over warning & public complacency
- Scalable Integration
 - Integrate multiple communities into one easy to use software package
- Multi-Hazard Automated Alerts
 - Tornado, Lightning, Severe Thunderstorm (Standard, Considerable, & Destructive)

Current Siren System

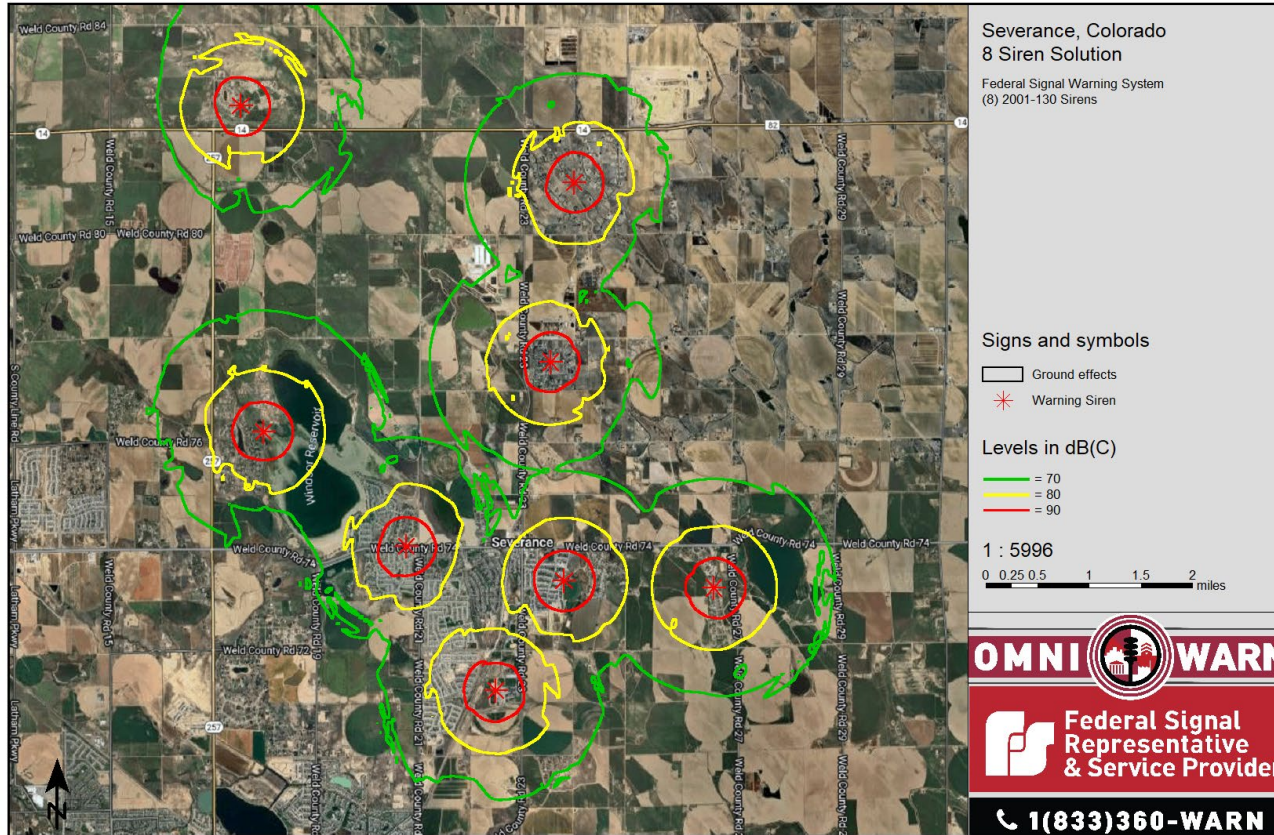
- (2) Sentry 7V8-B
- Estimated ½ Mile Radius





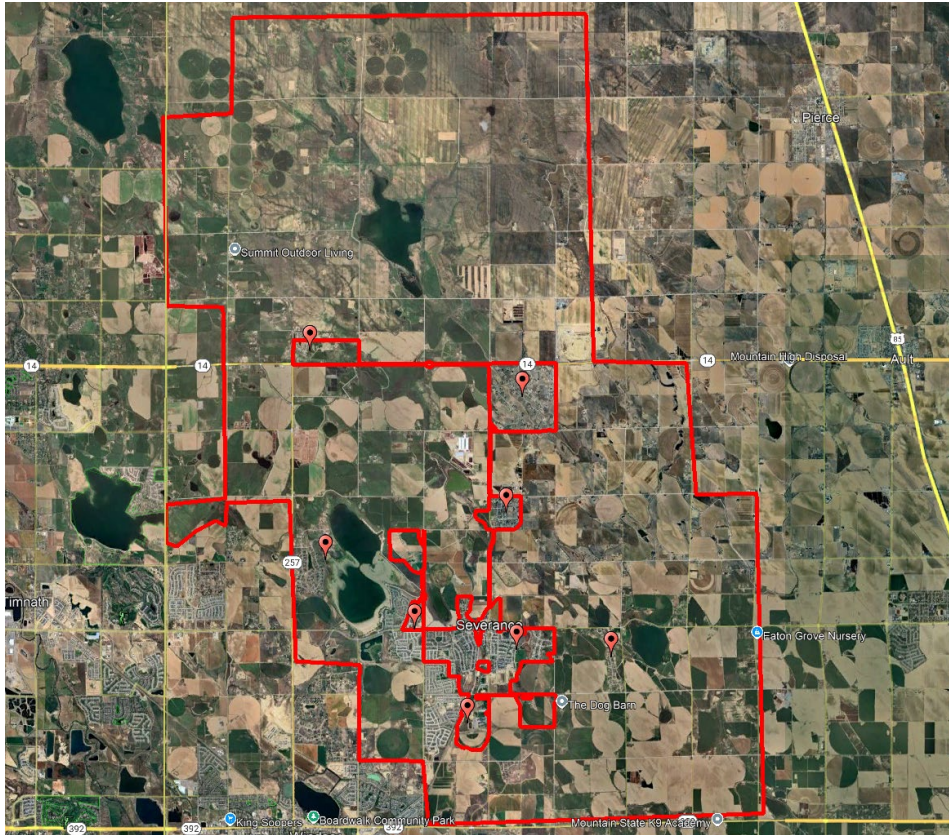
3 Siren Solution

- \$150k
- Within Budget
- Covers main area of city
- VHF Comms Only
- Price/Siren: \$46K



8 Siren Solution

- \$335K
- Covers all city limits
- Accounts for populated areas within Growth Management Area
- VHF + IoT Comms
- Price/Siren: \$40K



8 Siren Solution

- \$335K
- Covers all city limits
- Accounts for populated areas within Growth Management Area
- VHF + IoT Comms
- Price/Siren: \$40K

Quote Comparison

Budgeted vs. Full

- Budgeted Project - \$150K
 - 3 Sirens
 - CommanderOne & Control Base Station
 - Includes VHF Comms Only
 - Price per Siren: \$46K
 - Covers primary area of city
- Full Project - \$335K
 - 8 Sirens
 - CommanderOne & Control Base Station
 - Includes VHF & IoT Cellular Comms
 - Price per Siren: \$40K
 - Money saved on FTL shipping, deployment, & labor costs
 - Covers city limits and populated areas within Growth Management Area

Lease to Own Options

Lease options provided by NCL Government Capital

- No Down Payment
 - First Payment Due: 1 Year
 - Financed Amount: \$334,746
 - 10 Year: \$46,151/year
 - 8 Year: \$54,891/year
 - 6 Year: \$69,536/year
- \$150k Down Payment
 - First Payment Due: 1 Year
 - Financed Amount: \$184,746
 - 7 Year: \$33,768
 - 6 Year: \$38,412
 - 5 Year: \$44,877

Service Agreement

Keeping Your Sirens Ready 24/7

- One Year Included
- Annual Preventative Maintenance
- 24/7 Emergency Support
- Fault Monitoring
- Service Calls Included
- Repair Parts & Batteries Included
- 8 Siren System - \$6600/Year
 - Per Siren Average: \$825
- 3 Siren System - \$5460/Year
 - Per Siren Average: \$1820

“Acts of God”, Lightning, Vandalism, Vehicular Accidents, Etc. are not covered in the service agreement – Check your municipal insurance policy to ensure your warning sirens are covered!

Annual Costs

All Annual Costs Combined – Starts After One Year

8 Siren System - \$11,716

- CommanderOne + Messaging
 - \$3,045
- IoT Connection Plan (8 Sirens)
 - \$2071
- Service Agreement
 - \$6600

3 Siren System - \$8505

- CommanderOne + Messaging
 - \$3,045
- Service Agreement
 - \$5460

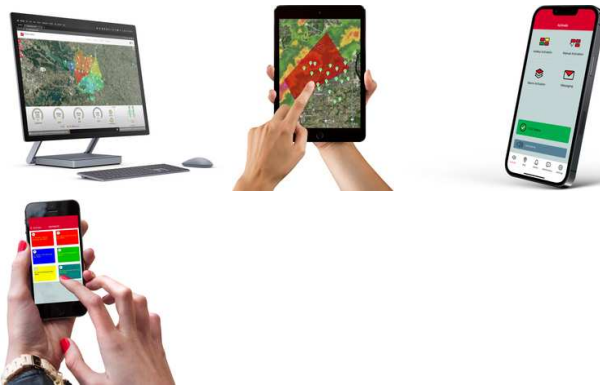
Quote #706 - Severance, Colorado - Outdoor Warning System Upgrade - Master Plan (8 Sirens + Dual Comms)

Command & Control

Commander1-S10

CommanderOne Standard (10 Site)

CommanderOne® is the latest innovation connecting you to your warning system, anytime, anywhere. Control your warning system from any device, desktop or mobile, with our cloud-based platform. Works with one-way and two-way siren systems. Includes AccuWeather patented polygon activation technology. Give your community a head start with CommanderOne! CommanderOne is a software subscription and renews yearly.



 [CommanderOne Datasheet](#)

3,150.00
x 1
20% discount
2,520.00

FROM

Ryan Dean

OmniWarn, CRO - Vice President
1-833-360-9276 Ext. 102

Federal Signal

2645 Federal Signal Dr.
University Park, IL 60484
www.omni-warn.com

PHONE

1-833-360-9276

FOR

Severance, Colorado

TO

John Zacklene

EMAIL

jzacklene@townofseverance.org

PHONE

970-652-1917

QUOTE NUMBER

706

DATE

February 19, 2025

EXPIRY DATE

May 19, 2025

Commander1-M

CommanderOne Messaging

CommanderOne Messaging makes it simple and efficient for first responders to receive operational alerts and automated messages instantly after NOAA issued alerts, status change of a siren, or activation of a hotkey. CommanderOne Messaging is a software subscription and renews yearly.



656.25
x 1
20% discount
525.00

SFCD10

Commander Server License

One time server license fee

3,086.00
x 1
100% discount

SS2000+R

SS2000+ Rack Mount Encoder

The SS2000+ controller is the most advanced stand-alone control unit. The SS2000+ interfaces to an analog or digital radio system to provide control of sirens or giant voice systems. The SS2000+ has 24 programmable activation hotkeys and 20 contact closure inputs for interfacing with remote control systems. The hotkeys can provide specific types of warnings or test activations. Hotkeys are now accessible from a new web interface commonly used in dispatch centers. The new web interface can provide improved redundancy allowing multiple points of access to a single SS2000+ unit. Available in a desktop and rack mount console.



5,161.18
x 1
25% discount
3,870.89

OW-IK-BS (TK-IO-CUSTINS)

Base Station Kit

- Byte Speed Performance B660T Server with Windows OS.
- Standalone rack equipment for control point
- Kenwood 1700 radio
- Radio mount plate with power supply
- Byte Speed Server / FS IoT modem mounting plate
- Dipole base antenna(VHF/UHF)
- Side of tower or non-penetrating roof mount
- Antenna grounding kit
- 100ft of LMR400 Coax



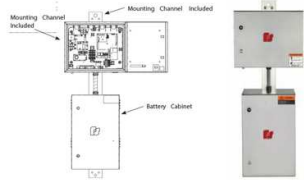
6,500.00
x 1
25% discount
4,875.00

Direct to Cloud Communications

Redundant communications improve the reliability of the warning system. Sirens will have a direct link to the cloud in addition to local VHF radio.

TK-IO-CUSTINS-REMOTEHOST Remote Server Hosting - FSIoT Your on-premise server provides your sirens with a connection to Federal Signal's CommanderOne platform, but is limited by the resiliency of the building it's housed in (power outages, internet outages, etc.) Your sirens connected via FSIoT can have a direct connection to the cloud via all three major cell carriers. By utilizing a remote server, you can rest assured that your sirens will remain online should your on-premise server go offline. Remote servers communicate via cellular only due to limitations of conventional radio. Annual fee for remote server hosting. 	1,500.00 x 1 20% discount 1,200.00
CP-FS1 FSIoT Cell Plan Subscription-based service provided by Federal Signal that allows the use of cellular connections for Command and Control connections back to the Commander Software. (Price per device, per year)	121.00 x 9 20% discount 871.20
FSMODEM-CELLBASE FSIoT Base Modem The FS Cell Base Modem facilitates the connection between your Commander® software or an SS2000+ Series C, and the cellular network. The modem is equipped with status LEDs, which allow you to conveniently monitor various aspects such as cellular signal strength, network connection, power status, CPU status, as well as data transmission and reception. 	1,817.65 x 2 25% discount 2,726.48
Q-FSCCELLKIT-FCT FSIoT Cell Kit (Siren) The FSIoT Cell Kit Modem facilitates the connection between your Commander® software or an SS2000+ Series C, and the cellular network. The modem is equipped with status LEDs, which allow you to conveniently monitor various aspects such as cellular signal strength, network connection, power status, CPU status, as well as data transmission and reception.	2,060.00 x 8 25% discount 12,360.00

Outdoor Warning Sirens

2001-130 2001-130 High Powered Outdoor Siren The Federal Signal 2001-130 siren is a high power outdoor warning siren. The high-decibel output provides maximum coverage with minimum installation cost. The siren produces 130dB(C) at 100ft & rotates at 3 RPM. Three distinct warning signals available: steady, wail and fast wail. ELECTRO-MECHANICAL ROTATING SIREN, 130 DB(C) 800HZ   2001-130 Data Sheet	12,658.82 x 8 25% discount 75,952.92
DCFCTBDH Two Way Siren Controller (DC Siren) (VHF) Two-way siren controller for 48VDC Sirens. Two-way radio control and status monitoring. Simultaneous two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK decoding for security. Able to utilize multiple communication paths for redundancy. Controls mechanical sirens, including models 2001-130, Equinox, 508-128 and Eclipse8. UL Listed for general signaling. DNV Certified DIGITAL CONTROLLER, HIGH BAND 	11,145.88 x 8 25% discount 66,875.28
OMNI-BVH-35 (TK-IO-CUSTINS) Antenna Kit: 150-174MHZ VHF • Federal Signal high gain antenna kit with grounding plane. • High quality, corrosion-resistant components • Light weight, easy to ship and install • Compatible with (AMB-P) pole mount and (AMB-W) wall mount • 35ft LMR400 Coax, Type N male	564.71 x 8 25% discount 3,388.26
AMB-P Antenna Mounting Bracket - Pole • Antenna bracket, pole mount	187.05 x 8 25% discount 1,122.30
PVS240W-48 (TK-IO-CUSTINS) Solar Power Kit - 48VDC • (4) Sunwize Solar Panel, 12V • (1) Prostar Solar Charge Controller • (1) Side of pole mounting bracket"	4,818.82 x 8 25% discount 28,912.92

IK-BATT-STD-M24M68 (TK-IO-CUSTINS) Battery Set: AC Delco M24M680 Battery Set Quantity: 4 Warranty: 18 Month Limited Warranty Battery Type: Standard Flooded Voltage: 12 Volt Cold Cranking Amps (CCA): 550 Cranking Amps (CA): 680 Amp Hour (Ah): 80 Marine Cranking Amps (MCA): 680 	184.00 x 32 25% discount 4,416.00
PO-STEEL-STD-50 (TK-IO-CUSTINS) 50ft Galvanized Steel Pole 50ft Galvanized Steel Pole Standard Duty Direct Bury Federal Mechanical - 2001 - Equinox - Eclipse	5,754.00 x 8 25% discount 34,524.00
IK-SP-DCM (TK-IO-CUSTINS) INSTALL KIT - STEEL POLE MATERIAL - MECHANICAL • Conduit • Wire • Grounding • Hardware	1,063.00 x 8 25% discount 6,378.00
Installation Services	
TK-IO-CUSTINS (Digger Derrick) Install: Digger Derrick with Operator (Per Hour) • (1) Digger Derrick • (1) Operator	250.00 x 75 18,750.00
TK-IO-CUSTINS (Bucket Truck) Install: Large Bucket Truck with Operator (Per Hour) • (1) Large Bucket Truck • (1) Operator	231.25 x 75 17,343.75
TK-IO-CUSTINS (Additional Laborer) Install: Additional Laborer (1) Additional Laborer	112.50 x 75 8,437.50

TK-IO-CUSTINS (Standard Bucket Truck) Install: Standard Bucket Truck with Operator (Per Hour) • (1) Standard Bucket Truck • (1) Operator	162.50 x 85 13,812.50
TK-IO-CUSTINS (Radio Master) Install: Siren Tech I (Radio Master) (Per Hour) Federal Signal factory trained and certified technician. Per hour. (1) Siren Tech Radio Master	162.50 x 85 13,812.50
Freight2 (TK-IO-CUSTINS) Shipping & Handling - Steel Poles Shipping from Houston, TX to Customer location. FOB - Houston, TX (Factory)	3,750.00 x 1 3,750.00
Freight2 Shipping & Handling Shipping from University Park, IL to Customer location. FOB - University Park, IL (Factory)	8,376.00 x 1 8,376.00
Subtotal, includes discount of 86,165.72 Total	334,800.50 \$334,800.50

Pricing via TIPS USA!

Contract Number: 220105

The Interlocal Purchasing System (TIPS) is a national purchasing cooperative that offers access to competitively procured purchasing contracts to its membership. TIPS is housed at and managed by the Region 8 Education Service Center located in Pittsburg, Texas. Learn More About TIPS: www.TIPS-USA.com



Download PDF Quote

You may download a PDF copy of this quote using the download PDF option found on the right side of this digital quote.

Purchase Order Instructions

ATTENTION

ALL PURCHASE ORDERS SHOULD BE EMAILED TO ORDERS@OMNI-WARN.COM

All purchase orders must be made out to the following:

Federal Signal Corporation
Alerting & Notification Systems
2645 Federal Signal Drive
University Park, IL 60484

Remittance Instructions

Please find our W9 and remittance information attached for your convenience.

Checks may be mailed to:

PO BOX 200217
Dallas, Texas
75320-0217

 [Federal Signal 2023 W9](#)

 [Remittance Instructions](#)

Sales Tax

All quotes exclude sales tax. If your organization qualifies for sales tax exemption in your area, we kindly request that you provide the necessary details by submitting a Sales Tax Exemption Form with your order.

Credit Card Purchases

Please indicate upon acceptance whether you will be paying by credit card as a customer. Our internal sales team will contact you via phone to process the credit card payment.

Terms & Conditions

Prices are firm for 30 days from the date of quotation unless shown otherwise. Upon acceptance, prices are firm for 6 months. This quotation is expressly subject to acceptance by Buyer of all Terms stated in the Terms document, available for download on this quote. Any exception to or modification of such Terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or Officer of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of the Terms. Any such order shall be subject to acceptance by Seller in its discretion. If the total price for the items set forth above exceeds \$50,000 then this quotation IS ONLY VALID if countersigned below by a Regional Manager of the Safety & Security Systems Group, Federal Signal Corporation. Installation is not included unless specifically quoted as a line item above. Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment. Trenching is additional. Power Clause, bringing power to the equipment is the responsibility of the purchaser. Permit Clause, any special permits, licenses or fees will be additional.

Download full terms and conditions here:

 [Terms Conditions Warranty](#)

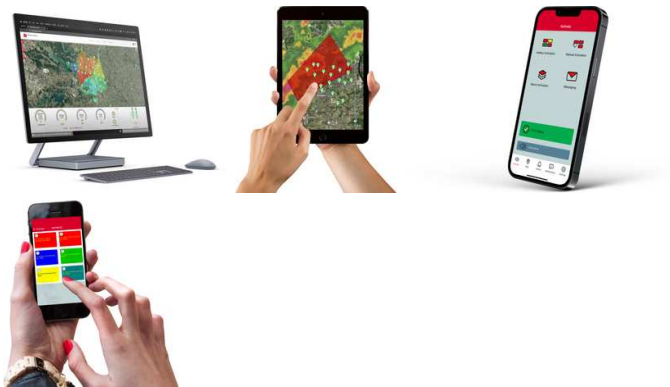
Quote #687 - Severance, Colorado - Outdoor Warning System Upgrade (3 Sirens)

Command & Control

Commander1-S10

CommanderOne Standard (10 Site)

CommanderOne® is the latest innovation connecting you to your warning system, anytime, anywhere. Control your warning system from any device, desktop or mobile, with our cloud-based platform. Works with one-way and two-way siren systems. Includes AccuWeather patented polygon activation technology. Give your community a head start with CommanderOne! CommanderOne is a software subscription and renews yearly.



 [CommanderOne Datasheet](#)

3,150.00
x 1
20% discount
2,520.00

FROM

Ryan Dean

OmniWarn, CRO - Vice President
1-833-360-9276 Ext. 102

Federal Signal
2645 Federal Signal Dr.
University Park, IL 60484
www.omni-warn.com

PHONE

1-833-360-9276

FOR

Severance, Colorado

TO

John Zacklene

EMAIL

jzacklene@townofseverance.org

PHONE

970-652-1917

QUOTE NUMBER

687

DATE

February 19, 2025

EXPIRY DATE

May 11, 2025

Commander1-M

CommanderOne Messaging

CommanderOne Messaging makes it simple and efficient for first responders to receive operational alerts and automated messages instantly after NOAA issued alerts, status change of a siren, or activation of a hotkey. CommanderOne Messaging is a software subscription and renews yearly.



656.25
x 1
20% discount
525.00

SFCD10

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One time server license fee

3,086.00
x 1
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SS2000+R

SS2000+ Rack Mount Encoder

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5,161.18
x 1
25% discount
3,870.89

OW-IK-BS (TK-IO-CUSTINS)

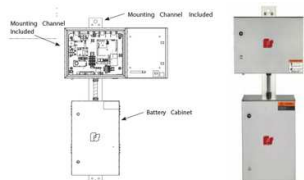
Base Station Kit

- Byte Speed Performance B660T Server with Windows OS.
- Standalone rack equipment for control point
- Kenwood 1700 radio
- Radio mount plate with power supply
- Byte Speed Server / FS IoT modem mounting plate
- Dipole base antenna(VHF/UHF)
- Side of tower or non-penetrating roof mount
- Antenna grounding kit
- 100ft of LMR400 Coax



6,500.00
x 1
25% discount
4,875.00

Outdoor Warning Sirens

2001-130 2001-130 High Powered Outdoor Siren The Federal Signal 2001-130 siren is a high power outdoor warning siren. The high-decibel output provides maximum coverage with minimum installation cost. The siren produces 130dB(C) at 100ft & rotates at 3 RPM. Three distinct warning signals available: steady, wail and fast wail. ELECTRO-MECHANICAL ROTATING SIREN, 130 DB(C) 800HZ   2001-130 Data Sheet	12,658.82 x 3 25% discount 28,482.35
DCFCTBDH Two Way Siren Controller (DC Siren) (VHF) Two-way siren controller for 48VDC Sirens. Two-way radio control and status monitoring. Simultaneous two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK decoding for security. Able to utilize multiple communication paths for redundancy. Controls mechanical sirens, including models 2001-130, Equinox, 508-128 and Eclipse8. UL Listed for general signaling. DNV Certified DIGITAL CONTROLLER, HIGH BAND 	11,145.88 x 3 25% discount 25,078.23
OMNI-BVH-35 (TK-IO-CUSTINS) Antenna Kit: 150-174MHZ VHF • Federal Signal high gain antenna kit with grounding plane. • High quality, corrosion-resistant components • Light weight, easy to ship and install • Compatible with (AMB-P) pole mount and (AMB-W) wall mount • 35ft LMR400 Coax, Type N male 	564.71 x 3 25% discount 1,270.60
AMB-P Antenna Mounting Bracket - Pole • Antenna bracket, pole mount	187.05 x 3 25% discount 420.86

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TK-IO-CUSTINS (Digger Derrick) Install: Digger Derrick with Operator (Per Hour) • (1) Digger Derrick • (1) Operator	250.00 x 50 12,500.00
TK-IO-CUSTINS (Bucket Truck) Install: Large Bucket Truck with Operator (Per Hour) • (1) Large Bucket Truck • (1) Operator	231.25 x 50 11,562.50

TK-IO-CUSTINS (Additional Laborer) Install: Additional Laborer (1) Additional Laborer	112.50 x 50 5,625.00
TK-IO-CUSTINS (Standard Bucket Truck) Install: Standard Bucket Truck with Operator (Per Hour) • (1) Standard Bucket Truck • (1) Operator	162.50 x 55 8,937.50
TK-IO-CUSTINS (Radio Master) Install: Siren Tech I (Radio Master) (Per Hour) Federal Signal factory trained and certified technician. Per hour. (1) Siren Tech Radio Master	162.50 x 55 8,937.50
Freight2 (TK-IO-CUSTINS) Shipping & Handling - Steel Poles Shipping from Houston, TX to Customer location. FOB - Houston, TX (Factory)	3,750.00 x 1 3,750.00
Freight2 Shipping & Handling Shipping from University Park, IL to Customer location. FOB - University Park, IL (Factory)	3,254.00 x 1 3,254.00
Subtotal, includes discount of 34,458.74 Total	149,446.03 \$149,446.03

Pricing via TIPS USA!

Contract Number: 220105

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Download PDF Quote

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Alerting & Notification Systems
2645 Federal Signal Drive
University Park, IL 60484

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Checks may be mailed to:

PO BOX 200217
Dallas, Texas
75320-0217

 [Federal Signal 2023 W9](#)

 [Remittance Instructions](#)

Sales Tax

All quotes exclude sales tax. If your organization qualifies for sales tax exemption in your area, we kindly request that you provide the necessary details by submitting a Sales Tax Exemption Form with your order.

Credit Card Purchases

Please indicate upon acceptance whether you will be paying by credit card as a customer. Our internal sales team will contact you via phone to process the credit card payment.

Terms & Conditions

Prices are firm for 30 days from the date of quotation unless shown otherwise. Upon acceptance, prices are firm for 6 months. This quotation is expressly subject to acceptance by Buyer of all Terms stated in the Terms document, available for download on this quote. Any exception to or modification of such Terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or Officer of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of the Terms. Any such order shall be subject to acceptance by Seller in its discretion. If the total price for the items set forth above exceeds \$50,000 then this quotation IS ONLY VALID if countersigned below by a Regional Manager of the Safety & Security Systems Group, Federal Signal Corporation. Installation is not included unless specifically quoted as a line item above. Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment. Trenching is additional. Power Clause, bringing power to the equipment is the responsibility of the purchaser. Permit Clause, any special permits, licenses or fees will be additional.

Download full terms and conditions here:

 [Terms Conditions Warranty](#)



8600 W. Bradley Road,
Milwaukee, WI 53224
Tel: (800) 243-2911
Tel: +1 414 358-8000
Fax: +1 414 358-8008
Web: www.americansignal.com

Sales Person: Logan Kehoe
Quote #: 250202LK
Date: 2/6/2025

Project: Siren Upgrade
Company: Severance, CO
3 South Timber Ridge
Address: Parkway, P.O. Box
City, State, ZIP: Severance, CO
Country: USA
Contact Name: John Zacklene
Title: Public Works Director
E-Mail: jzacklene@townofseverance.org
Telephone: 970-686-1218
Mobile:
Other:

Item	Qty.	Model	American Signal Equipment	Unit	Extended Price
T-112 AC/DC					
1	3	T-112-DC	Omni Directional Siren 112db 48v DC Siren	\$ 4,984.00	\$ 14,952.00
2	3	TEMPEST™ AC/DC	AC/DC Motor Control 112 - UL Listed NEMA 4X Aluminum Powder Coated Gray	\$ 7,310.00	\$ 21,930.00
3	3	RTU--DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	\$ 822.00	\$ 2,466.00
4	3	SENSOR - Current	Current Sensor, Tempest-Series	\$ 113.00	\$ 339.00
5	3	KIT-ECC-32-DC	ECC, Format Card, for DC Mechanical Sirens	\$ 320.00	\$ 960.00
6	3	Radio	RADIO type	\$ 1,017.00	\$ 3,051.00
7	3	Radio Interface cable	RADIO MAKE/MODEL	\$ 75.00	\$ 225.00
8	3	KIT-OMNI-ANT-7	Antenna, VHF, 35' coax Omni-Directional	\$ 195.00	\$ 585.00
9	3	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 402.00
10	3	BATT-1 M	Battery, 12V, Group 24 - Set of (4) for TEMPEST™ 48Vdc DC Controls for T-112	\$ 602.00	\$ 1,806.00
11	3	PM-4	Pole Mount - Tempest 112	\$ 212.00	\$ 636.00
12					
13			Command And Control Software & Hardware		
14	1	CSC-960-ECC	Central Station Controller-960, ECC Format includes 10 programmable push buttons	\$ 2,900.00	\$ 2,900.00
15	1	Radio	RADIO type	\$ 1,017.00	\$ 1,017.00
16	1	Radio Interface cable	RADIO MAKE/MODEL	\$ 75.00	\$ 75.00
17	1	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 134.00
18	1	KIT-OMNI-ANT-7	Antenna, VHF, 100' coax Omni-Directional	\$ 377.00	\$ 377.00
19	1	NEXGEn	CompuLert™ NEXGen Command and Control Server software with Google Chrome client. Requires Ubuntu LTS Server operating system, and Google Chrome for the Client	\$ 8,000.00	\$ 8,000.00
20	1	Server	Tower Server-Includes RAID 1 data mirroring, 8Gb RAM, 21" Monitor, Keyboard, Mouse. Preloaded with Ubuntu LTS and supporting environment for CompuLert™ NEXGen.	\$ 4,000.00	\$ 4,000.00
21	1	Auto Activation	Auto Activation of system based on NOAA	\$ 2,500.00	\$ 2,500.00
22			Installation		
23	1	Install	Assemble Components on Pole. Auger and Set Assembly. Note: 120 VAC, 20 Amp Service, Meter (if required) and Disconnect Brought to the Pole by Others. Underground Utility Locates by Others.	\$ 14,635.00	\$ 14,635.00
24	2	Install	Rip and Replace	\$ 12,195.00	\$ 24,390.00
25	1	Poles	50' pole pricing. Class II wood poles	\$ 6,200.00	\$ 6,200.00
26	1	Install	Installation of control point and NEXGEN software (if applicable)	\$ 1,829.00	\$ 1,829.00
27			Rock Clause		
28		Rock Clause	During the Augering Process should Rock or some other impenetrable Substrate be encountered and a Pier Drilling Rig or Secondary Pole Site be Required an Additional Fee May Apply		\$ -
29			System Commissioning		
30	3	Commissioning	ASC Certified Installer to Perform Start Up and Commissioning of System.	\$ 487.00	\$ 1,461.00
31			Shipping-Customer is responsible and will be billed		
32			Shipping cost determined at time of shipment and payable by Customer		\$ -
33			Standard ASC Warranty Applies to Order		\$ 114,870.00
34			Taxes - Not Included		
35			Project Totals - US Funds		\$ 114,870.00
				25% Due with order =	\$ 28,717.50

Domestic Payment Terms:

All prices are in USD and Equipment Accounts are 25% due at time of order. (Engineering, Mobilization & Acquisition), 75% due Net 30 days upon shipment of equipment. If project is turn key installation contract 25% Down payment with 65% Net 30 days upon shipment of equipment to customer designated location or installers site with a 10% retainage. Net 10 days upon final start up and test of system. Payments tendered by Credit Card will be subject to a 4% processing Fee. Payment terms are subject to credit approval.

Validity: This quotation is valid for 30 days from date of issuance.

Shipping Terms: EXW Factory, 8600 W. Bradley Road, Milwaukee Wisconsin 53224 in accordance with Incoterms® 2010.

Installation services: If installation services are provided in contract, all change orders will be authorized in writing before work is performed outside of the scope of the contract. If during installation of a system we encounter rock that cannot be removed by standard drill and pier methods, all work will stop and the customer will be notified of the situation before work resumes. Special equipment required to penetrate the rock or other site conditions as well as relocation of the site/pole will continue on a cost plus basis once authorized in writing by the customer.

These are standard ASC Terms and Conditions and are not reflective of negotiated or proposed contract language under invitations to bid or final requests for proposals. All international orders require a full wire transfer of funds to our bank in Milwaukee, WI.





AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 54 - Community Grant Request: Severance High School After Prom	Nicholas Wharton, Town Manager	
ACTION REQUESTED		
Management recommends that the Town Council approve the Severance High School After Prom grant request by consent calendar approval.		<u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Citizen Advisory Board recommended approval of \$1500 for the Severance High School After Prom grant request.		
Please see the summary attachment for additional information.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council approve the Severance High School After Prom grant request by consent calendar approval.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		
1. TOS Grant Application_SHS After Prom 2025		
2. Town of Severance Community Grant Request SHS After Prom 2025		



COMMUNITY GRANT REQUEST FORM

Requesting Organization: Severance High School After Prom Contact _____

Name: Racinda Godbold Phone: (970) 686-5971

Mailing Address: 1200 Hidden Valley Parkway City: Severance State: CO Zip: 80550

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:

If awarded, the grant funding would be pooled with other fundraising sources to provide a low-cost, safe, fun, drug/alcohol-free event for students of Severance High School immediately following Prom. Your donation will allow us to provide a fun outlet for our teens to continue to safely socialize with their friends in a space which is monitored in order to discourage poor choices.

Our mission directly relates to the Town's Award Criteria by contributing to education, safety, health, welfare, and recreation for an estimated 300 students. It also gives an outlet for local businesses to work together to support our youth while promoting their products/services.

Amount Requested: \$1,500.00

Has the Town of Severance contributed to the Requesting Organization in the past? ☐ No ☒ Yes If yes, what amount(s) and when? Spring 2023 = \$3000; Spring 2024 = \$1,500

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

The total cost of After Prom 2023 was just over \$12,000. The total cost of After Prom 2024 was \$11000. The funding provided by the Town of Severance was pooled with other donations, ticket sales, and fundraising monies to provide 3 hours of unlimited bowling, laser tag, and arcade games as well as food and drink (pizza, salad, cookies, and soda buffet) at The Summit (2023)/Main Event (2024). Additionally, the location worked well because it was close to the prom event. The event has been well attended with over 200 students each year. Some students have shared that they are more excited to attend After Prom than Prom. We believe that sponsorship of this event unites the Town of Severance with the Town of Windsor in affording the shared teen members of our growing communities time and lasting memories with their friends in a safe space where they were monitored in order to discourage poor choices and, in doing so, also helped lessen potential for safety issues in our communities.



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
Town of Severance	\$4500 (2023 & 2024)
Town of Windsor	\$4500 (2023 & 2024)
After Prom Ticket Sales	\$4000 (2023 & 2024)
Butter Braid Fundraiser	\$2700 (spring & fall 2024)
Food Truck Friday Vendor Donations	\$1800 (2 school years)

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.

Racinda G. Gold Signature Date 1/27/2025

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

Town of Severance Community Grant Request

Organization: Severance High School After Prom
1200 Hidden Valley Parkway
Severance, CO 80550
severanceafterprom@gmail.com

Website: [School Committees - Severance High School](#)

Purpose – The purpose of this Organization shall be to support the Severance High School After Prom program. The organization will provide financial support for the event through various fundraisers and solicitation of items from the community. The vision/goal is that each high school junior and senior will have a safe, drug free and alcohol-free environment in which to enjoy their friends.

Organization Operation – This Organization will operate as part of Weld Re4 School District, following Board policy KBE and KBE-R and the [fundraising guidelines and expectations](#) established by Weld Re4 School District.

Weld RE4 organization Status: Parent organization with district activity fund status*

*Weld County School District RE-4 is a public school district. Federal tax ID # 84-6013749

Date became Weld RE-4 recognized: November 1, 2023

Chair: Shauna Nolte
1611 104th Ave Pl
Greeley, CO 80634

SHS Advisor: Kevin McWain
SHS
1200 Hidden Valley Parkway
Severance, CO 80550

Secretary/ Racinda Godbold
Treasurer: 1897 Vista Plaza Street
Severance, CO 80550

History: Severance High School opened in the fall of 2019 with only Sophomore and Freshmen classes, adding a new class each year. There have now been 4 classes graduate from SHS and 4 proms. The SHS After prom committee began as a very small group of parents interested in providing a safe alternative for activities after the dance ended and was run by one parent for 2 years but not affiliated with the school. At the graduation of that parent's student, the event was at risk of not continuing. Fortunately, a group of 5 junior class parents stepped up in February of that school year and were able to raise enough funds with the help of the towns of Severance and Windsor providing half of the cost. At this time, the organization was still not affiliated with the school and at risk of not continuing. Working to establish an ongoing structure and relationship to support the students at SHS for many years to come, one member drafted bylaws and with the support of the remaining senior parents, the group became recognized as a parent organization with Weld re4 School District status. Although the senior students graduated, a few of those parents have been able to continue on the committee as they have younger students at SHS and are providing guidance and leadership. The continuation of the After Prom event at SHS has become a tradition and expectation by the student body and school. Through much time, dedication, and work, this will be the 5th After Prom Event!

Current Balance in Committee Account: January 15, 2025 Ledger – \$12,506.37

Venue: The Main Event, Windsor, CO

Inclusive Cost for After Prom 2025:** \$13,995.57

**See Main Event Order # Q-210102. No other additional expenses for fundraising are allowed per District Policy (Weld RE4 Board Policy KBE-R: Option 1)

Event Plan: SHS Junior and Senior Students and a guest may attend the SHS After Prom “Lock-In” at The Main Event regardless of attendance at prom as long as they arrive sober and follow admission rules and have met the criteria for attendance outlined by SHS (see attached document). At minimum, 15 adults must chaperone the event (14 parent volunteers and 1 school administrator). Attendees enjoy unlimited bowling, laser tag, arcade games and soda; pizza, salad & dessert buffet; and a variety of opportunities to win prizes throughout the night (encouraging them to stay to the end). Students may remain in their prom attire or change before entering. If a participant leaves the event, they will not be allowed to re-enter. Past students have told us that they were more looking forward to the after-prom event than prom itself! Highlights from last year’s event included: hidden Silver Knight duckies to win prizes; hidden miniature frogs around the center allowing finders to get extra tickets for the end of the night BIG prizes; random drawings every 15 minutes; first to arrive door prizes (students were rushing to be first); and the end of the evening BIG prizes; the community came out in force to support this event with prize donations totaling almost \$4,000!) After Prom goers were thrilled with the food, games, and social time. Holding the event at The Main Event has been such a success with students and requested again for the 3rd time now! Please see pictures from last year’s after prom event that were compiled by a student and shared as a thank you to community supporters. The cost of this event has increased \$3,000 over last year. We have worked tirelessly to raise the needed funds and we are close. We are hopeful that with the Town of Severance Community Grant we will reach our fundraising goal and kindly request \$1,500 award to make that happen.

Prizes: In Kind Donations are being requested from businesses and individuals to provide entertainment and incentives

Main Event Invoice:

EVENT OVERVIEW

Package Selection

DETAILS	QTY.	UOM	PRICE EA.	TOTAL
Lock In (3 Hours) 1901.8440	300	per Guest	\$25.00	\$7,500.00

Menu

DETAILS	QTY.	UOM	PRICE EA.	TOTAL
2 Slices of Pizza	300	per Guest	\$9.99	\$2,997.00
2 slices of pizza + medium soft drink				
Avocado Caesar Salad	300	per Guest	\$4.50	\$1,350.00
Assorted Dessert Bars	300	per Guest	\$9.00	\$2,700.00
Summerberry stack, chocolate peanut butter stack, chewy marshmallow, lemon crumb, cinnamon swirl, chocolate chunk, toffee crunch blondie, totally oreo brownie				

Activities

DETAILS	QTY.	UOM	PRICE EA.	TOTAL
3 Hour Time Card	300	per Guest	Included	\$0.00

DETAILS	QTY.	UOM	PRICE EA.	TOTAL
3 Hours of all you can play video games. No points or prizes awarded. Not valid for VR play. Only valid day of event. Rainbow colored card readers only.				
Bowling Shoes	300	per Guest	Included	\$0.00

Additional Items

DETAILS	QTY.	UOM	PRICE EA.	TOTAL
Required Revenue Minimum	1	Each	\$0.00	\$0.00

Main Event requires a \$13,000 revenue minimum prior to tax and service charge for this event. If the group does not reach the revenue minimum, the guest agrees that the remaining balance, prior to tax and service charge will be charged as a room rental.

Discount

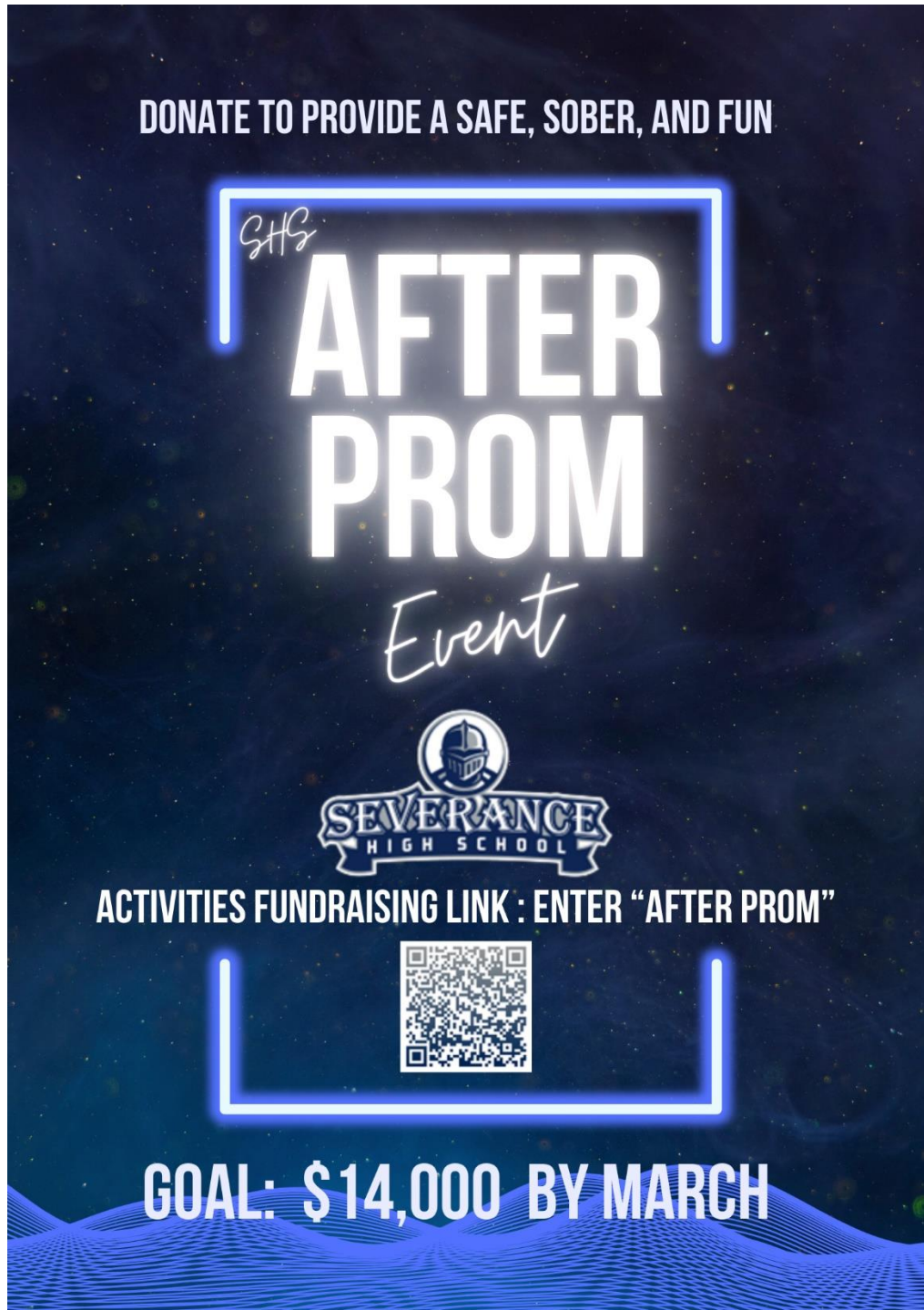
DETAILS	QTY.	UOM	PRICE EA.	TOTAL
Package Adjustment	1		\$-1,500.00	\$-1,500.00

One time package discount to bridge gap in package changes and cost increases. Valued repeat customer consideration.

Event Order Q-210102



CHARGES & PAYMENTS	
Subtotal	\$13,047.00
Service Charge	\$810.00
Taxes (Exempt) and Fees	\$138.57
Grand Total	\$13,995.57
Payments Received	\$0.00
Balance Due	\$13,995.57



Student-made Thank You for 2024 After Prom Event:



THANK YOU

FOR THE SUPPORT

.....

Because of you over 200
kids had a safe and fun
night at Severance High
School's After-Prom

.....



Severance High School - Created by Myla Moore

School Criteria for Attending Prom/After Prom:



Criteria for Spring Dances and Senior Final Exemption

Event	Grade Levels	Date of Event	Grade/Att Check Date	Behavior Criteria	Grade Criteria	Unexcused Absences	Unexcused Tardies	School Fees
Sadie Hawkins Dance	9-12	Saturday, February 8	Monday, February 3	OSS or Multiple ISS: ineligible	No more than 1 F	No more than 4 across all classes	No more than 4 total across all classes	All fees must be paid
Prom	11-12	Saturday, May 3	Monday, April 28	OSS or Multiple ISS: ineligible	No more than 1 F	No more than 15 across all classes	No more than 15 total across all classes	All fees must be paid
Senior Final Exemption	12	May 15-16	Monday, May 12	OSS or Multiple ISS: ineligible	A, B, or C in that individual class	No more than 3 in that class	No more than 4 in that individual class	All fees must be paid
Field Trips and Other after-school events	9-12	2nd Semester	Ongoing	OSS or Multiple ISS: ineligible	No more than 1 F	Must have at least 85% attendance rate	Excessive tardies: not able to attend	All fees must be paid

We want our students to be involved in extracurricular events! But it is also important to hold students to a high standard of focusing on academics first. Each of these events, along with other extracurriculars and after-school events, also carries a behavior criteria: an Out of School Suspension, multiple In School Suspensions, or ongoing behavioral concerns will result in disqualification for **the next event**.

For senior final exemption, each class carries its own criteria for exemption in terms of grades and attendance.

On the date that grades and attendance are checked, if a student is eligible for the event, he or she will remain eligible. However, if a student is ineligible for the event on the date that grades and attendance are checked, **he or she has the opportunity to raise grades or improve attendance before the event and become eligible.**



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 28, 2025, at 5:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Brittany Vandermark

Council Members:

Dan Meyers

Stephen Gagliardi

Tad Borrett

Absent:

David Bruen

Craig Joseph

On-line Audience: Lynn Meyers, Gary Cutler, Corey McCormick, Chase Zajc, Patrick Ryan, Roberta Haas, Russ Liberty, Linda Smith, Carrie Baker, Christine McDaniel

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Shani Porter, Planning Director

Josh Ohlava, Western Planning Lead, Ayers Associated Inc.

Mary Lynn Macsalka, Town Attorney

Kenneth Chavez, Chief of Police

John Tucker, Patrol Sgt.

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. Windsor-Severance Fire Rescue Presentation

B. CALL TO ORDER REGULAR MEETING AT 6:00 P.M.

1. Roll Call

2. Pledge of Allegiance

3. Agenda Review by Town Manager

4. 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 Vandermark, seconded by Council Member Borrett to Approve the Consent Calendar. All Council Members present voting yes.

MOTION PASSED

a. **Pg 3 - 1.14.25 Minutes**

b. **Pg 8 - December 2024 Payables**

c. **Pg 12 - December 2024 Financial Statements**

5. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Meyers to Approve to the Approval of Agenda. All Council Members present voting Yes.

MOTION PASSED

6. Public Comment

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

NO PUBLIC COMMENTS.

7. Council Member Comments

8. Reports

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

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

C. TOWN COUNCIL

1. Pg 77 - Ordinance 2025-XX: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Articles 1

- Discussion
- Staff Presentation: Shani Porter, Planning Director
Discussion about Chapter 16, Article 1 of the Severance Municipal Code regarding reorganizing the layout and accessibility for better public viewing and understanding.

2. Pg 163 - Ordinance 2025-XX: Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for purposes of reorganizing Articles 2

- Discussion
- Staff Presentation: Shani Porter, Planning Director
Discussion about Chapter 16, Article 2 of the Severance Municipal Code regarding reorganizing the layout and accessibility for better public viewing and understanding.

D. COUNCIL MEMBER PETITIONS

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

E. ADJOURN

F. TOWN COUNCIL EMERGENCY AND INCIDENT TRAINING



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, February 11, 2025, at 5:00 PM

Present:

Mayor: Matthew Fries
Mayor Pro-tem: Brittany Vandermark
Council Members: Dan Meyers
David Bruen
Craig Joseph
Stephen Gagliardi
Tad Borrett

Absent:

Audience: Alyce Keyes, Skyler Dahlinger, Jeff Wilson, Erica Romberg

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Shani Porter, Planning Director
Sarah Jacobsen, Town Clerk
Mary Lynn Macsalka, Town Attorney
John Tucker, Police Sergeant

A. CALL TO ORDER WORK SESSION (5:00 PM)

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. Pg. 4 - Renaming Severance Owned and or Maintained Roads

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING (6:00 PM)

1. Roll Call

2. Pledge of Allegiance

3. Agenda Review by Town Manager

4. 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.

5. Approval of Agenda

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-Tem Vandermark to Approve the Agenda. All Council Members present voting Yes.

MOTION PASSED

6. Public Comment

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

Public comment opened at 6:03 p.m. residents Alyce Keyes and Skyler Dahlinger spoke about light pollution caused by permanent lights on homes and buildings and the negative effects these lights are having on their home lives. Both residents asked Council to consider amending the town's code regulating the lights and use. No additional speakers were present, and public comment was closed at 6:08 p.m.

7. Council Member Comments

8. Reports

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

a. Town Attorney

b. Town Staff

c. Town Management

Town Manager Nick Wharton spoke to Council about the appointment of the Municipal Judge and Associate Judges. Council will hold a Special Meeting on February 25, 2025, at 5:00 p.m. to appoint the Judges before the 6:00 p.m. State of the Town.

d. Council Members Liaisons

e. Mayor

C. TOWN COUNCIL

1. PUBLIC HEARING

Pg. 18 - Ordinance 2025-03: Text Amendment to the Land Use Code requiring two points of vehicular access for a subdivision

- Legislative
- Staff Presentation: Shani Porter, Planning Director

The public hearing opened at 6:44 p.m. no one in attendance wished to speak and the public hearing closed at 6:50 p.m.

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Borrett to Adopt Ordinance 2025-03: Text Amendment to the Land Use Code requiring two points of vehicular access for a subdivision. All Council Members present voting Yes.

MOTION PASSED

2. **Pg. 27 - Ordinance 2025-04: Repealing and Reenacting Article 4 of Chapter 8 Regarding Vehicle Parking Enforcement**

- Legislative
- Staff Presentation: Mary Lynn Macsalka, Town Attorney

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Bruen to Adopt Ordinance 2025-04: Repealing and Reenacting Article 4 of Chapter 8 Regarding Vehicle Parking Enforcement. All Council Members present voting Yes.

MOTION PASSED

3. FIRST READING

Pg. 35 - Ordinance 2025-05: Repealing and Reenacting Article I of Chapter 8 of the Severance Municipal Code Regarding Adoption of the 2024 Model Traffic Code for Colorado

- Legislative
- Staff Presentation: Mary Lynn Macsalka, Town Attorney

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Meyers to Approve Ordinance 2025-05: Repealing and Reenacting Article I of Chapter 8 of the Severance Municipal Code Regarding Adoption of the 2024 Model Traffic Code for Colorado. All Council Members present voting Yes.

MOTION PASSED

4. **Pg. 54 - Resolution No. 2025-05R Appointing an Interim Town Attorney and Approving and Ratifying a Legal Services Agreement Between the Town and Wilson Williams LLP**

- Legislative
- Staff Presentation: Mary Lynn Macsalka, Town Attorney

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Meyers to Approve Resolution No. 2025-05R Appointing an Interim Town Attorney and Approving and Ratifying a Legal Services Agreement Between the Town and Wilson Williams LLP. All Council Members present voting Yes.

MOTION PASSED

D. COUNCIL MEMBER PETITIONS

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

Council Member Meyers petition the regulation of permanent residential lighting.

E. ADJOURN

The meeting was adjourned into Executive Session at 7:53 p.m.

F. EXECUTIVE SESSION

1. **Executive Session Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, or sale of real property located at 312 and 336 First Street in the Town of Severance, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.**

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Bruen to adjourn into **Executive Session** Pursuant to C.R.S. § 24-6-402(4)(a) and (4)(e)(I) for purposes of discussing the potential lease, transfer, or sale of real property located at 312 and 336 First Street in the Town of Severance, and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pertaining thereto.. All Council Members present voting Yes.

MOTION PASSED



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

SPECIAL MEETING MINUTES

Tuesday, February 25, 2025, at 5:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Brittany Vandermark

Council Members:

Dan Meyers

David Bruen

Stephen Gagliardi (Arrived at 5:03 p.m.)

Tad Borrett

Absent:

Craig Joseph

Audience:

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Sarah Jacobsen, Town Clerk

Ken Chavez, Police Chief

John Zacklene, Public Works Director

Kayli Adams, Events & Communications Coordinator

A. CALL TO ORDER SPECIAL MEETING (5:00 PM)

1. Roll Call

2. Pledge of Allegiance

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.

3. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to approve the agenda. All Council Members present voting Yes.

MOTION PASSED

4. Public Comment

The purpose of the Public Comment is for members of the public to speak to the 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.

No attendees wished to speak.

5. Council Member Comments

B. TOWN COUNCIL

1. Pg. 3 - Resolution 2025-06R: Appointing Adam Stephens as Presiding Municipal Judge of the Town of Severance Municipal Court

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager
Council Member Gagliardi joined the meeting at 5:03 p.m.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Meyers to Approve **Resolution 2025-06R**: Appointing Adam Stephens as Presiding Municipal Judge of the Town of Severance Municipal Court. All Council Members present voting Yes.

MOTION PASSED

2. Pg. 9 - Ordinance 2025-06: Establishing the Annual Salary of the Presiding Municipal Judge of the Town of Severance Municipal Court

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Meyers to Adopt **Ordinance 2025-06**: Establishing the Annual Salary of the Presiding Municipal Judge of the Town of Severance Municipal Court. All Council Members present voting Yes.

MOTION PASSED

3. Pg. 12 - Resolution 2025-07R: Appointing Holly Coulehan and Thomas Joaquin as Alternate Municipal Judges for the Town of Severance Municipal Court

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Approve **Resolution 2025-07R**: Appointing Holly Coulehan and Thomas Joaquin as Alternate Municipal Judges for the Town of Severance Municipal Court. All Council Members present voting Yes.

MOTION PASSED

4. Pg. 21 - Ordinance 2025-07: Establishing the Compensation of the Alternate Municipal Judges of the Town of Severance Municipal Court

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Meyers, seconded by Council Member Bruen to Adopt **Ordinance 2025-07**: Establishing the Compensation of the Alternate Municipal Judges of the Town of Severance Municipal Court. All Council Members present voting Yes.

MOTION PASSED

C. ADJOURN

The meeting adjourned at 5:17 p.m.



March 3rd, 2025

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **January 2025** for the Town of Severance have been reviewed and can be published as part of the **March 11th, 2025** Town Council Consent Agenda.

All the best,

A handwritten signature in black ink, appearing to read "Efrain Lemus".

Efrain Lemus, MBA, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
JANUARY 31, 2025

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	405
01-101000	BANK OF CO- CHECKING ***1469	645,964
01-101500	BANK OF CO CREDIT CARD ***1481	65,849
01-101600	BANK OF CO CASH OUTLAY ***8205	(581,721)
01-102100	COLOTRUST - 8001	12,444,407
01-102110	COLOTRUST - 4001	1,041
01-102180	UMB SAFEKEEPING	48,868,988
01-106000	XPRESS DEPOSIT ACCOUNT	45,367
01-107500	CASH CLEARING - UTILITIES	(161)
01-107700	CASH CLEARING - WSFR	(13,167)
01-107800	CASH CLEARING - SD RE-4	(29,160)
	TOTAL COMBINED CASH	61,447,812
01-100000	CASH ALLOCATED TO OTHER FUNDS	(61,447,812)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	22,953,571
11	ALLOCATION TO CONSERVATION TRUST FUND	324,258
12	ALLOCATION TO TRANSPORTATION FUND	3,986,664
13	ALLOCATION TO PARKS FUND	505,434
14	ALLOCATION TO PUBLIC FACILITIES FUND	630,371
15	ALLOCATION TO PUBLIC SAFETY FUND	308,687
41	ALLOCATION TO FLEET FUND	550,643
51	ALLOCATION TO WATER FUND	16,925,525
52	ALLOCATION TO WASTEWATER FUND	14,313,208
53	ALLOCATION TO STORMWATER FUND	1,706,986
75	ALLOCATION TO CAPITAL PROJECTS	(757,535)
	TOTAL ALLOCATIONS TO OTHER FUNDS	61,447,812
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(61,447,812)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE

BALANCE SHEET

JANUARY 31, 2025

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	22,953,571	
10-105000	TAXES RECEIVABLE	2,066,883	
10-105300	CASH W/ WELD COUNTY TREASURER	32,374	
10-105400	PREPAID EXPENSES	20,335	
10-115000	ACCOUNTS RECEIVABLE	966	
10-115010	FUEL INVENTORY	5,389	
10-115011	DIESEL INVENTORY	3,042	
10-115100	OTHER ACCOUNTS RECEIVABLE	3,295	
10-120000	DEVELOPER RECEIVABLES	13,982	
10-131000	DUE FROM OTHER GOVERNMENTS	342,240	
	TOTAL ASSETS		25,442,076

LIABILITIES AND EQUITYLIABILITIES

10-202000	ACCOUNTS PAYABLE	111,243	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	34,621	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,500	
10-204000	OTHER ACCRUED EXPENSES	14,956	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	743	
10-211650	AFLAC PAYABLE	1,029	
10-211700	HEALTH INSURANCE PAYABLE	874	
10-211710	DISABILITY INSURANCE PAYABLE	(4,449)	
10-211800	DEFERRED PROPERTY TAXES	2,066,883	
10-223000	DEFERRED INFLOWS OF RESOURCES	3,241	
	TOTAL LIABILITIES		2,230,641

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-290000	FUND BALANCE	23,333,304	
	REVENUE OVER EXPENDITURES - YTD	(121,868)	
	BALANCE - CURRENT DATE	23,211,436	
	TOTAL FUND EQUITY		23,211,436
	TOTAL LIABILITIES AND EQUITY		25,442,076

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
<u>TAXES</u>					
10-31-1000 PROPERTY TAX	10,715	10,715	2,076,298	2,065,583	.5
10-31-3000 SALES TAX			2,050,000	2,050,000	.0
10-31-4000 USE TAX	36,668	36,668	600,000	563,332	6.1
10-31-8100 SEVERANCE TAX (OIL & GAS)			100,000	100,000	.0
10-31-8200 FRANCHISE	20,579	20,579	200,000	179,421	10.3
10-31-9000 INTEREST / DELINQUENT TAX	45	45	623	578	7.2
TOTAL TAXES	68,007	68,007	5,026,921	4,958,914	1.4
<u>LICENSES & PERMITS</u>					
10-32-1000 BUSINESS LICENSE	150	150	(	150)	.0
10-32-1100 LIQUOR LICENSE			500	500	.0
10-32-2000 HOME BASED BUSINESS FEES			250	250	.0
10-32-2100 BUILDING PERMIT & LICENSE	22,413	22,413	657,500	635,087	3.4
10-32-2600 ANIMAL LICENSES			540	540	.0
10-32-3100 PLANNING ADMINISTRATION FEE	2,141	2,141	30,000	27,859	7.1
10-32-3400 OFFICE ADMINISTRATION FEE	6,266	6,266	200,000	193,734	3.1
10-32-4100 ROW/HUNT/SIGN/DEVELOP. PERMITS	7,650	7,650	18,000	10,350	42.5
10-32-4150 SOLICITOR LICENSES			2,000	2,000	.0
TOTAL LICENSES & PERMITS	38,620	38,620	908,790	870,170	4.3
<u>INTERGOVERNMENTAL</u>					
10-33-5000 HIGHWAY USERS			216,634	216,634	.0
10-33-5050 MINERAL LEASE			50,000	50,000	.0
10-33-5100 MOTOR VEHICLE FEES	8,843	8,843	60,213	51,370	14.7
10-33-5200 COUNTY ROAD & BRIDGE	5,344	5,344	91,357	86,013	5.9
10-33-5300 SPECIFIC OWNERSHIP TAX	7,540	7,540	91,357	83,817	8.3
10-33-5600 CIGARETTE TAX			3,000	3,000	.0
10-33-6000 SHARED REVENUE WINDSOR			200,000	200,000	.0
TOTAL INTERGOVERNMENTAL	21,727	21,727	712,561	690,834	3.1
<u>CHARGES FOR SERVICES</u>					
10-34-1100 COURT COSTS	120	120	2,880	2,760	4.2
10-34-1200 POLICE REVENUE			62,431	62,431	.0
10-34-1400 COPIES & REPORTS	162	162	2,000	1,838	8.1
TOTAL CHARGES FOR SERVICES	282	282	67,311	67,029	.4

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	2,090	2,090	45,000	42,910	4.6
10-35-1100 SURCHARGE	60	60	1,920	1,860	3.1
TOTAL FINES & FORFEITS	2,150	2,150	46,920	44,770	4.6
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES	1,710	1,710	2,500	790	68.4
10-36-2000 OTHER MISCELLANEOUS REVENUE	155	155	3,000	2,845	5.2
10-36-3000 RENT	6,273	6,273	75,270	68,998	8.3
10-36-3500 INTEREST AND DIVIDENDS	8,287	8,287	517,170	508,883	1.6
10-36-3550 CHANGE IN MARKET VALUE	274,391	274,391	(	274,391)	.0
10-36-4500 MATERIALS AND LABOR			2,000	2,000	.0
10-36-5000 SPECIAL EVENT REVENUE			70,000	70,000	.0
10-36-8050 OIL AND GAS ROYALTIES	2,147	2,147	(	2,147)	.0
TOTAL MISCELLANEOUS	292,963	292,963	669,940	376,977	43.7
TOTAL FUND REVENUE	423,748	423,748	7,432,443	7,008,695	5.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES					
 <u>LEGISLATIVE</u>					
10-41-1100 REGULAR STAFF WAGES	6,865	6,865	109,605	102,740	6.3
10-41-1102 OVERTIME			100	100	.0
10-41-1104 RETIREMENT 457	206	206	3,420	3,214	6.0
10-41-1105 BOARD OF TRUSTEE FEES	600	600	36,000	35,400	1.7
10-41-1130 FICA/MEDICARE	571	571	11,139	10,568	5.1
10-41-1140 WORKERS COMPENSATION	447	447	1,930	1,483	23.1
10-41-1150 UNEMPLOYMENT	14	14	272	258	5.1
10-41-1160 HEALTH INSURANCE	874	874	10,488	9,614	8.3
10-41-1161 DISABILITY INSURANCE			2,184	2,184	.0
10-41-2100 LEGAL FEES			83,000	83,000	.0
10-41-3150 TELEPHONE	21	21	1,219	1,198	1.7
10-41-3180 MILEAGE			50	50	.0
10-41-3210 INSURANCE AND BONDS	1,485	1,485	4,753	3,268	31.3
10-41-3320 PRINTING			25,200	25,200	.0
10-41-3330 PUBLISHING/RECORDING			3,000	3,000	.0
10-41-3350 ORDINANCE CODIFICATION			12,000	12,000	.0
10-41-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	400	400	11,500	11,100	3.5
10-41-3820 CONTINUING EDUCATION	263	263	24,000	23,737	1.1
10-41-3825 MEETING/MEALS	427	427	12,100	11,673	3.5
10-41-3990 MISCELLANEOUS			525	525	.0
10-41-3992 COUNCIL SPECIAL EVENTS	11	11	5,000	4,989	.2
10-41-4010 CORA REQUESTS			1,260	1,260	.0
10-41-4320 COMPUTER REPLACE./AUDIO VISUAL			7,400	7,400	.0
10-41-4330 COMPUTER SUPPORT AND MAINT	3,169	3,169	53,178	50,009	6.0
10-41-4350 SAFETY			10,000	10,000	.0
10-41-4530 VEHICLE & EQUIP AMORTIZATION	165	165	1,980	1,815	8.3
10-41-4810 UNIFORMS			4,000	4,000	.0
10-41-4990 SUPPLIES			1,680	1,680	.0
10-41-5500 TOWN COUNCIL DISCRETIONARY			200,000	200,000	.0
10-41-5560 TREE BOARD			2,000	2,000	.0
10-41-5570 PLANNING COMMISSION	221	221	2,000	1,779	11.1
TOTAL LEGISLATIVE	15,739	15,739	640,983	625,244	2.5
 <u>ELECTIONS</u>					
10-42-3310 WELD CO COORDINATED ELECTION			15,200	15,200	.0
TOTAL ELECTIONS			15,200	15,200	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES			40,560	40,560	.0
10-43-1102 OVERTIME			100	100	.0
10-43-1104 RETIREMENT 457			1,265	1,265	.0
10-43-1130 FICA/MEDICARE			3,103	3,103	.0
10-43-1140 WORKERS COMPENSATION	223	223	965	742	23.1
10-43-1150 UNEMPLOYMENT			81	81	.0
10-43-1160 HEALTH INSURANCE			5,244	5,244	.0
10-43-1161 DISABILITY INSURANCE			608	608	.0
10-43-2100 LEGAL FEES	850	850	13,663	12,813	6.2
10-43-2110 MUNICIPAL JUDGE			9,600	9,600	.0
10-43-3150 TELEPHONE	7	7	407	400	1.7
10-43-3210 INSURANCE AND BONDS	743	743	2,377	1,634	31.2
10-43-3820 EDUCATION			1,000	1,000	.0
10-43-3830 TRANSLATOR/JUROR FEES			630	630	.0
10-43-4310 COURT SUPPLIES			525	525	.0
10-43-4810 UNIFORMS			200	200	.0
TOTAL JUDICIAL	1,823	1,823	80,328	78,505	2.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	20,593	20,593	342,201	321,608	6.0
10-44-1102 OVERTIME			400	400	.0
10-44-1104 RETIREMENT	775	775	11,217	10,442	6.9
10-44-1130 FICA/MEDICARE	1,588	1,588	26,178	24,590	6.1
10-44-1140 WORKERS COMPENSATION	1,474	1,474	6,369	4,895	23.1
10-44-1150 UNEMPLOYMENT	42	42	684	642	6.1
10-44-1160 HEALTH & LIFE INSURANCE	2,279	2,279	24,267	21,988	9.4
10-44-1161 DISABILITY INSURANCE			5,133	5,133	.0
10-44-2150 HR SERVICES	6,920	6,920	75,000	68,080	9.2
10-44-2990 OTHER PROFESSIONAL FEES	20	20	15,000	14,980	.1
10-44-3110 UTILITIES	2,142	2,142	15,289	13,147	14.0
10-44-3150 TELEPHONE	397	397	5,755	5,358	6.9
10-44-3175 BUILDING REPAIRS & MAINTENANCE	2,698	2,698	15,000	12,302	18.0
10-44-3177 VEHICLE REPAIRS & MAINTENANCE			3,163	3,163	.0
10-44-3210 INSURANCE AND BONDS	4,901	4,901	15,683	10,782	31.3
10-44-3220 CIRSA DEDUCTIBLES			1,575	1,575	.0
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			3,400	3,400	.0
10-44-3820 CONTINUING EDUCATION			11,000	11,000	.0
10-44-3825 MEALS/MISCELLANEOUS	236	236	10,000	9,764	2.4
10-44-3990 MISCELLANEOUS SERVICES/COPIER	124	124	6,615	6,491	1.9
10-44-3992 SPECIAL EVENT EXPENDITURE	11,093	11,093	200,000	188,907	5.6
10-44-4000 ADVERTISING	1,580	1,580	10,000	8,420	15.8
10-44-4310 OFFICE SUPPLIES			7,770	7,770	.0
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL	122	122	16,300	16,178	.8
10-44-4330 COMPUTER SUPPORT AND MAINT	477	477	34,647	34,170	1.4
10-44-4340 POSTAGE	502	502	3,465	2,963	14.5
10-44-4350 SAFETY			10,000	10,000	.0
10-44-4360 WELLNESS			25,000	25,000	.0
10-44-4390 OTHER OFFICE EXPENSE	310	310	3,000	2,690	10.4
10-44-4520 VEHICLE FUEL	21	21	1,110	1,089	1.9
10-44-4530 VEHICLE & EQUIP AMORTIZATION	295	295	3,540	3,245	8.3
10-44-4810 UNIFORMS			2,000	2,000	.0
10-44-4850 UNANTICIPATED EXP/CONTINGENCY	(1,468)	(1,468)	50,000	51,468	(2.9)
10-44-4990 MISCELLANEOUS SUPPLIES			1,470	1,470	.0
TOTAL ADMINISTRATION	57,122	57,122	962,231	905,109	5.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	16,387	16,387	278,601	262,214	5.9
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	490	490	7,791	7,301	6.3
10-45-1130 FICA/MEDICARE	1,221	1,221	18,315	17,094	6.7
10-45-1140 WORKERS COMPENSATION	1,563	1,563	6,755	5,192	23.1
10-45-1150 UNEMPLOYMENT	33	33	557	524	5.9
10-45-1160 HEALTH & LIFE INSURANCE	2,648	2,648	44,596	41,948	5.9
10-45-1161 DISABILITY INSURANCE			3,591	3,591	.0
10-45-2200 AUDIT & ACCOUNTING FEES			35,500	35,500	.0
10-45-3150 TELEPHONE	156	156	1,753	1,597	8.9
10-45-3210 INSURANCE AND BONDS	5,198	5,198	16,633	11,435	31.3
10-45-3315 WELD COUNTY TREASURER FEE	112	112	20,800	20,688	.5
10-45-3340 BANK CHARGES	20	20	1,050	1,030	1.9
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			210	210	.0
10-45-3820 CONTINUING EDUCATION			13,000	13,000	.0
10-45-3825 MEALS/MISCELLANEOUS	129	129	1,000	871	12.9
10-45-4310 OFFICE SUPPLIES	160	160	1,575	1,415	10.1
10-45-4320 COMPUTER REPLACE./AUDIO VISUAL			13,300	13,300	.0
10-45-4330 COMPUTER SUPPORT AND MAINT	85	85	7,259	7,174	1.2
10-45-4350 SAFETY			10,000	10,000	.0
10-45-4810 UNIFORMS			2,300	2,300	.0
TOTAL FINANCE	28,203	28,203	484,686	456,483	5.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	89,054	89,054	1,424,493	1,335,439	6.3
10-51-1102 OVERTIME	7,553	7,553	60,000	52,447	12.6
10-51-1104 RETIREMENT	381	381	8,976	8,595	4.3
10-51-1107 CONTRACTED SECURITY SERVICES			15,000	15,000	.0
10-51-1130 FICA/MEDICARE	2,262	2,262	31,969	29,707	7.1
10-51-1140 WORKERS COMPENSATION	7,146	7,146	30,879	23,733	23.1
10-51-1150 UNEMPLOYMENT	195	195	2,849	2,654	6.9
10-51-1155 POLICE PENSION	7,044	7,044	177,607	170,563	4.0
10-51-1160 HEALTH INSURANCE	13,501	13,501	212,046	198,545	6.4
10-51-1161 DISABILITY INSURANCE	2,247	2,247	21,367	19,120	10.5
10-51-2300 MEDICAL			2,730	2,730	.0
10-51-2310 PSYCHOLOGICAL	165	165	1,680	1,515	9.8
10-51-2900 CONTRACT POLICE SERVICES	12,466	12,466	52,500	40,034	23.7
10-51-2990 OTHER PROFESSIONAL FEES	180	180	28,350	28,170	.6
10-51-3110 UTILITIES	1,435	1,435	5,796	4,361	24.8
10-51-3150 TELEPHONE/PAGERS	1,630	1,630	21,081	19,451	7.7
10-51-3173 REPAIRS & MAINTENANCE - EQUIPM	285	285	(	285)	.0
10-51-3175 BUILDING REPAIRS & MAINTENANCE	2,879	2,879	5,000	2,121	57.6
10-51-3177 VEHICLE REPAIRS & MAINTENANCE	645	645	34,686	34,041	1.9
10-51-3180 MILEAGE			50	50	.0
10-51-3210 INSURANCE AND BONDS	23,764	23,764	76,037	52,273	31.3
10-51-3320 PRINTING/FORMS	102	102	3,000	2,898	3.4
10-51-3610 DISPATCH COMMUNICATIONS	71,414	71,414	67,700	(3,714)	105.5
10-51-3630 MENTAL HEALTH CO-RESP. PROGRAM			15,400	15,400	.0
10-51-3640 DRUG TASK FORCE			1,000	1,000	.0
10-51-3650 DOG TAGS/IMPOUND FEES			1,155	1,155	.0
10-51-3740 RADIO MAINTENANCE			1,000	1,000	.0
10-51-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	350	350	1,000	650	35.0
10-51-3820 CONTINUING EDUCATION & TRAIN	1,988	1,988	22,000	20,012	9.0
10-51-3825 MEALS/MISCELLANEOUS			2,000	2,000	.0
10-51-3850 LAB TESTING FEES			210	210	.0
10-51-3950 TOWING			500	500	.0
10-51-3990 MISCELLANEOUS SERVICES			1,365	1,365	.0
10-51-3992 PD SPECIAL EVENTS			1,000	1,000	.0
10-51-4300 OFFICE FURNITURE			1,140	1,140	.0
10-51-4310 OFFICE SUPPLIES	127	127	2,625	2,498	4.8
10-51-4320 COMPUTER REPLACE./AUDIO VISUAL			7,500	7,500	.0
10-51-4330 COMPUTER SUPPORT AND MAINT	5,937	5,937	65,634	59,697	9.1
10-51-4350 SAFETY			10,000	10,000	.0
10-51-4520 VEHICLE FUEL	1,942	1,942	29,350	27,408	6.6
10-51-4530 VEHICLE & EQUIP AMORTIZATION	4,221	4,221	27,900	23,679	15.1
10-51-4720 EQUIPMENT FOR PATROL	1,295	1,295	7,500	6,205	17.3
10-51-4730 EQUIPMENT FOR TRAINING	5,796	5,796	2,835	(2,961)	204.4
10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE			2,205	2,205	.0
10-51-4810 UNIFORMS	1,803	1,803	25,000	23,197	7.2
10-51-4990 MISCELLANEOUS SUPPLIES	30	30	3,465	3,435	.9
TOTAL PUBLIC SAFETY	267,836	267,836	2,515,580	2,247,744	10.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	15,417	15,417	260,980	245,563	5.9
10-61-1102 OVERTIME	363	363	2,700	2,337	13.4
10-61-1104 RETIREMENT	327	327	9,270	8,943	3.5
10-61-1130 FICA/MEDICARE	1,183	1,183	19,492	18,309	6.1
10-61-1140 WORKERS COMPENSATION	1,921	1,921	8,299	6,378	23.1
10-61-1150 UNEMPLOYMENT	31	31	522	491	6.0
10-61-1160 HEALTH & LIFE INSURANCE	2,562	2,562	74,224	71,662	3.5
10-61-1161 DISABILITY INSURANCE			2,248	2,248	.0
10-61-2990 OTHER PROFESSIONAL FEES			1,155	1,155	.0
10-61-3110 UTILITIES			744	744	.0
10-61-3150 TELEPHONE	497	497	1,794	1,297	27.7
10-61-3161 STREET LIGHTING	4,061	4,061	78,750	74,689	5.2
10-61-3162 TRAFFIC LIGHTS			2,000	2,000	.0
10-61-3172 REPAIRS & MAINTENANCE - STREET			179,000	179,000	.0
10-61-3173 REPAIRS & MAINTENANCE - EQUIPM	4,191	4,191	12,500	8,309	33.5
10-61-3175 BUILDING REPAIRS & MAINTENANCE	233	233	1,800	1,567	12.9
10-61-3177 VEHICLE REPAIRS & MAINTENANCE	110	110	11,712	11,602	.9
10-61-3210 INSURANCE AND BONDS	6,387	6,387	20,435	14,048	31.3
10-61-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820 CONTINUING EDUCATION			3,800	3,800	.0
10-61-3825 MEAL, MEETING, TRAVEL EXPENSE			1,000	1,000	.0
10-61-4310 OFFICE SUPPLIES			500	500	.0
10-61-4311 STREET SUPPLIES	12	12	3,885	3,873	.3
10-61-4330 COMPUTER SUPPORT & MAINTENANCE	7,320	7,320	29,791	22,471	24.6
10-61-4350 SAFETY			10,000	10,000	.0
10-61-4520 VEHICLE FUEL	1,294	1,294	11,160	9,866	11.6
10-61-4530 VEHICLE & EQUIP AMORTIZATION	1,285	1,285	15,419	14,134	8.3
10-61-4810 UNIFORMS	140	140	2,200	2,060	6.4
10-61-4990 MISCELLANEOUS SUPPLIES			2,310	2,310	.0
10-61-5000 STREET SIGNS	2,439	2,439	14,910	12,471	16.4
TOTAL STREETS / MAINTENANCE	49,771	49,771	783,100	733,329	6.4
<u>SNOW</u>					
10-63-1100 REGULAR STAFF WAGES	7,751	7,751	(	7,751)	.0
10-63-1102 OVERTIME	8,427	8,427	12,000	3,573	70.2
10-63-1104 RETIREMENT	286	286	(	286)	.0
10-63-1130 FICA/MEDICARE	1,215	1,215	(	1,215)	.0
10-63-1150 UNEMPLOYMENT	32	32	(	32)	.0
10-63-3173 REPAIRS & MAINTENANCE - EQUIPM			6,700	6,700	.0
10-63-4110 SUPPLIES	31,510	31,510	60,000	28,490	52.5
10-63-4350 SAFETY	221	221	(	221)	.0
10-63-4520 VEHICLE FUEL			1,100	1,100	.0
10-63-4530 VEHICLE & EQUIP AMORTIZATION	2,083	2,083	25,000	22,917	8.3
TOTAL SNOW	51,525	51,525	104,800	53,275	49.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS OVERHEAD</u>					
10-64-1102 OVERTIME			3,500	3,500	.0
10-64-3110 UTILITIES	1,139	1,139	26,049	24,910	4.4
10-64-3150 TELEPHONES & INTERNET	150	150	(	150)	.0
10-64-3175 BUILDING REPAIRS & MAINTENANCE	3,440	3,440	20,000	16,560	17.2
10-64-3177 VEHICLE REPAIRS & MAINTENANCE	75	75	(	75)	.0
10-64-3210 INSURANCE AND BONDS	4	4	(	4)	.0
10-64-3690 MOSQUITO CONTROL			40,000	40,000	.0
10-64-3825 MEALS, MEETINGS AND TRAVEL			1,500	1,500	.0
10-64-3990 MISCELLANEOUS SERVICES	545	545	1,890	1,345	28.9
10-64-4310 OFFICE SUPPLIES	153	153	(	153)	.0
10-64-4320 COMPUTER REPLACE./AUDIO VISUAL			10,600	10,600	.0
10-64-4520 VEHICLE FUEL			590	590	.0
10-64-4990 MISC SUPPLIES			3,360	3,360	.0
10-64-5001 TORNADO SIRENS			945	945	.0
 TOTAL PUBLIC WORKS OVERHEAD	 5,506	 5,506	 108,434	 102,928	 5.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	10,685	10,685	150,121	139,436	7.1
10-65-1101 PART-TIME STAFF WAGES			49,521	49,521	.0
10-65-1102 OVERTIME	214	214	2,800	2,586	7.6
10-65-1104 RETIREMENT	210	210	4,322	4,112	4.9
10-65-1130 FICA/MEDICARE	810	810	14,385	13,575	5.6
10-65-1140 WORKERS COMPENSATION	1,429	1,429	6,176	4,747	23.1
10-65-1150 UNEMPLOYMENT	22	22	416	394	5.3
10-65-1160 HEALTH & LIFE INSURANCE	2,409	2,409	34,393	31,984	7.0
10-65-1161 DISABILITY INSURANCE			2,821	2,821	.0
10-65-3110 UTILITIES	1,785	1,785	20,370	18,585	8.8
10-65-3150 TELEPHONE/PAGERS	126	126	2,284	2,158	5.5
10-65-3171 VANDALISM			5,000	5,000	.0
10-65-3172 TREE & LANDSCAPE MAINTENANCE			2,520	2,520	.0
10-65-3173 REPAIRS & MAINTENANCE - EQUIPM	156	156	25,900	25,744	.6
10-65-3175 BUILDING REPAIRS & MAINTENANCE	733	733	10,100	9,367	7.3
10-65-3176 GROUNDS MAINTENANCE			21,025	21,025	.0
10-65-3177 VEHICLE REPAIRS & MAINTENANCE	35	35	10,283	10,248	.3
10-65-3210 INSURANCE AND BONDS	4,749	4,749	15,208	10,459	31.2
10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			350	350	.0
10-65-3820 CONTINUING EDUCATION			2,900	2,900	.0
10-65-3825 MEETING/MEALS/TRAVEL			1,000	1,000	.0
10-65-3990 SERVICES			2,000	2,000	.0
10-65-4330 COMPUTER SUPPORT & MAINTENANCE	7,320	7,320	30,951	23,631	23.7
10-65-4350 SAFETY			10,000	10,000	.0
10-65-4520 VEHICLE FUEL	487	487	10,960	10,473	4.4
10-65-4530 VEHICLE & EQUIP AMORTIZATION	243	243	2,919	2,676	8.3
10-65-4810 UNIFORMS			1,600	1,600	.0
10-65-4990 SUPPLIES			9,870	9,870	.0
10-65-6000 TREE CITY USA	288	288	37,300	37,012	.8
10-65-7990 OTHER SMALL EQUIPMENT			3,045	3,045	.0
TOTAL PARKS / GREEN SPACE	31,700	31,700	490,540	458,840	6.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING</u>					
10-70-1100 REGULAR STAFF WAGES	8,846	8,846	170,202	161,356	5.2
10-70-1102 OVERTIME			100	100	.0
10-70-1104 RETIREMENT	265	265	2,028	1,763	13.1
10-70-1130 FICA/MEDICARE	682	682	13,020	12,338	5.2
10-70-1140 WORKERS COMPENSATION	893	893	3,860	2,967	23.1
10-70-1150 UNEMPLOYMENT	18	18	340	322	5.3
10-70-1160 HEALTH & LIFE INSURANCE	1,775	1,775	21,144	19,369	8.4
10-70-1161 DISABILITY INSURANCE			2,553	2,553	.0
10-70-2400 ENGINEERING			60,000	60,000	.0
10-70-2600 PLANNING SERVICES	3,120	3,120	45,000	41,880	6.9
10-70-2980 BUILDING INSPECTIONS & LICENSE	14,954	14,954	657,500	642,546	2.3
10-70-2990 OTHER PROFESSIONAL FEES			1,000	1,000	.0
10-70-3110 UTILITIES			787	787	.0
10-70-3150 TELEPHONE	92	92	1,157	1,065	7.9
10-70-3210 INSURANCE AND BONDS	2,971	2,971	9,505	6,534	31.3
10-70-3810 DUES & MEMBERSHIPS			2,835	2,835	.0
10-70-3820 CONTINUING EDUCATION	895	895	3,000	2,105	29.8
10-70-3825 MEALS/MISCELLANEOUS/TRAVEL			1,000	1,000	.0
10-70-4310 OFFICE SUPPLIES	54	54	1,500	1,446	3.6
10-70-4330 COMPUTER SUPPORT			1,530	1,530	.0
10-70-4350 SAFETY			10,000	10,000	.0
10-70-4520 VEHICLE FUEL	4	4	2,190	2,186	.2
10-70-4530 VEHICLE & EQUIP AMORTIZATION	165	165	1,980	1,815	8.3
10-70-4810 UNIFORMS			1,200	1,200	.0
10-70-4987 ECONOMIC DEVELOPMENT	1,659	1,659	1,015,000	1,013,341	.2
10-70-4989 TRAIL DEVELOPMENT			15,000	15,000	.0
TOTAL PLANNING	36,393	36,393	2,043,431	2,007,038	1.8
TOTAL FUND EXPENDITURES	545,617	545,617	8,229,313	7,683,696	6.6
NET REVENUE OVER EXPENDITURES	(121,868)	(121,868)	(796,870)	(675,002)	(15.3)

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

CONSERVATION TRUST FUND

ASSETS

11-100000	CASH - COMBINED FUND		324,258	
	TOTAL ASSETS			324,258

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	325,018		
	REVENUE OVER EXPENDITURES - YTD	(760)		
	BALANCE - CURRENT DATE		324,258	
	TOTAL FUND EQUITY			324,258
	TOTAL LIABILITIES AND EQUITY			324,258

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>MISCELLANEOUS</u>					
11-36-3500	INTEREST AND DIVIDENDS	118	118	4,810	4,692	2.5
11-36-3550	CHANGE IN MARKET VALUE	(878)	(878)		878	.0
	TOTAL MISCELLANEOUS	(760)	(760)	4,810	5,570	(15.8)
	TOTAL FUND REVENUE	(760)	(760)	4,810	5,570	(15.8)
	NET REVENUE OVER EXPENDITURES	(760)	(760)	4,810	5,570	(15.8)

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

TRANSPORTATION FUND

ASSETS

12-100000	CASH - COMBINED FUND	3,986,664	
12-115000	ACCOUNTS RECEIVABLE	61,102	
	TOTAL ASSETS		4,047,766

LIABILITIES AND EQUITY

LIABILITIES

12-202000	ACCOUNTS PAYABLE	(575)	
	TOTAL LIABILITIES		(575)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
12-290000	FUND BALANCE	3,964,794	
	REVENUE OVER EXPENDITURES - YTD	83,547	
	BALANCE - CURRENT DATE	4,048,341	
	TOTAL FUND EQUITY		4,048,341
	TOTAL LIABILITIES AND EQUITY		4,047,766

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-1000	TRANSPORTATION UTILITY FEE	62,518	62,518		(62,518)	.0
12-34-3000	TRANSPORTATION IMPACT FEE	30,375	30,375	800,000	769,625	3.8
	TOTAL IMPACT FEES	92,893	92,893	800,000	707,107	11.6
	<u>MISCELLANEOUS</u>					
12-36-3500	INTEREST AND DIVIDENDS	1,448	1,448	87,990	86,542	1.7
12-36-3550	CHANGE IN MARKET VALUE	(10,794)	(10,794)		10,794	.0
	TOTAL MISCELLANEOUS	(9,346)	(9,346)	87,990	97,336	(10.6)
	TOTAL FUND REVENUE	83,547	83,547	887,990	804,443	9.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>STREETS CAPITAL OUTLAY</u>					
12-61-7500	STREET IMPROVEMENTS			1,600,000	1,600,000	.0
	TOTAL STREETS CAPITAL OUTLAY			1,600,000	1,600,000	.0
	TOTAL FUND EXPENDITURES			1,600,000	1,600,000	.0
	NET REVENUE OVER EXPENDITURES	83,547	83,547	(712,010)	(795,557)	11.7

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

PARKS FUND

ASSETS

13-100000	CASH - COMBINED FUND		505,434	
	TOTAL ASSETS			505,434

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	499,381		
	REVENUE OVER EXPENDITURES - YTD	6,053		
	BALANCE - CURRENT DATE		505,434	
	TOTAL FUND EQUITY			505,434
	TOTAL LIABILITIES AND EQUITY			505,434

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
13-34-7400	PARK IMPACT FEE	7,238	7,238		(7,238)	.0
	TOTAL IMPACT FEES	7,238	7,238		(7,238)	.0
	<u>MISCELLANEOUS</u>					
13-36-3500	INTEREST AND DIVIDENDS	184	184	8,490	8,306	2.2
13-36-3550	CHANGE IN MARKET VALUE	(1,368)	(1,368)		1,368	.0
	TOTAL MISCELLANEOUS	(1,185)	(1,185)	8,490	9,675	(14.0)
	TOTAL FUND REVENUE	6,053	6,053	8,490	2,437	71.3
	NET REVENUE OVER EXPENDITURES	6,053	6,053	8,490	2,437	71.3

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

PUBLIC FACILITIES FUND

<u>ASSETS</u>			
14-100000	CASH – COMBINED FUND	630,371	
	TOTAL ASSETS		630,371
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	618,794	
	REVENUE OVER EXPENDITURES - YTD	11,577	
	BALANCE - CURRENT DATE	630,371	
	TOTAL FUND EQUITY		630,371
	TOTAL LIABILITIES AND EQUITY		630,371

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	13,055	13,055		(13,055)	.0
	TOTAL IMPACT FEES	13,055	13,055		(13,055)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	229	229	30,640	30,411	.8
14-36-3550	CHANGE IN MARKET VALUE	(1,707)	(1,707)		1,707	.0
	TOTAL MISCELLANEOUS	(1,478)	(1,478)	30,640	32,118	(4.8)
	TOTAL FUND REVENUE	11,577	11,577	30,640	19,063	37.8
	NET REVENUE OVER EXPENDITURES	11,577	11,577	30,640	19,063	37.8

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

PUBLIC SAFETY FUND

<u>ASSETS</u>			
15-100000	CASH – COMBINED FUND	308,687	
	TOTAL ASSETS		308,687
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	305,666	
	REVENUE OVER EXPENDITURES - YTD	3,021	
	BALANCE - CURRENT DATE	308,687	
	TOTAL FUND EQUITY		308,687
	TOTAL LIABILITIES AND EQUITY		308,687

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
15-32-3000	POLICE IMPACT FEE	3,745	3,745		(3,745)	.0
	TOTAL IMPACT FEES	3,745	3,745		(3,745)	.0
	<u>MISCELLANEOUS</u>					
15-36-3500	INTEREST AND DIVIDENDS	112	112	7,660	7,548	1.5
15-36-3550	CHANGE IN MARKET VALUE	(836)	(836)		836	.0
	TOTAL MISCELLANEOUS	(724)	(724)	7,660	8,384	(9.5)
	TOTAL FUND REVENUE	3,021	3,021	7,660	4,639	39.4
	NET REVENUE OVER EXPENDITURES	3,021	3,021	7,660	4,639	39.4

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

		GRANTS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>AWARDS</u>					
20-33-4600	STATE AWARDS			280,000	280,000	.0
	TOTAL AWARDS			280,000	280,000	.0
	TOTAL FUND REVENUE			280,000	280,000	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

GRANTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>OUTLAYS</u>					
20-40-7500	CONSTRUCTION			559,976	559,976	.0
	TOTAL OUTLAYS			559,976	559,976	.0
	TOTAL FUND EXPENDITURES			559,976	559,976	.0
	NET REVENUE OVER EXPENDITURES			(279,976)	(279,976)	.0

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

FLEET FUND

ASSETS

41-100000	CASH - COMBINED FUND		550,643	
	TOTAL ASSETS			550,643

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	543,182		
	REVENUE OVER EXPENDITURES - YTD	7,461		
	BALANCE - CURRENT DATE		550,643	
	TOTAL FUND EQUITY			550,643
	TOTAL LIABILITIES AND EQUITY			550,643

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

		FLEET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	8,752	82,275	73,523	10.6
	TOTAL CHARGES FOR SERVICES	8,752	8,752	82,275	73,523	10.6
<u>MISCELLANEOUS</u>						
41-36-3500	INTEREST AND DIVIDENDS	200	200	10,510	10,310	1.9
41-36-3550	CHANGE IN MARKET VALUE	(1,491)	(1,491)		1,491	.0
	TOTAL MISCELLANEOUS	(1,291)	(1,291)	10,510	11,801	(12.3)
	TOTAL FUND REVENUE	7,461	7,461	92,785	85,324	8.0
	NET REVENUE OVER EXPENDITURES	7,461	7,461	92,785	85,324	8.0

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	16,925,525	
51-115000	ACCOUNTS RECEIVABLE	192,532	
51-115002	MISCELLANEOUS WATER RECEIVABLE	982	
51-115005	PARTS INVENTORY	64,344	
51-115300	CONTRACT RECEIVABLE	1	
51-161000	LAND	294,759	
51-162100	ACCUMULATED DEPRECIATION	(1,718,205)	
51-163000	WATER SYSTEM	9,464,601	
51-164000	EQUIPMENT	181,884	
51-165000	CONSTRUCTION IN PROGRESS	4,596,673	
51-166000	WATER RIGHTS	35,151,374	
51-167000	WATER CAPACITY	4,880,334	
51-168000	BUILDINGS	1,010,077	
51-168500	NISP PROJECT	666,177	
	TOTAL ASSETS		71,711,056

LIABILITIES AND EQUITY

LIABILITIES

51-202000	ACCOUNTS PAYABLE	4,559	
51-205000	RETAINAGE PAYABLE	259,668	
51-212000	ACCRUED COMPENSATED ABSENCES	16,089	
51-222000	HYDRANT METER DEPOSITS	3,500	
	TOTAL LIABILITIES		283,816

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
	UNAPPROPRIATED FUND BALANCE:		
51-290000	RETAINED EARNINGS	64,942,420	
	REVENUE OVER EXPENDITURES - YTD	(363,179)	
	BALANCE - CURRENT DATE	64,579,241	
	TOTAL FUND EQUITY		71,427,241
	TOTAL LIABILITIES AND EQUITY		71,711,056

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
51-34-1000	WATER UTILITY	196,420	196,420	2,783,921	2,587,501	7.1
	TOTAL CHARGES FOR SERVICES	196,420	196,420	2,783,921	2,587,501	7.1
<u>RESTRICTED</u>						
51-35-7150	WATER UTILITY IMPACT FEE	33,950	33,950	1,800,000	1,766,050	1.9
	TOTAL RESTRICTED	33,950	33,950	1,800,000	1,766,050	1.9
<u>MISCELLANEOUS</u>						
51-36-2000	WATER PIT/METER SET FEE	778	778	10,000	9,222	7.8
51-36-3500	INTEREST AND DIVIDENDS	6,149	6,149	336,860	330,711	1.8
51-36-3550	CHANGE IN MARKET VALUE	(45,842)	(45,842)		45,842	.0
	TOTAL MISCELLANEOUS	(38,915)	(38,915)	346,860	385,775	(11.2)
	TOTAL FUND REVENUE	191,455	191,455	4,930,781	4,739,326	3.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
51-81-1100	REGULAR STAFF WAGES	3,202	3,202	47,570	44,368	6.7
51-81-1102	OVERTIME			100	100	.0
51-81-1104	RETIREMENT	96	96	2,154	2,058	4.5
51-81-1130	FICA/MEDICARE	245	245	3,706	3,461	6.6
51-81-1140	WORKERS COMPENSATION	179	179	772	593	23.1
51-81-1150	UNEMPLOYMENT	6	6	158	152	4.0
51-81-1160	HEALTH & LIFE INSURANCE	882	882	12,392	11,510	7.1
51-81-1161	DISABILITY INSURANCE			1,159	1,159	.0
51-81-3162	CC FEES	5,511	5,511	21,000	15,489	26.2
51-81-3320	PRINTING	21	21	1,500	1,479	1.4
51-81-4345	MAILING SERVICE	2,300	2,300	11,600	9,300	19.8
51-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL ADMINISTRATION		12,442	12,442	102,121	89,679	12.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER OPERATIONS</u>					
51-82-1100 REGULAR STAFF WAGES	19,677	19,677	332,943	313,266	5.9
51-82-1102 OVERTIME	284	284	5,000	4,716	5.7
51-82-1104 RETIREMENT	657	657	13,443	12,786	4.9
51-82-1130 FICA/MEDICARE	1,502	1,502	26,583	25,081	5.7
51-82-1140 WORKERS COMPENSATION	1,675	1,675	7,238	5,563	23.1
51-82-1150 UNEMPLOYMENT	40	40	541	501	7.4
51-82-1160 HEALTH & LIFE INSURANCE	4,046	4,046	55,235	51,189	7.3
51-82-1161 DISABILITY INSURANCE			5,212	5,212	.0
51-82-2100 LEGAL FEES			20,000	20,000	.0
51-82-2400 ENGINEERING			10,000	10,000	.0
51-82-2410 WATER SYSTEM IMPROVE. PERMIT			600	600	.0
51-82-2900 OTHER PROFESSIONAL FEES	825	825	10,000	9,175	8.3
51-82-3110 UTILITIES	233	233	15,897	15,664	1.5
51-82-3150 TELEPHONE	162	162	2,721	2,559	6.0
51-82-3173 REPAIRS & MAINTENANCE - EQUIPM	156	156	5,800	5,644	2.7
51-82-3175 BUILDING REPAIRS & MAINTENANCE			600	600	.0
51-82-3177 VEHICLE REPAIRS & MAINTENANCE			6,733	6,733	.0
51-82-3178 SYSTEM REPAIR & MAINTENANCE			30,000	30,000	.0
51-82-3200 SAMPLING/TESTING	215	215	1,100	885	19.6
51-82-3210 INSURANCE AND BONDS	6,164	6,164	19,722	13,558	31.3
51-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,050	1,050	600	(450)	175.0
51-82-3820 CONTINUING EDUCATION			3,300	3,300	.0
51-82-3825 MEETING/MEALS/TRAVEL			250	250	.0
51-82-3990 OTHER SERVICES	237	237	5,900	5,663	4.0
51-82-4120 WATER SYSTEM SUPPLIES	328	328	2,100	1,772	15.6
51-82-4130 METER SET SUPPLIES	2,022	2,022	55,000	52,978	3.7
51-82-4310 OFFICE SUPPLIES			100	100	.0
51-82-4320 COMPUTER REPLACE./AUDIO VISUAL			4,300	4,300	.0
51-82-4330 COMPUTER SUPPORT & MAINTENANCE	7,478	7,478	31,621	24,143	23.7
51-82-4520 VEHICLE FUEL	406	406	11,020	10,614	3.7
51-82-4530 VEHICLE & EQUIP AMORTIZATION	147	147	1,769	1,622	8.3
51-82-4810 UNIFORMS			1,850	1,850	.0
51-82-4850 UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
51-82-4990 MISCELLANEOUS SUPPLIES	1,309	1,309	4,300	2,991	30.4
51-82-4995 WATER TREATMENT & DISTRIBUTION	76,080	76,080	1,155,000	1,078,920	6.6
51-82-4997 WATER SHARE ASSESSMENTS			114,900	114,900	.0
51-82-7000 CAPITAL OUTLAY			41,250	41,250	.0
51-82-7990 OTHER SMALL EQUIPMENT			2,500	2,500	.0
TOTAL WATER OPERATIONS	124,693	124,693	2,025,128	1,900,435	6.2
<u>WATER CAPITAL</u>					
51-83-2400 ENGINEERING			5,000	5,000	.0
51-83-7000 CAPITAL OUTLAY			175,000	175,000	.0
51-83-7500 CONSTRUCTION			884,000	884,000	.0
TOTAL WATER CAPITAL			1,064,000	1,064,000	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LOCAL PLANT INVESTMENT EXPENSE</u>					
51-84-7530 PROFESSIONAL SERVICES			125,000	125,000	.0
51-84-7540 NORTHERN INTEGRATED SUPPLY	417,500	417,500	500,000	82,500	83.5
51-84-7550 SYSTEM IMPROVEMENTS			1,300,000	1,300,000	.0
TOTAL LOCAL PLANT INVESTMENT EXPENS	417,500	417,500	1,925,000	1,507,500	21.7
TOTAL FUND EXPENDITURES	554,634	554,634	5,116,249	4,561,615	10.8
NET REVENUE OVER EXPENDITURES	(363,179)	(363,179)	(185,468)	177,711	(195.8)

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	14,313,208	
52-115000	ACCOUNTS RECEIVABLE	124,157	
52-115002	MISCELLANEOUS RECEIVABLE	111,517	
52-115300	CONTRACT RECEIVABLE	(1)	
52-162100	ACCUMULATED DEPRECIATION	(3,965,434)	
52-163000	SEWER SYSTEM	18,553,512	
52-164000	EQUIPMENT	173,233	
52-165000	CONSTRUCTION IN PROGRESS	111,005	
52-168000	BUILDINGS	653,477	
TOTAL ASSETS			30,074,674

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	12,790	
52-212000	ACCRUED COMPENSATED ABSENCES	13,904	
TOTAL LIABILITIES			26,694

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	29,934,404	
	REVENUE OVER EXPENDITURES - YTD	113,576	
BALANCE - CURRENT DATE		30,047,980	
TOTAL FUND EQUITY			30,047,980
TOTAL LIABILITIES AND EQUITY			30,074,674

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
52-34-1000	WASTEWATER UTILITY	132,221	132,221	1,535,341	1,403,120	8.6
	TOTAL CHARGES FOR SERVICES	132,221	132,221	1,535,341	1,403,120	8.6
<u>RESTRICTED</u>						
52-35-7100	WASTEWATER UTILITY IMPACT FEE	73,980	73,980	1,750,000	1,676,020	4.2
	TOTAL RESTRICTED	73,980	73,980	1,750,000	1,676,020	4.2
<u>MISCELLANEOUS</u>						
52-36-3500	INTEREST AND DIVIDENDS	5,200	5,200	303,560	298,360	1.7
52-36-3550	CHANGE IN MARKET VALUE	(38,769)	(38,769)		38,769	.0
	TOTAL MISCELLANEOUS	(33,569)	(33,569)	303,560	337,129	(11.1)
	TOTAL FUND REVENUE	172,633	172,633	3,588,901	3,416,268	4.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
WASTEWATER ADMINISTRATION						
52-81-1100	REGULAR STAFF WAGES	2,001	2,001	13,946	11,945	14.4
52-81-1102	OVERTIME			100	100	.0
52-81-1104	RETIREMENT	60	60	1,346	1,286	4.5
52-81-1130	FICA/MEDICARE	153	153	2,316	2,163	6.6
52-81-1140	WORKERS COMPENSATION	112	112	483	371	23.1
52-81-1150	UNEMPLOYMENT	4	4	28	24	14.3
52-81-1160	HEALTH & LIFE INSURANCE	528	528	7,206	6,678	7.3
52-81-1161	DISABILITY INSURANCE			454	454	.0
52-81-3162	CC FEES	5,511	5,511	21,000	15,489	26.2
52-81-3320	PRINTING	21	21	1,500	1,479	1.4
52-81-4345	MAILING SERVICE	2,300	2,300	8,400	6,100	27.4
52-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL WASTEWATER ADMINISTRATION		10,690	10,690	56,789	46,099	18.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER OPERATIONS</u>					
52-82-1100 REGULAR STAFF WAGES	17,647	17,647	329,180	311,533	5.4
52-82-1102 OVERTIME	284	284	4,700	4,416	6.0
52-82-1104 RETIREMENT	596	596	12,537	11,941	4.8
52-82-1130 FICA/MEDICARE	1,350	1,350	24,363	23,013	5.5
52-82-1140 WORKERS COMPENSATION	1,541	1,541	6,659	5,118	23.1
52-82-1150 UNEMPLOYMENT	36	36	596	560	6.0
52-82-1160 HEALTH & LIFE INSURANCE	3,806	3,806	50,307	46,501	7.6
52-82-1161 DISABILITY INSURANCE			4,345	4,345	.0
52-82-2100 LEGAL FEES			10,000	10,000	.0
52-82-2400 ENGINEERING			10,000	10,000	.0
52-82-2410 DISCHARGE PERMIT FEES			500	500	.0
52-82-2900 OTHER PROFESSIONAL FEES	825	825	12,000	11,175	6.9
52-82-3110 UTILITIES	2,884	2,884	41,365	38,481	7.0
52-82-3150 TELEPHONE	151	151	2,455	2,304	6.2
52-82-3173 REPAIRS & MAINTENANCE - EQUIPM	156	156	5,800	5,644	2.7
52-82-3177 VEHICLE REPAIRS & MAINTENANCE			4,612	4,612	.0
52-82-3178 SYSTEM REPAIR & MAINTENANCE	87	87	8,000	7,913	1.1
52-82-3200 SAMPLING/TESTING			4,800	4,800	.0
52-82-3210 INSURANCE AND BONDS	5,495	5,495	17,584	12,089	31.3
52-82-3290 OTHER TREATMENT COSTS			225,400	225,400	.0
52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,600	1,600	.0
52-82-3820 CONTINUING EDUCATION			3,100	3,100	.0
52-82-3825 MEALS/MISCELLANEOUS/TRAVEL			250	250	.0
52-82-3990 OTHER SERVICES	569	569	8,000	7,431	7.1
52-82-4120 SYSTEM SUPPLIES	3,815	3,815	20,000	16,185	19.1
52-82-4320 COMPUTER REPLACE./AUDIO VISUAL			4,300	4,300	.0
52-82-4330 COMPUTER SUPPORT & MAINTENANCE	7,478	7,478	31,621	24,143	23.7
52-82-4520 VEHICLE FUEL	406	406	10,770	10,364	3.8
52-82-4530 VEHICLE & EQUIP AMORTIZATION	147	147	1,769	1,622	8.3
52-82-4810 UNIFORMS			1,700	1,700	.0
52-82-4850 UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
52-82-4990 MISCELLANEOUS SUPPLIES	1,093	1,093	3,000	1,907	36.4
52-82-7000 CAPITAL OUTLAY			20,625	20,625	.0
TOTAL WASTEWATER OPERATIONS	48,367	48,367	901,938	853,571	5.4
<u>WASTEWATER CAPITAL</u>					
52-83-7000 CAPITAL OUTLAY			36,000	36,000	.0
52-83-7500 CONSTRUCTION			200,000	200,000	.0
TOTAL WASTEWATER CAPITAL			236,000	236,000	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER INVESTMENT EXPENSE</u>					
52-84-7500 CONSTRUCTION			374,000	374,000	.0
52-84-7550 SYSTEM IMPROVEMENTS			1,750,000	1,750,000	.0
TOTAL WASTEWATER INVESTMENT EXPEN			2,124,000	2,124,000	.0
TOTAL FUND EXPENDITURES	59,057	59,057	3,318,727	3,259,670	1.8
NET REVENUE OVER EXPENDITURES	113,576	113,576	270,174	156,598	42.0

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	1,706,986	
53-115000	ACCOUNTS RECEIVABLE	23,467	
53-162100	ACCUMULATED DEPRECIATION	(1,050,412)	
53-163000	STORM DRAINAGE SYSTEM	9,750,163	
53-164000	VEHICLES & EQUIPMENT	86,490	
TOTAL ASSETS			10,516,694

LIABILITIES AND EQUITY

LIABILITIES

53-202000	ACCOUNTS PAYABLE	124	
53-212000	ACCRUED COMPENSATED ABSENCES	2,979	
TOTAL LIABILITIES			3,104

FUND EQUITY

53-273000	CONTRIBUTED CAPITAL	4,113,680	
UNAPPROPRIATED FUND BALANCE:			
53-290000	RETAINED EARNINGS	6,386,502	
	REVENUE OVER EXPENDITURES - YTD	13,408	
BALANCE - CURRENT DATE		6,399,910	
TOTAL FUND EQUITY			10,513,590
TOTAL LIABILITIES AND EQUITY			10,516,694

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>CHARGES FOR SERVICES</u>					
53-34-1000	STORMWATER UTILITY FEE	24,298	24,298	254,575	230,277	9.5
	TOTAL CHARGES FOR SERVICES	24,298	24,298	254,575	230,277	9.5
	<u>MISCELLANEOUS</u>					
53-36-3500	INTEREST AND DIVIDENDS	620	620	37,670	37,050	1.7
53-36-3550	CHANGE IN MARKET VALUE	(4,622)	(4,622)		4,622	.0
	TOTAL MISCELLANEOUS	(4,002)	(4,002)	37,670	41,672	(10.6)
	TOTAL FUND REVENUE	20,296	20,296	292,245	271,949	6.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>ADMINISTRATION</u>						
53-81-1100	REGULAR STAFF WAGES	1,201	1,201	8,368	7,167	14.4
53-81-1102	OVERTIME			100	100	.0
53-81-1104	RETIREMENT	36	36	808	772	4.5
53-81-1130	FICA/MEDICARE	92	92	1,390	1,298	6.6
53-81-1140	WORKERS COMPENSATION	67	67	290	223	23.1
53-81-1150	UNEMPLOYMENT	2	2	17	15	14.2
53-81-1160	HEALTH & LIFE INSURANCE	262	262	4,324	4,062	6.1
53-81-1161	DISABILITY INSURANCE			272	272	.0
53-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL ADMINISTRATION		1,660	1,660	15,579	13,919	10.7
<u>STORMWATER OPERATIONS</u>						
53-82-1100	REGULAR STAFF WAGES	1,695	1,695	24,362	22,667	7.0
53-82-1102	OVERTIME			1,000	1,000	.0
53-82-1104	RETIREMENT	51	51	1,575	1,524	3.2
53-82-1130	FICA/MEDICARE	127	127	3,863	3,736	3.3
53-82-1140	WORKERS COMPENSATION	89	89	386	297	23.1
53-82-1150	UNEMPLOYMENT	3	3	49	46	6.9
53-82-1160	HEALTH & LIFE INSURANCE	1,005	1,005	9,511	8,506	10.6
53-82-1161	DISABILITY INSURANCE			757	757	.0
53-82-2410	STORMWATER PERMITS			500	500	.0
53-82-3150	TELEPHONE	28	28	1,101	1,073	2.5
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM			3,600	3,600	.0
53-82-3210	INSURANCE AND BONDS	520	520	1,664	1,144	31.2
53-82-3820	CONTINUING EDUCATION			100	100	.0
53-82-4520	VEHICLE FUEL	1,708	1,708	870	(838)	196.4
53-82-4810	UNIFORMS			100	100	.0
TOTAL STORMWATER OPERATIONS		5,228	5,228	49,438	44,210	10.6
TOTAL FUND EXPENDITURES		6,888	6,888	65,017	58,129	10.6
NET REVENUE OVER EXPENDITURES		13,408	13,408	227,228	213,820	5.9

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

CAPITAL PROJECTS

ASSETS

75-100000	CASH – COMBINED FUND	(757,535)	
	TOTAL ASSETS		(757,535)

LIABILITIES AND EQUITY

LIABILITIES

75-202000	ACCOUNTS PAYABLE	75,193	
75-205000	RETAINAGE PAYABLE	160,166	
	TOTAL LIABILITIES		235,359

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
75-290000	FUND BALANCE	(932,561)	
	REVENUE OVER EXPENDITURES - YTD	(60,333)	
	BALANCE - CURRENT DATE	(992,894)	
	TOTAL FUND EQUITY		(992,894)
	TOTAL LIABILITIES AND EQUITY		(757,535)

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
PUBLIC SAFETY - CIP						
75-51-7550	VEHICLES	11,916	11,916		(11,916)	.0
	TOTAL PUBLIC SAFETY - CIP	11,916	11,916		(11,916)	.0
GENERAL FUND						
75-75-2400	ENGINEERING			205,000	205,000	.0
75-75-5570	CONSERVATION			128,156	128,156	.0
75-75-7000	CAPITAL OUTLAY	48,346	48,346	3,398,774	3,350,428	1.4
75-75-7500	CONSTRUCTION	71	71	3,351,638	3,351,566	.0
75-75-7750	ROW			50,000	50,000	.0
	TOTAL GENERAL FUND	48,417	48,417	7,133,568	7,085,151	.7
	TOTAL FUND EXPENDITURES	60,333	60,333	7,133,568	7,073,235	.9
	NET REVENUE OVER EXPENDITURES	(60,333)	(60,333)	(7,133,568)	(7,073,235)	(.9)

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

GENERAL FIXED ASSET GROUP

ASSETS

80-160000	CONSTRUCTION IN PROGRESS	2,423,785	
80-161000	LAND	1,645,621	
80-162000	BUILDINGS	2,711,279	
80-163000	IMPROVEMENTS OTHER THAN BUILDI	38,224,189	
80-164000	MACHINERY AND EQUIPMENT	1,548,340	
80-165000	VEHICLES	1,307,865	
80-169999	ACCUMULATED DEPRECIATION	(8,906,902)	
TOTAL ASSETS			38,954,177

LIABILITIES AND EQUITY

FUND EQUITY

80-280000	INVESTMENTS IN FIXED ASSETS	38,954,177	
TOTAL FUND EQUITY			38,954,177
TOTAL LIABILITIES AND EQUITY			38,954,177

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2025

GENERAL LONG-TERM DEBT GROUP

ASSETS

90-170000	AMOUNT TO BE PROVIDED	130,788	
	TOTAL ASSETS		130,788

LIABILITIES AND EQUITY

LIABILITIES

90-250000	ACCRUED LEAVE	129,904	
90-252000	CAPITAL LEASE PAYABLE	883	
	TOTAL LIABILITIES		130,788
	TOTAL LIABILITIES AND EQUITY		130,788

TOWN OF SEVERANCE PAYMENT APPROVAL REPORT 1/1/25 - 1/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
110% Inc	2387	Training from 2024	\$ 2,500.00
Air Comfort, Inc.	4272	PW - Quarterly HVAC Maintenance	\$ 683.00
Alexander Klim	12202024	Hydrant Refund	\$ 3,500.00
Amazon Capital Services	166F-KG3H-HYXQ	Credit Memo	\$ (190.25)
Amazon Capital Services	171Q-1VQY-DD9M	Anniversary Gifts	\$ 276.91
Amazon Capital Services	1V9Q-D6LP-G46J	Hose	\$ 27.19
Amazon Capital Services	1V9Q-D6LP-G46J	Office Desk	\$ 3,805.02
Amazon Capital Services	1V9Q-D6LP-G46J	Office Desk	\$ 848.98
Amazon Capital Services	1V9Q-D6LP-G46J	Calendars	\$ 78.30
Amazon Capital Services	1V9Q-D6LP-G46J	Cabinet	\$ 79.99
Amazon Capital Services	1V9Q-D6LP-G46J	Shipping & Promos	\$ (29.21)
Amazon Capital Services	1XQQ-6KVJ-HPGR	Credit Memo	\$ (190.25)
Amazon Capital Services	19N6-FX36-V9VWV	Credit Memo	\$ (1,712.26)
Amazon Capital Services	1V9Q-D6LP-G46J	Glasses	\$ 9.98
Amazon Capital Services	1V9Q-D6LP-G46J	Eye wash Station	\$ 31.58
Amazon Capital Services	1V9Q-D6LP-G46J	Webcam	\$ 69.99
Amazon Capital Services	1V9Q-D6LP-G46J	Camera	\$ 1,369.99
Amazon Capital Services	1V9Q-D6LP-G46J	Door Stops	\$ 8.49
Amazon Capital Services	1V9Q-D6LP-G46J	Keyboard	\$ 34.99
Amazon Capital Services	1V9Q-D6LP-G46J	Face Masks	\$ 27.99
Amazon Capital Services	1V9Q-D6LP-G46J	Eye Wash Station	\$ 100.96
Amazon Capital Services	1V9Q-D6LP-G46J	Name tags	\$ 8.98
Amazon Capital Services	1V9Q-D6LP-G46J	Envelopes & Pens	\$ 24.96
Amazon Capital Services	1V9Q-D6LP-G46J	gloves	\$ 19.76
Amazon Capital Services	1V9Q-D6LP-G46J	Aprons	\$ 14.97
Amazon Capital Services	1V9Q-D6LP-G46J	Ink	\$ 28.79
Amazon Capital Services	1V9Q-D6LP-G46J	Calendars	\$ 129.07
Amazon Capital Services	1V9Q-D6LP-G46J	Batteries	\$ 147.74
Amazon Capital Services	1V9Q-D6LP-G46J	Trash bags, TP, Tape	\$ 115.74
Amazon Capital Services	1V9Q-D6LP-G46J	Fake rock	\$ 90.20
Amazon Capital Services	1V9Q-D6LP-G46J	Heater	\$ 22.99
Applied Concepts, Inc.	450375	Stalker II Radar Repair	\$ 285.00
Arapahoe Rental	AR-069664-001	PROPANE / water breaks	\$ 14.62
Arapahoe Rental	AR-069666-001	Propane Tank / New tanks for heaters	\$ 201.58
Ascent Broadband, LLC	FF37CBD2-0006	PW Bldg internet	\$ 150.00
Ausmus Law Firm PC	9172	Contract prosecution	\$ 850.00
Autoplex Restyling Centers, Inc.	3041478	U#228 Retractable Cover Install / Director truck #228 - 2025	\$ 1,965.99
Autoplex Restyling Centers, Inc.	338335	Unit#226 SADDLE BOX, ALUMINUM	\$ 1,099.99
Autoplex Restyling Centers, Inc.	338336	Unit#227 SADDLE BOX, ALUMINUM	\$ 1,100.00
Ayres Associates Inc.	220048	General Economic Development	\$ 7,835.30
Ayres Associates Inc.	220048	#307 Development Reivew	\$ 765.00
Banner Occupational Health Clinics	874488	Health Screenings	\$ 454.75
Banner Occupational Health Clinics	875601	Drug Test	\$ 65.50
Bartman Complete Hay Services Inc	111905	John Law Dredging (P-2402)	\$ 8,812.50
Baseline Associates, Inc.	4976	Pre-Employment - 24-1585	\$ 180.00
Blue 360 Media, LLC	IN2501248599	CO Peace Officer's Handbook	\$ 1,295.06
Caselle, Inc.	138017	Caselle Software Support	\$ 2,405.00
CDPHE	FGD20240647	Drinking Water Fee	\$ 978.00
CEBT	INV0071851	Monthly Health Insurance	\$ 45,056.89
CIRSA	250332	Property/Casualty Coverage	\$ 50,835.24
CIRSA	W25120	Workers' Compensation Coverage	\$ 18,758.46
CIRSA	INV1000618	PD Building Addition	\$ 348.40
CivicPlus	328092	AudioEye Managed (3/25/2025-3/24/2026)	\$ 4,326.00
Colorado Civil Group Inc.	0042.0000.00-95	General Services	\$ 1,803.78
Colorado Civil Group Inc.	0042.0000.09-33	General Engineering Water Fund	\$ 1,985.38
Colorado Civil Group Inc.	0042.0000.11-34	Pending Projects	\$ 213.00
Colorado Civil Group Inc.	0042.0000.12-04	HUTF	\$ 409.50
Colorado Civil Group Inc.	0042.0000.13-04	General Engineering Utility Project	\$ 136.50
Colorado Civil Group Inc.	0042.0001.08-49	#276 Tailhot 4F Melody Homes	\$ 873.75
Colorado Civil Group Inc.	0042.0506.03-16	W-2801 Water Treatement Plant	\$ 1,032.75
Colorado Civil Group Inc.	0042.0506.12-06	NWCWD Coordination	\$ 153.00
Colorado Civil Group Inc.	0042.0507.00-62	WW-2004 Wastewater Master Plan	\$ 655.00
Colorado Civil Group Inc.	0042.0510.00-33	TR2201-TrafficSig 19&E.Harmony	\$ 559.00
Colorado Civil Group Inc.	0042.0001.12-17	#286 Waterfowl Way Ext	\$ 38.25
Colorado Civil Group Inc.	0042.0009.03-49	#193 Severance South	\$ 413.63
Colorado Civil Group Inc.	0042.0014.03-21	#233 Northgate	\$ 2,926.95
Colorado Civil Group Inc.	0042.0015.01-22	#235 Sunset Ridge	\$ 34.13
Colorado Civil Group Inc.	0042.002.07-34	#183 Hidden Valley Farms	\$ 34.13
Colorado Civil Group Inc.	0042.0024.01-05	#307 Bower North	\$ 144.75
Colorado Civil Group Inc.	0042.0026.00-02	CR-24-01 Cactus Hill	\$ 387.45
Colorado Dept of Labor & Employment	INV-136458	Storage Tank Registration	\$ 70.00
Colorado Rangers Law Enforcement	2024-01019	Annual Service Fee	\$ 7,500.00
Core & Main LP	W229530	10X40 IPS DR11 Pipe Blk dewatering pipe Return	\$ (2,325.60)
Direct Discharge Consulting, LLC	2832	ORC Services	\$ 1,500.00
E-470 Public Highway Authority	20995473253	Express Toll	\$ 9.20
ELAN Corporate Payment Systems	8100 1224	FTD* FTD.COM-	\$ 107.62
ELAN Corporate Payment Systems	8100 1224	TEMPLEPUBLI-Employment ad for PD	\$ 495.00
ELAN Corporate Payment Systems	8100 1224	SOCIETYFORHUMANRESOURCE-annual membership	\$ 264.00
ELAN Corporate Payment Systems	8100 1224	SIGNS365.COM-	\$ 203.20
ELAN Corporate Payment Systems	8100 1224	UNITED 0164453653688-Economic Development Trip to Fort Worth	\$ 40.00
ELAN Corporate Payment Systems	8100 1224	THE HOME DEPOT #1512-Assorted items for new PD building	\$ 1,173.27
ELAN Corporate Payment Systems	8100 1224	DOMINO'S 6339-	\$ 29.00
ELAN Corporate Payment Systems	8100 1224	COLORADO MUNICIPAL LEAGU-	\$ 95.00
ELAN Corporate Payment Systems	8100 1224	KING SOOPERS #0104	\$ 800.00
ELAN Corporate Payment Systems	8100 1224	SCHEELS JOHNSTOWN	\$ 200.00
ELAN Corporate Payment Systems	8100 1224	CBI ONLINE- Background	\$ 6.00
ELAN Corporate Payment Systems	8100 1224	4IMPRINT, INC-4imprint items for event	\$ 308.15
ELAN Corporate Payment Systems	8100 1224	DROPBOX FAX MONTHLY-	\$ 29.97
ELAN Corporate Payment Systems	8100 1224	OPENAI *CHATGPT SUBSCR-Monthly fee	\$ 20.00
ELAN Corporate Payment Systems	8100 1224	SQ *AWARDS UNLIMITED-	\$ 335.87
ELAN Corporate Payment Systems	8100 1224	WM SUPERCENTER #4599-	\$ (97.40)
ELAN Corporate Payment Systems	8100 1224	WM SUPERCENTER #4599-Stuff for all staff luncheon	\$ 51.42
ELAN Corporate Payment Systems	8100 1224	DOLLAR GENERAL #20448-	\$ 19.86

TOWN OF SEVERANCE
PAYMENT APPROVAL REPORT
1/1/25 - 1/31/25

Vendor Name	Invoice Number	Description	Amount Paid
ELAN Corporate Payment Systems	8100 1224	WAL-MART #4599-	\$ 97.40
ELAN Corporate Payment Systems	8100 1224	WAL-MART #4599-	\$ 30.56
ELAN Corporate Payment Systems	8100 1224	SQ *WILLIAM OLIVER'S-Windsor/Severance Mayors	\$ 102.90
ELAN Corporate Payment Systems	8100 1224	DEUTCHMANN'S-Town Council Meal	\$ 264.00
ELAN Corporate Payment Systems	8100 1224	DYEKMAN TROPHIES INC OF-Plaques for the of the year awards	\$ 90.00
ELAN Corporate Payment Systems	8100 1224	WALGREENS #7417-Photos for photo contest winners	\$ 13.47
ELAN Corporate Payment Systems	8100 1224	SCHEELS JOHNSTOWN-Brisket Prep for Christmas	\$ 48.95
ELAN Corporate Payment Systems	8100 1224	WM SUPERCENTER #4599-	\$ 308.94
ELAN Corporate Payment Systems	8100 1224	TST* BRUCE'S BAR-WSFC and Police Chiefs lunch at Bruce's	\$ 59.99
ELAN Corporate Payment Systems	8100 1224	SQ *COLORADA EMPANADA-TC Mtg Meal 12.10.24	\$ 230.00
ELAN Corporate Payment Systems	8100 1224	2025 ECONOMIC FORECAST-	\$ 78.95
ELAN Corporate Payment Systems	8100 1224	MOUNTAIN VALLEY PLUMBING,-Replacement Bathroom Faucet	\$ 641.36
ELAN Corporate Payment Systems	8100 1224	SCHEELS JOHNSTOWN-PD GC	\$ 1,250.00
ELAN Corporate Payment Systems	8100 1224	WINDSOR ACE HDWE-Misc tools and equipment for new police station	\$ 253.15
ELAN Corporate Payment Systems	8100 1224	TST*THE BOOT GRILL-Annual Staff Christmas	\$ 2,761.20
ELAN Corporate Payment Systems	8100 1224	BEST BUY 00010793-New computer keyboard	\$ 179.36
ELAN Corporate Payment Systems	8100 1224	EZCATER*MAD GREENS-	\$ 180.00
ELAN Corporate Payment Systems	8100 1224	WM SUPERCENTER #4599-Paper plates	\$ 16.46
ELAN Corporate Payment Systems	8100 1224	DREW PEARSON SPORTS BA-	\$ 110.12
ELAN Corporate Payment Systems	8100 1224	MAIL N' COPY 2020-11-16-Christmas cards for sponsors	\$ 60.00
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 44.82
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 8.00
ELAN Corporate Payment Systems	8100 1224	DEN PUBLIC PARKING-Economic Development Trip to Fort Worth	\$ 90.00
ELAN Corporate Payment Systems	8100 1224	WM SUPERCENTER #4599-Staff holiday supplies	\$ 57.98
ELAN Corporate Payment Systems	8100 1224	THE WINDSOR GARDENER-	\$ 107.88
ELAN Corporate Payment Systems	8100 1224	UNITED 0164454296833-Economic Development Trip to Fort Worth	\$ 40.00
ELAN Corporate Payment Systems	8100 1224	EZCATER*KFC KENTUCKY F-CAB Mtg Meal for 12.04.24	\$ 157.24
ELAN Corporate Payment Systems	8100 1224	RENAISSANCE FT WRTH FB-	\$ 471.87
ELAN Corporate Payment Systems	8100 1224	THE HOME DEPOT #1544-Cover for caisson in Severance Shores.	\$ 80.81
ELAN Corporate Payment Systems	8100 1224	UBER TRIP* TRIP-Economic Development Trip to Fort Worth	\$ 90.88
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 612.53
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 608.45
ELAN Corporate Payment Systems	8100 1224	CAPITAL GRILLE 0138048-	\$ 500.22
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 338.76
ELAN Corporate Payment Systems	8100 1224	DROPBOX*GJ7CJ6DV93GD-Drop box subscription	\$ 119.88
ELAN Corporate Payment Systems	8100 1224	DOMINO'S 6244-Pizza for shift vote	\$ 67.09
ELAN Corporate Payment Systems	8100 1224	CNP DENVER CHOP HOUSE-	\$ 138.32
ELAN Corporate Payment Systems	8100 1224	GIH*GLOBALINDUSTRIALEQ-Evidence Bins/Shelving	\$ 588.11
ELAN Corporate Payment Systems	8100 1224	UBER *TRIP-Economic Development Trip to Fort Worth	\$ 122.36
ELAN Corporate Payment Systems	8100 1224	THE HOME DEPOT #1512-Storage shelves for new PD building	\$ 458.00
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 628.60
ELAN Corporate Payment Systems	8100 1224	KIMPTON HARPER HOTEL-Economic Development Trip to Fort Worth	\$ 612.37
Employers Council	000536314	New Print Update	\$ 220.00
Employers Council	0000533107	Travel Expense	\$ 227.24
Employers Council	0000534823	HR Services	\$ 6,700.00
Employers Council	0000531726	New Print Update	\$ 54.00
EnviroTech Services, Inc.	CD202506021	Ice Slicer	\$ 3,444.71
EnviroTech Services, Inc.	CD202506019	Ice Slicer	\$ 4,766.63
EnviroTech Services, Inc.	CD0202506296	Ice Slicer	\$ 4,122.20
EnviroTech Services, Inc.	CD202506227	Ice Slicer	\$ 3,692.96
EnviroTech Services, Inc.	CD202506240	Ice Slicer	\$ 3,572.39
EnviroTech Services, Inc.	CD202506301	Ice Slicer	\$ 3,656.81
EnviroTech Services, Inc.	CD202506309	Ice Slicer	\$ 3,503.19
EnviroTech Services, Inc.	CD202506510	Ice Slicer	\$ 3,403.79
Falcon Environmental Corp.	11138	Barnes Raor Grinder Pump Upgrade / Vet clinic	\$ 3,950.00
Ferguson Enterprises, Inc.#109	1579171	5/8X3/4 Meters	\$ 20,700.00
Forensic Truth Verification Group, Inc.	1948	Pre-employment polygraphs	\$ 165.00
Fort Collins Heating & Air Inc	140162556	PW HVAC maintenance / PW SHOP 2025	\$ 2,000.54
Fort Collins Heating & Air Inc	140170021	Severance Parks Shed / PARKS 2025	\$ 380.25
Fort Collins Heating & Air Inc	140177902	PD HVAC maintenance	\$ 594.23
Fort Collins Heating & Air Inc	140178772	PD HVAC maintenance	\$ 1,198.14
Fort Collins Heating & Air Inc	14019156	Town Hall HVAC maintenance	\$ 1,759.08
Fort Collins Heating & Air Inc	140173580	PW HVAC maintenance/ Brownell building	\$ 427.78
Fort Collins Winlectric	596461 02	Vet clinic / breaker for new grinder pump	\$ 72.00
Fransen Pittman General Contractors	12312024	PD Renovation	\$ 307,753.44
Freedom Mailing Services Inc	49581	Postcard Bill Processing	\$ 2,850.48
Freedom Mailing Services Inc	49478	Postcard Bill Processing	\$ 1,702.81
Front Range Raynor	118235	Garage Doors Improvements / PW 2025	\$ 181.00
Frontier Business Products	949798	Toner	\$ 11.00
Frontier Business Products	950130	TH - Copy Machine 94244	\$ 123.74
Frontier Business Products	950130	TH Color Copies	\$ 145.03
Frontier Business Products	950130	PW - Copy Machine 94240	\$ 123.74
Frontier Business Products	950130	PW Color Copies	\$ 23.70
Frontier Business Products	953681	96081 Copy Machine	\$ 102.16
Hayashi & Macsalka, LLC	883	General Legal Services	\$ 6,844.50
Hayashi & Macsalka, LLC	884	CIP Projects Legal Services - NISP	\$ 1,384.50
Hayashi & Macsalka, LLC	884	CIP Projects Legal Services - P-2402-Loup Reservoir	\$ 741.00
Hayashi & Macsalka, LLC	884	CIP Projects Legal Services - W-2801	\$ 97.50
Hayashi & Macsalka, LLC	885	Travel Time	\$ 95.00
JR Engineering, LLC	85985	233 Moody Project	\$ 370.00
La Salle Oil Co.	195728	Fuel / 2025	\$ 1,996.00
La Salle Oil Co.	195906	Diesel Fuel	\$ 2,296.00
La Salle Oil Co.	196114	Fuel	\$ 1,479.54
Landmark Structures I, LP	17	Water Tower #22 W-2101	\$ 57,943.00
Landmark Structures I, LP	17	Water Tower Retainage	\$ (2,897.15)
Lexipol, LLC	INVLEX11244152	Annual Law Enforcement Policy Manual & Training Bulletins	\$ 4,658.40
LightGig Communications, LLC	E9C3EE84-0002	Internet/Backup Service	\$ 120.00
Lumin8 Transportation Technologies, LLC	9596	Maint Billing	\$ 585.00
MAC Equipment, Inc.	496045	generator svc for watering trees	\$ 229.90
MAC Equipment, Inc.	498838	Small Engine Fuel for generator after svc	\$ 57.90
Mountain High Disposal	76174	Recycling Services	\$ 15.00
Mountain High Disposal	76174	Trash Services	\$ 30.00
Newterra Corporation, Inc.	PSINC-007210	Tornado Rebuilt Kit WWTP maintenance 2024	\$ 10,597.56

TOWN OF SEVERANCE PAYMENT APPROVAL REPORT 1/1/25 - 1/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Next Step Communications, LLC	14534	AI Camera Install (Prog-Facilities)	\$ 9,049.25
Next Step Communications, LLC	14630	100 Waterfowl Way (Prog Facilities)	\$ 825.00
Next Step Communications, LLC	14530	TH Camera Upgrade (Capital Facilities TH)	\$ 7,651.00
Next Step Communications, LLC	14531	STARLINK INSTALLATION (Capitail Facilities- Parks)	\$ 550.00
Next Step Communications, LLC	14532	SEVERANCE SKATEPARK, PLAY AREA (Capitail Facilities- Parks)	\$ 9,398.00
Next Step Communications, LLC	14533	Camera Upgrades to Deterrence Feature & PTZ Auto Track	\$ 3,088.00
Next Step Communications, LLC	14437	Starlink Monthly Rental for Lakeview City Park	\$ 250.00
Next Step Communications, LLC	14437	Starlink Monthly Rental for Severance Community Park	\$ 250.00
North Front Range MPO	52054806	2024 Local Match	\$ 4,709.00
North Front Range Wtr Quality	01012025	2025 Membership Dues	\$ 1,050.00
North Weld County Water District	8351	2024 Winter Water Delivery Fees	\$ 278.43
North Weld County Water District	338600000125	Water Meter-Account #3386000	\$ 51,523.28
North Weld County Water District	36540000125	Water Meter-Account #3654000	\$ 28.50
North Weld County Water District	65460000125	Water Meter-Account #6546000	\$ 24,528.65
Northern Water Conservancy District	12767	NISP 21st Interim Agreement 2025	\$ 417,500.00
OpenGov Inc.	INV17801	2025 Domains	\$ 23,970.00
Ottem Electronics, Inc.	25-0001	Virtual Keypads	\$ 240.00
Pitner Homes LTD	01102025	Carpet (Capital Facilities TH)	\$ 7,668.00
Poudre Valley REA	135 1224	36252 Evans St - Power Source	\$ 43.60
Poudre Valley REA	135 1224	CO RD 23 and Belmon Dr	\$ 37.43
Poudre Valley REA	135 1224	CO RD 80 and Rangeview Drive	\$ 28.39
Poudre Valley REA	135 1224	Streetlights, Casa Loma	\$ 139.68
Poudre Valley REA	135 1224	Streetlights, Belmont Farms	\$ 244.70
Poudre Valley REA	135 1224	Streetlights, Soaring Eagle	\$ 198.48
Poudre Valley REA	135 1224	75 Flat Iron Ln Power Source	\$ 72.74
Poudre Valley REA	135 1224	Streetlights, Hidden Valley Farms	\$ 1,461.44
Poudre Valley REA	135 1224	2880 Branding Iron Power	\$ 75.69
Poudre Valley REA	135 1224	Streelights, CO RD 74 & 19	\$ 13.61
Poudre Valley REA	135 1224	Bridle Ridge Cir - PS	\$ 31.99
Poudre Valley REA	135 1224	Streetlights, Saddler Arena	\$ 178.00
Poudre Valley REA	135 1224	Steetlights, Summit View	\$ 434.28
Poudre Valley REA	135 1224	Streetlights, Foxridge	\$ 108.63
Poudre Valley REA	135 1224	CO RD 21 and 76 1/2-water tank	\$ 2,403.19
Poudre Valley REA	135 1224	Streetlights, Sunset Ridge	\$ 256.25
Poudre Valley REA	135 1224	629 Shoreview Pkwy-Lift Station	\$ 362.42
Poudre Valley REA	135 1224	Streetlights, Severance Shores	\$ 226.24
Psychological Dimensions LLC	8891	PCOMP	\$ 425.00
QualCorr Engineering Corporation	6288	Corrosion Control Services (Water Tower)	\$ 1,850.00
Republic Services, Inc	0642-001215175	Trash Services - Wastewater Plant Acct	\$ 86.96
SAFEbuilt Colorado, Inc.	1132547	Building Inspections	\$ 31,910.74
Scheels All Sports, Inc.	88026A	Gym Equipment (PD Building)	\$ 4,017.96
Severance Chamber of Commerce	572	Annual membership	\$ 150.00
Sign Solutions USA	415475	Anniversary Signs	\$ 19.68
Tailored Technology Services, Inc	20441	Managed Services	\$ 7,958.56
Team Petroleum, LLC	633774	Gal Jugs Case / DEF	\$ 146.56
Team Petroleum, LLC	636432	TXM 5 Gal Hyd oil for J deeres	\$ 166.79
Terracon Consultants Inc.	TN23945	1.5 MG Elevated Water Tank	\$ 1,667.50
Timber Line Electric & Control Corp	9478	Severance BPS Control Panel Clean Up (Water Tower)	\$ 12,705.01
Town of Windsor	015265-000 1224	Wastewater Treatment	\$ 23,067.73
TransUnion Risk & Alternative Data, Inc	5453941-202412-1	Background Checks	\$ 75.00
University Auto Parts, Inc.	425381	Snow Equipment	\$ 441.95
University Auto Parts, Inc.	426783	Wash Bay Soap/Battery Cleaner & Purple Power	\$ 181.94
University Auto Parts, Inc.	427019	Power Service Diesel Fuel additive for sub zero temps	\$ 47.97
Upper Case Printing Ink	2581	Utility Postcards	\$ 39.47
Upper Case Printing Ink	2642	Utility Postcards	\$ 1,474.11
Upper Case Printing Ink	2663	Utility Postcards	\$ 711.00
USA Blue Book	INV00600216	Electrode Storage Solution, SpecCheck HR DPD Chlorine, Hach pH Buffer	\$ 655.94
Utility Notification Center	224121304	RTL Transmissions	\$ 273.48
Verizon Wireless	6101476138	Cell Phone	\$ 2,953.96
Verizon Wireless	9979058899	Cell Phone	\$ 0.01
Waste Management of Colorado, Inc	5326264-2534-4	Town Christmas	\$ 581.85
Waste Management of Colorado, Inc	5332359-2534-4	PD/Roll Off Trash Service	\$ 724.24
Wear Parts and Equipment Co, Inc.	59486	Sharp Carbide Grd Tip / Unit # 339	\$ 2,172.00
Weld County Information Technology	SEVERANCEPD-4Q2024-NM	Radio communications/RSA Tokens	\$ 310.00
Xcel Energy	909044081	300942323 - 10822 County Road 74 Bldg Stoc	\$ 12.24
Xcel Energy	909044081	300954583 - 20/15 2-6-67 Sewage Plant	\$ 2,127.20
Xcel Energy	909044081	304881524 - 145 3rd St	\$ 1,374.04
Xcel Energy	909044081	304920983 - 100 Waterfall Way	\$ 30.95
Xcel Energy	909044081	304920986 - 101 Waterfall Way	\$ 170.41
Xcel Energy	909044081	301757929 - 312 1st St	\$ 439.74
Xcel Energy	909044081	301396786 - 11538 Country Road 74	\$ 496.46
Xcel Energy	909044081	301872364 - 513 1/2 Broadview Dr	\$ 104.81
Xcel Energy	909044081	301894204 - 50 Timber Ridge Pkwy	\$ 82.90
Xcel Energy	909044081	302039930 - 1236 1/2 Baldrige Dr Unit Lift	\$ 279.77
Xcel Energy	909044081	303987355 - 3 S Timber Ridge Pkwy	\$ 986.07
Xcel Energy	909044081	304182684 - 231 W 4th Ave Unit Pump	\$ 130.13
Xcel Energy	909044081	304683265 - 410 Immigrant Trail - Settlers Landing HOA	\$ 14.63
Xcel Energy	909044081	301274394 - 209 1st St Bldg Fire	\$ 797.37
Xcel Energy	909044081	301443761 - 1020 Mahogany Dr Unit Pump	\$ 417.51
Xcel Energy	909044081	301456912 - 336 1st St	\$ 203.39
Xcel Energy	909044081	301597386 - 400 Timber Ridge Pkwy Unit Spkl	\$ 28.29
Xcel Energy	909044081	301709610 - 57/16 2-6-67 Pump	\$ 12.24
Xcel Energy	909044081	301748145 - 410 Timber Ridge Pkwy Unit Spkl	\$ 13.18
Xcel Energy	909041767	Street Lighting	\$ 3,931.90
Xcel Energy	908750657	Natural Gas	\$ 56.58
Total:			\$ 1,338,745.14

Public Work Director Report

John Zacklene

Feb 18, 2025



WATER/WASTEWATER

Reporting – A list of approved Lead/Copper sites has been submitted and approved by the state. We have received a permit from the state for the dewatering of the lagoon. Our lead & copper information has been submitted to the state, and we completed this with the state on the first try. The WWTP sludge has been 90% removed. The de watering has begun, and the second pump will be turned on today 1-13-25. The 3rd pump to be turned on 1-21-25 and if all is operating as it should and weather. Manhole rehab to begin this spring.

Sampling – All testing for water and wastewater sampling has been transferred back to Weld County. Currently the Town complies with all testing and sampling requirements. We are doing 10 samples per month currently. Lead and Copper tests are up to 30 tests every 3 years.

Water Tanks- We currently have an Emergency Response Plan with Dave Lewis from Direct Discharge for our town's water supply. The tower tank crew is scheduled to start up at the beginning of May. The South water tank has been inspected and has no major issues or concerns. All new cathodic protection devices have been added to the South tank. The minor epoxy coating has been completed within the south water tank. We should be good on water tank maintenance until the 2029 inspections.

Jetting- Jetting is on hold until the waste plant issue is taken care of. We have approximately 5 hot spots to watch for and 40 miles of pipe to clean. The Baldridge lift station coating project has been completed. New valves, pressure switches, contactors, and filters have been installed and are functioning correctly at this time. The new low and high alarm system has been installed within the lift station.

STORM WATER

- Culvert grates are being repaired and painted as needed. Safety grates are built and installed on the Baldridge inlet and the box culvert under Ponderosa at Sunset Ridge.
- The drainage ditch between Ponderosa and the Overlook subdivision will be scheduled to be cleared after the WWTP project has been completed.
- Clearing and jetting ROW culverts throughout town.
- Ditch burning to take place by 4-2025

STREETS

- Gas line project on Cr21 is in process and should be completed in the spring of 2025.
- No Park signs have been installed along the entrance and park area within Severance Shores.
- Crack Seal has been approved for 2025 and will start in March to complete the remaining

neighborhoods.

- New street sign replacements in Tailholt have been completed.
- Snow season is in full swing as we have had 6 snow events since October of 2024
- New plow truck radios have been installed to help with safe communication between the operators.
- New PD directional signs will be installed by the end of March.
- All new signs for Cr19 along with MPH signs will be installed by the end of March 2025.

PARKS

- Playground equipment has been inspected and repaired for CIRSAs standards.
- The 2nd pond fountain has been purchased for Blue Spruce Park and will be installed this year.
- Parks shed fence will be sealed to match Tailholt's fence color this year
- Trenching at Lakeview Park and the Dog Park for future cameras and poles to be done in the spring.
- Dredging has begun at the John Law Reservoir.
- New lights for the ballfields are in process for 2025.
- The dog park will have a rehab done in the spring and will close for possibly the week of the work.

Revenue Type Summary

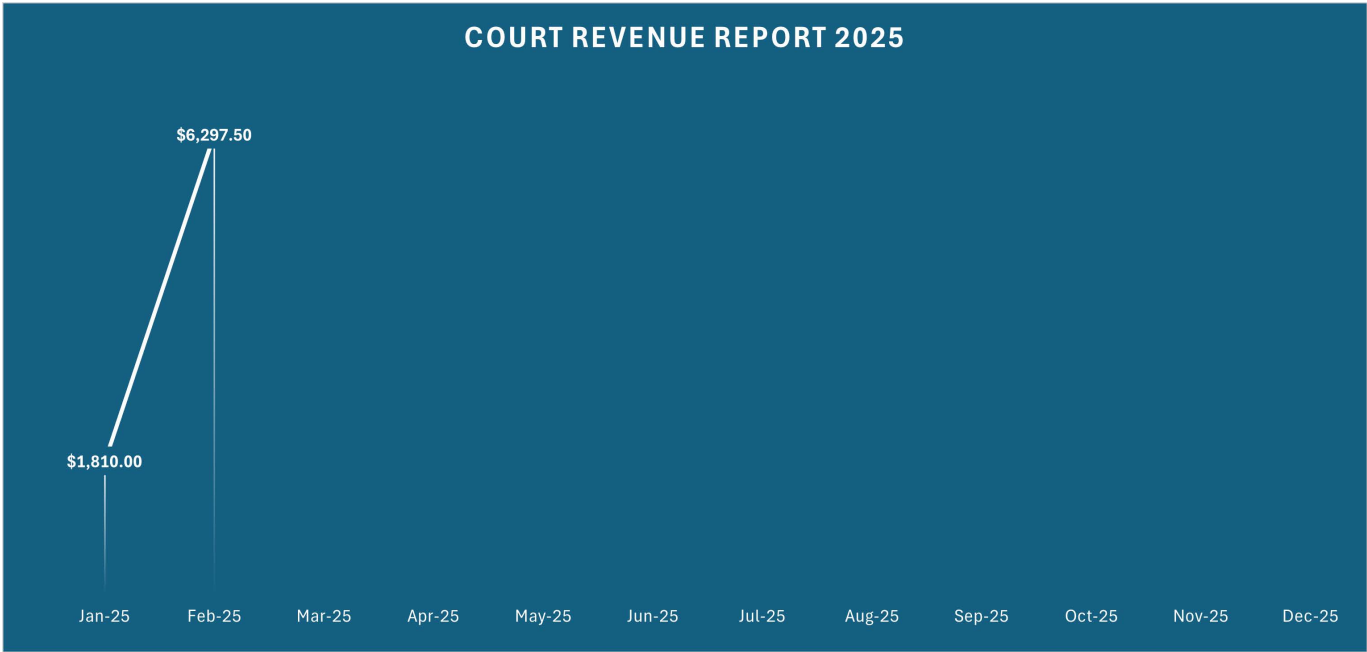
Period: 2/1/2025 - 2/28/2025
Created by: SARAH JACOBSEN on 3/4/2025 10:27:42 AM

Severance Court Clerk
Severance Municipal Court
3 S. Timber Ridge Parkway
Severance, CO. 80550

Payment Amounts by Type

Type	Amount
COURT COSTS	\$655.00
FINE	\$750.00
FINES	\$4,172.50
SUR-CHARGE	\$720.00
Payments Total	\$6,297.50

Payment Amounts by Subtype



Revenue Summary

Period: 2/1/2025 - 2/28/2025
Created by: SARAH JACOBSEN on 3/4/2025 10:26:39 AM

Severance Court Clerk
Severance Municipal Court
3 S. Timber Ridge Parkway
Severance, CO. 80550

Docket #	Total Fines	Restitution	Total Payments
D2969	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/20/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

Docket #	Total Fines	Restitution	Total Payments
D2400213	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/14/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINE	\$150.00
SUR-CHARGE	\$20.00

Docket #	Total Fines	Restitution	Total Payments
D2412	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2413	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2400245	\$350.00	\$0.00	\$300.00

Payment Details

Date	Amount	Type	Notes
2/8/2025	\$300.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$300.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2485	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2959	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2974	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/9/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D3160	\$320.00	\$0.00	\$320.00

Payment Details

Date	Amount	Type	Notes
2/22/2025	\$320.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	\$300.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2400252	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/3/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINE	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2400013	\$370.00	\$0.00	\$370.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$370.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	\$30.00
FINES	\$320.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2400248	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2400256	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/24/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINE	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2749	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2944	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2400240	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINE	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2936	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/1/2025	\$200.00	CREDIT CARD	actually paid \$250 but the system will not allow me to put more than owed. Will issue \$50 refund. Sj

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2374	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/15/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D3151	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/10/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2955	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	\$30.00
FINE	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2500013	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/21/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2294	\$70.00	\$0.00	\$70.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$70.00	CASH	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$50.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2943	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2946	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2487	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/7/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2375	\$200.00	\$0.00	\$100.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$100.00	CASH	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D3153	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/19/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2960	\$200.00	\$0.00	\$200.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$200.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2958	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2973	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/13/2025	\$170.00	CHECK (#1272)	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2482	\$75.00	\$0.00	\$25.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$25.00	CASH	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2400116	\$350.00	\$0.00	\$350.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$350.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$300.00
SUR-CHARGE	\$20.00

[REDACTED]

Docket #	Total Fines	Restitution	Total Payments
D2903	\$150.00	\$0.00	\$150.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$150.00	CASH	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$100.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D3159	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/28/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D3156	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/20/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D2957	\$75.00	\$0.00	\$75.00

Payment Details

Date	Amount	Type	Notes
2/6/2025	\$75.00	CASH	

Fines/Fees Details

Fine / Fee	Amount
COURT COSTS	\$30.00
FINES	\$25.00
SUR-CHARGE	\$20.00



Docket #	Total Fines	Restitution	Total Payments
D3155	\$170.00	\$0.00	\$170.00

Payment Details

Date	Amount	Type	Notes
2/26/2025	\$170.00	CREDIT CARD	

Fines/Fees Details

Fine / Fee	Amount
FINES	\$150.00
SUR-CHARGE	\$20.00

Fines Paid by Description

Description	Amount
ADMINISTRATIVE FEE	\$0.00
BENCH WARRANT	\$0.00
COMMUNITY SERVICE	\$0.00
CONTEMPT	\$0.00
COURT COSTS	\$655.00
DEFAULT FEE	\$0.00
FINE	\$750.00
FINES	\$3,870.00
FTA/FTP FINE	\$0.00
LATE FEE	\$0.00
OJW	\$0.00
OVERPAYMENT	\$0.00
RESTITUTION	\$0.00
RESTITUTION (LOCKED)	\$0.00
RETURNED PAYMENT FEE	\$0.00
STATE ASSESSMENT	\$0.00
SUMMONS	\$0.00
SUR-CHARGE	\$680.00
WARNING LETTER	\$0.00
Total Fees	\$6,060.00
Over Charged Amount	\$0.00
Total Paid	\$6,030.00

Fines Paid by Pay Method

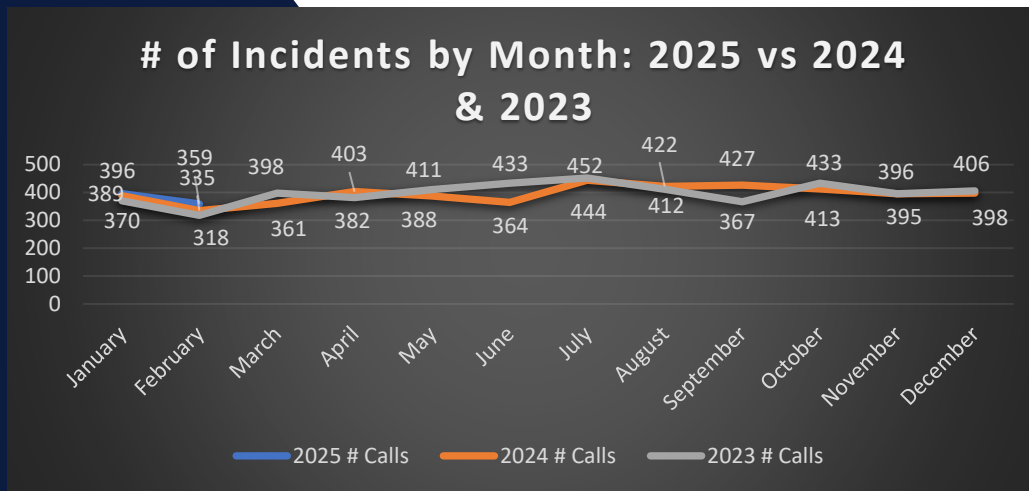
Description	Amount
CASH	\$695.00
CHECK	\$170.00
CREDIT CARD	\$5,090.00

Overpaid Cases

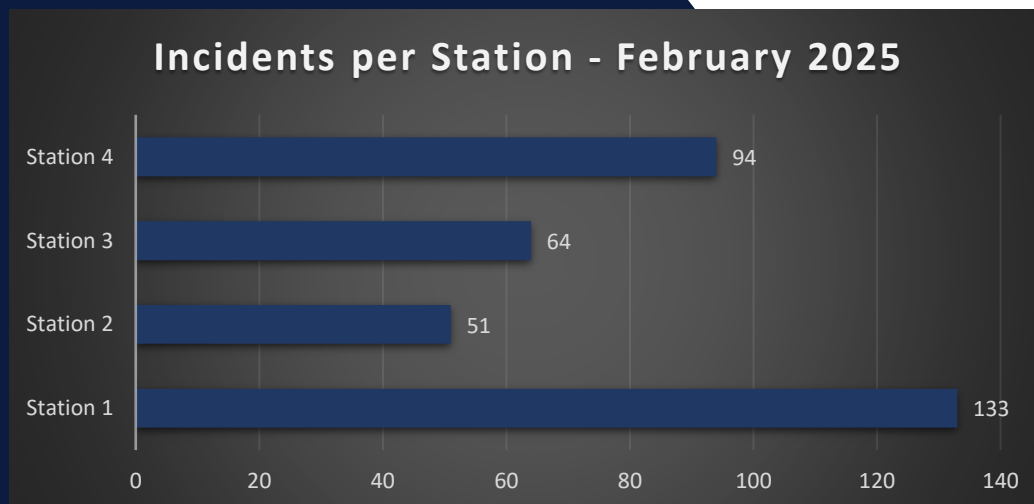
Case	OverPaid
------	----------

MAJOR INCIDENT TYPE	# INCIDENTS				
	Jan	Feb	YTD 2025	YTD 2024	YTD 2023
Fires	1	11	12	10	8
Overpressure rupture, explosion, overheating - no fire	1	0	1	0	1
Rescue & Emergency Medical Service	263	237	500	458	447
Hazardous Condition (No Fire)	13	10	23	17	24
Service Call	56	37	93	72	79
Good Intent Call	36	32	68	70	68
False Alarm & False Call	26	32	58	96	61
Severe Weather & Natural Disaster	0	0	0	0	0
Special Incidents	0	0	0	1	0
TOTAL	396	359	755	724	688
Mutual Aid/Auto Aid Given	15	13	28	9	6
Mutual Aid/Auto Aid Received	14	32	46	12	8

The National Fire Incident Response System (NFIRS) uses these 9 categories to track emergency response incidents nationally.



This chart illustrates the calls for service by month relative to the past years.



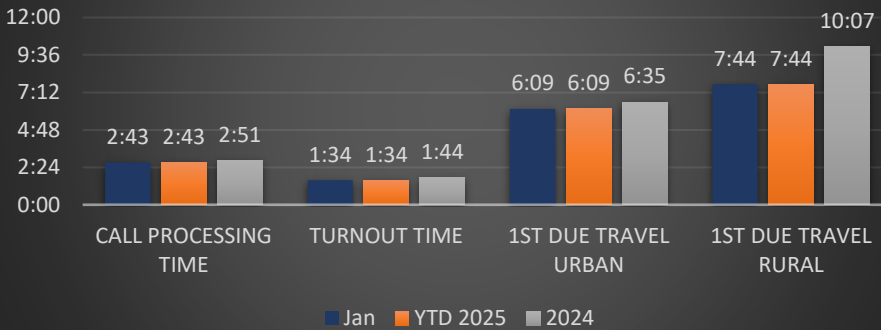
WSFR tracks incidents by the location of the incident based on which station is the closest.



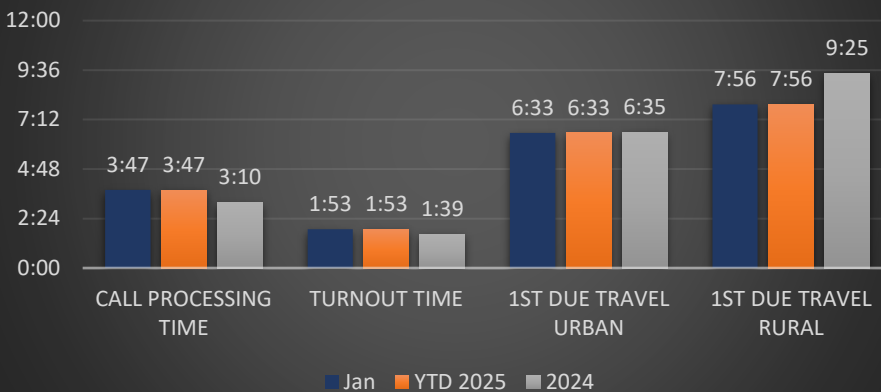
WSFR Response Report: March 2025



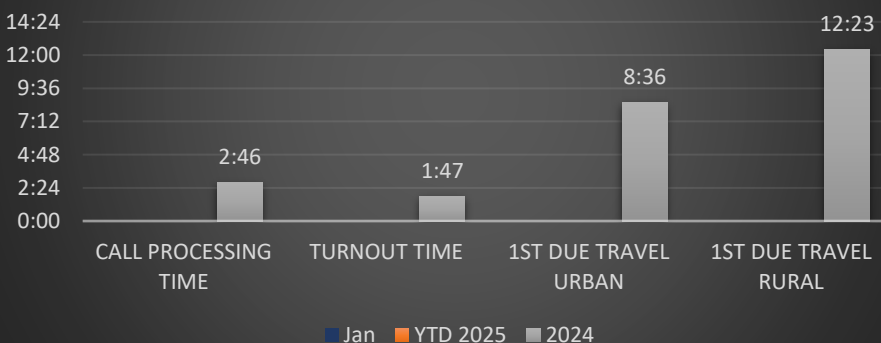
EMS Response Times - 90th Percentile for January 2025



MVA Response Times - 90th Percentile for January 2025



Fire, Wildland, Hazmat and Technical Rescue Response Times - 90th Percentile for January 2025



These graphs are looking at the average (90th percentile) for the following 3 segments: Call Processing times (911 answering), Turnout Times (time it takes WSFR/UCH units to begin to respond), and 1st Due Travel (time it takes for the first arriving unit to travel to the incident). When added together, that is the total time for responding to incidents. WSFR also looks at our response data at the 90th percentile as a measure of greater accuracy as part of our accreditation data analysis.



WSFR Response Report: March 2025



Police Chief Report

Kenneth Chavez, Chief of Police

February 2025



Projects Updates

- The Severance Police Department is staffed by eleven Officers and three non-sworn personnel. The full staffing level is thirteen Officers. Applications are being accepted for the two additional Officer openings. Oral boards were held on February 18th. Five applicants are currently moving forward in the hiring process.
- Chief Chavez, as a member of the Colorado Association of Chiefs of Police (CACP), is now participating in the Legislative Committee monitoring and providing input on proposed legislation at the Colorado State Capital. He participates in a weekly Zoom call with other Chiefs of Police and Lobbyists.
- Severance Officers attended a four-hour range day at the Northern Colorado Law Enforcement Training Center (NCLETC) on February 12th.
- An inspection took place of all Severance Police Department fire extinguishers on February 18th.
- Officer Jason Ehrhardt provided Stop Stick training to members of the Windsor Police Department on February 19th
- Chief Chavez participated in the State of the Town (Town Hall) meeting on February 25th. He answered several questions from the public at this event.
- Severance Officers attended a four-hour range day at the Northern Colorado Law Enforcement Training Center (NCLETC) on February 26th

Community Support and Relations

- Chief Chavez met with numerous key local government and law enforcement officials this month to include the following:
 - Attended a Windsor and Severance Police and Fire Chiefs lunch meeting on February 4th
 - Attended a Weld County Law Ops meeting on February 6th
 - Attended a Weld County Comm Center PulsePoint Launch presentation on February 18th
 - Attended the Weld County Chiefs of Police Association lunch meeting on February 19th
 - Attended a Weld County Comms Board meeting On February 25th



Police Department CALLS FOR SERVICE

PLEASE NOTE THAT MONTHLY STATS MAY VARY DUE TO WHEN INFORMATION IS PROCESSED

February 2025

THIS MONTH'S TOTALS

Municipal Ordinance Citations

4

Traffic Tickets

41

Warnings Issued

56

TOTAL CALLS FOR SERVICE

427

YEAR TO DATE TOTALS

Municipal Ordinance Citations

8

Traffic Tickets

49

Warnings Issued

95

TOTAL CALLS FOR SERVICE

788



Homicide

0



Aggravated
Assault

1



Sex
Assault

2



Domestic
Violence

1



Aggravated
Robbery

0



Strongarm
Robbery

0



Arrests

4



Burglary

0



Motor Vehicle
Theft

1



Theft From
Motor Vehicle

0



Fraud /
ID Theft

4



Vandalism/
Graffiti

0



Shoplifting

0



Traffic
Accidents

9

IF YOU HAVE AN EMERGENCY OR NEED TO SPEAK WITH A SEVERANCE POLICE OFFICER, PLEASE CALL 911.

If you do not wish to call 911 and still need to speak with a Severance Police Officer, please call the Weld County Dispatch 970-350-9600.



POLICE DEPARTMENT-CODE ENFORCEMENT

CODE ENFORCEMENT CALLS FOR SERVICE

PLEASE NOTE THAT MONTHLY STATS MAY VARY DUE TO WHEN INFORMATION IS PROCESSED

February 2025

It is the mission of the Severance Police Department to serve our community through collaboration with our citizens to maximize public safety while providing ethical and equitable services.

IF YOU HAVE AN EMERGENCY OR NEED TO SPEAK WITH A SEVERANCE POLICE OFFICER, PLEASE CALL 911.

If you do not wish to call 911 and still need to speak with a Severance Police Officer, please call the Weld County Dispatch 970-350-9600.



Parking Violations 12



Animal Complaints 12



Animal Bites 0



Snow Removal 5



Weed Violation/Noxious Weeds 0



Rubbish / Outdoor Storage 0



Warnings Issued

18

Total Citations

0

TOTAL CALLS FOR SERVICE

62

Town of Severance Police Dept.
3 Timber Ridge Pkwy
Severance, CO 80550

970 -686-1218

townofseverance.org/police-department



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 143 - Ordinance No. 2025-08: Repealing and Reenacting in its Entirety Article 5 Fire Code of Chapter 18 of the Severance Municipal Code Regarding the 2024 International Fire Code	Nicholas Wharton, Town Manager	Nicholas J. Wharton
ACTION REQUESTED		
Town Management requests that the Town Council review, discuss, and take action on Ordinance No. 2025-08: Repealing and Reenacting in its Entirety Article 5 Fire Code of Chapter 18 of the Severance Municipal Code Regarding the 2024 International Fire Code. • Actions that may be taken: ○ Move to Approve Ordinance 2025-09 ○ Move to Approve Ordinance 2025-09 with Alterations ○ Take No Action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
The Windsor Severance Fire District adopted the 2024 International Fire Code on February 12, 2025, in order to establish rules of conduct and standards for the protection of life, health, property, security, and welfare of the inhabitants of the District. The Town's Building Official and Town Management have reviewed the proposed code and amendments and see no concerns as proposed.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management recommends that the Town Council take action and move to approve Ordinance No. 2025-08: Repealing and Reenacting in its Entirety Article 5 Fire Code of Chapter 18 of the Severance Municipal Code Regarding the 2024 International Fire Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution 2025-02 Adopt International Fire Code and Amendments 2. 2024 IFC WSFR Amendments 3. 2025-02-26 - Ordinance - Adopting Fire Code		

RESOLUTION 2025 - 02

WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS ADOPTING THE 2024 INTERNATIONAL FIRE CODE, PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, AND PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATION.

WHEREAS, the Board of Directors ("Board") of the Windsor-Severance Fire Protection District ("District") deems it necessary to adopt the following code for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security, and welfare of the inhabitants of the District; and

WHEREAS, the Board has considered the effect of the fire code enforcement within the boundaries of the District and has determined that enforcement of the proposed codes would not cause undue hardship or suppression of economic growth within the District; and

WHEREAS, the Board has studied the necessity for realistic and reasonable level of fire protection to be provided by a fire protection district; and

WHEREAS, the Board will pursue adoption by municipalities within the limits of the District and by counties in which territories of the District are located to adopt the same codes for the purpose of ensuring equitable protection of all of the inhabitants of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT:

SECTION I: Adoption of the 2024 International Fire Code and referenced International Fire Code Standards.

The International Fire Code 2024 Edition, issued and published by the International Code Council, 4501 Flossmoor Road, Country Club Hills, IL 60478, including appendices B, C, D, E, F, G, H, I, and O, is hereby adopted by reference as the fire code of the District. The purpose of the fire code is to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; and to provide for the issuance of permits and collection of fees therefore. At least one copy of the International Fire Code, 2024 Edition, shall be on file in the office of the fire department, and may be inspected during regular business hours.

The date on which this Resolution shall take effect within the incorporated municipalities within this District shall be the date of approval by the governing board of said municipality and the date on which it shall take effect within the unincorporated portions of Weld/Larimer Counties

shall be on the date of approval by the Boards of County Commissioners in and for the Counties of Weld/Larimer State of Colorado. This Code shall be in effect within the territorial limits of the District.

SECTION II: Establishment and Duties of Fire Prevention.

Organizational structure and duties of the Fire Prevention Bureau or Division, if any, shall be as provided by the District's policies and or directives.

SECTION III: Amendments made in and to the 2024 International Fire Code. The 2024 International Fire Code is amended and changed as set forth in **Exhibit A**.

SECTION V: Effective Date:

This Resolution shall take effect and be enforced within incorporated municipalities and unincorporated portions of Weld/Larimer Counties from and after its approval as set forth in § 32-1-1002(1)(d) C.R.S.

Adopted this 12th day of FEBRUARY, 2025

**WINDSOR-SEVERANCE
FIRE PROTECTION DISTRICT**

By: 
President of the Board

ATTEST:

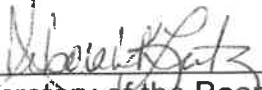
By: 
Secretary of the Board

EXHIBIT A
(WSFR 2024 IFC Amendments)

AMENDMENTS TO THE 2024 INTERNATIONAL FIRE CODE
Windsor Severance Fire Rescue
February 12, 2025

CHAPTER 1 – ADMINISTRATION

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the Windsor Severance Fire Protection District, hereinafter referred to as “this code.”

Section 102.7.3 is hereby created to read as follows:

102.7.3 Editions of codes and standards. In addition to the codes and standards listed in Chapter 80, designers may utilize the most current editions of codes and standards, as approved by the fire code official.

Section 105.5.34 is hereby amended to read as follows:

105.5.34 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors, use liquified petroleum gases (LP-gas), or that utilize generators using combustible or flammable liquid fuels. Mobile food preparation vehicles shall be required to comply with NFPA 96 (2024): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

Section 105.5.40 is hereby amended to read as follows:

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1,000 persons, or where the event includes *high-risk activities* as defined in Chapter 2 of this code.

Section 105.5.51 is hereby amended to read as follows:

105.5.51 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure, or a tent having an area in excess of 700 square feet.

Section 105.6.25 is hereby amended to read as follows:

105.6.25 Temporary tents, stages, and membrane structures. A construction permit is required to erect a temporary stage with a surface area of 400 square feet or greater. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent in accordance with Section 105.5.51.

Subsection 112 is hereby amended to read as follows:

112.1 Board of Appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Windsor Severance Fire Protection District. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section 112.3 is hereby deleted in its entirety.

Section 114.4 is hereby amended to read as follows:

114.4 Failure to comply. Any person who shall continue work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500. Each day in which such a violation occurs shall constitute a separate violation of this subsection 114.4.

A new Section 116 is hereby added and reads as follows:

SECTION 116 REPORTING OF EMERGENCIES AND FALSE ALARMS

116.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 116.

116.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

116.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled, or transmitted in any manner. See the District's Fire Alarm Resolution, which governs Fire Alarm Systems and is intended to summon Fire District response, establish fees, and provide penalties for violations.

CHAPTER 2 – DEFINITIONS

Section 202 is hereby amended with the following additions and modifications:

CROSS SLOPE. A geometric feature of roadway, measured at right angles to vehicle alignment; the transverse slope with respect to the horizon.

FIRE APPARATUS ACCESS ROAD is amended to read: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire apparatus access drive, fire lane, public street, private street, parking lot lane, and access roadway.

HIGH-RISK ACTIVITIES. Special events shall be deemed to be *high-risk activities* if they include the following proposed activities: display of fireworks before a proximate audience, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.

PERMISSIBLE FIREWORKS. Fireworks as defined in Colorado statute 8 CCR 1507-12; generally, those small firework devices designed primarily to produce visible and audible effects by combustion and that burn without explosion, and do not produce a loud report or disburse any metal, glass, or brittle plastic fragments.

RURAL FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had limited fire flow. These areas may or may not be served by a public or private water district/provider.

URBAN FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had adequate fire flow. These areas are typically served by a public or private water district/provider.

CHAPTER 3 – GENERAL REQUIREMENTS

Section 307.1.1 is hereby amended to read as follows:

307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

Exceptions: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official. Agricultural burning that is approved by *the fire code official* and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

Section 307.2 is hereby amended to read as follows:

307.2 Permit required. A permit shall be obtained from the County Health Department of jurisdiction in accordance with Section 105.5.36 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

Section 308.1.7 is hereby amended to read as follows:

308.1.7 Sky lanterns. The use, lighting, tethering, or release of sky lanterns is prohibited.

Section 311.5 is hereby amended to read as follows:

311.5 Placards. The fire code official is authorized to require any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code to be marked as required by Sections 311.5.1 through Section 311.5.5.

CHAPTER 5 – FIRE SERVICE FEATURES

Section 503.1 is hereby amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

Section 503.1.1 Exception 1.1 is hereby amended to read as follows:

Exception 1.1 If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance is allowed to increase to within 300 feet of all portions of the first-floor exterior walls.

Section 503.1.1 Exception 1.3 is deleted in its entirety.

Section 503.1.2 is hereby amended to read as follows:

503.1.2 Additional access. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

Section 503.1.2.1 is hereby added and reads as follows:

503.1.2.1 Access to buildings. A minimum of two approved fire-apparatus access roads shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

A new Section 503.1.4 is hereby added and reads as follows:

503.1.4 Limited access. The fire code official is authorized to modify the fire-apparatus access requirements due to existing waterways, topography, hazards or other factors.

Section 503.2 is hereby amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

Section 503.2.7 is hereby amended to read as follows:

503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.
Exception: Grades steeper than 10 percent as approved by the fire code official.

Section 503.2.8 is hereby amended to read as follows:

503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

Section 503.2.9 is hereby created to read as follows:

503.2.9 Cross Slope. Cross slope grade of fire apparatus access roads shall not exceed 5 percent.

Section 505.1 is hereby amended to read as follows:

Section 505.1 Address identification. New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with the color of their background. Address numerals shall be Arabic numbers and street names, if required to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

- 505.1.1** Addresses shall be assigned by the governmental entity having jurisdiction (Town of Windsor, Town of Severance, Weld County or Larimer County) and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.
- 505.1.2** The approved address numerals shall be visible from the street fronting the property and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.
- 505.1.3** The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. (For purposes of sizing and location of address letters or numerals, building height includes the façade or parapet wall.) Where required by the fire code official, additional address and/or exterior door identification shall be provided in approved locations to facilitate emergency response.
- 505.1.4** Where access is by means of a private road and the building cannot be

viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

- 505.1.5** Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.
- 505.1.6** One- and two-family dwelling units, excluding townhouses, shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch. Townhouses shall have numerals with a minimum height of six inches and stroke width of one-half inch.
- 505.1.7** Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.8** Monument signs shall not be used in lieu of address numerals on the building.
- 505.1.9** Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.
- 505.1.10** Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).
- 505.1.11** Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).
- 505.1.12** Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.14 On buildings with multiple exterior doors, all exterior doors shall be clearly labeled. When exterior doors serve specific suite/unit areas, the suite/unit number shall be clearly displayed. Exterior doors that serve building common areas shall be clearly labeled with sequential door numbers. Door numbering shall begin with “1” at the front or main entry door and proceed clockwise around the entire building. See below for images displaying the number location and size for various door types.

1/2"

7"

1/2"

GLAZING AS CALLED FOR IN DOOR SCHEDULE

2"

1/2"

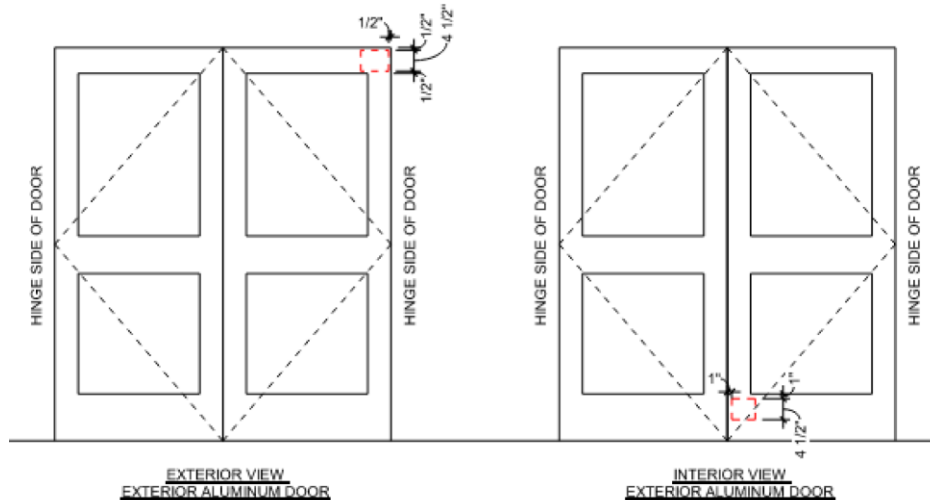
8"

EXTERIOR VIEW
FLUSH EXTERIOR DOOR

7" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER. REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

INTERIOR VIEW
FLUSH EXTERIOR DOOR

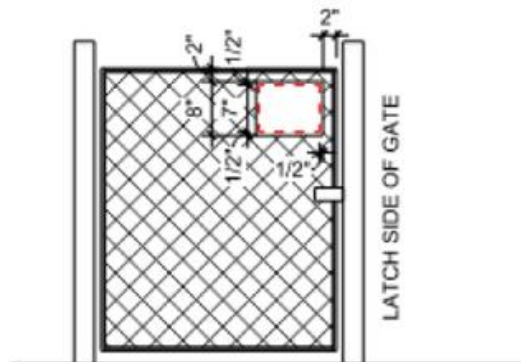
4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.



4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

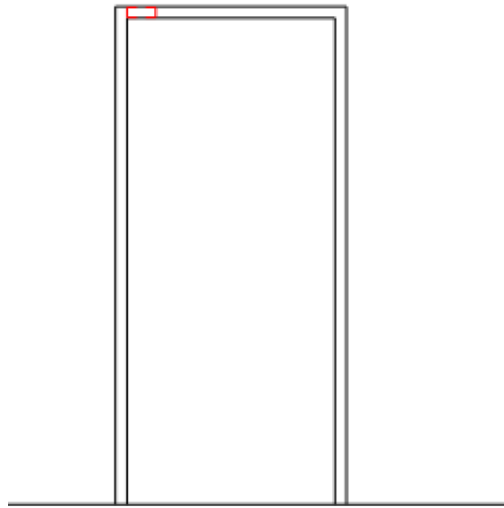
4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

NOTE: AT VESTIBULES, INTERIOR DOOR GRAPHIC TO BE ON INTERIOR SET OF VESTIBULE DOORS



EXTERIOR GATE BOTH SIDES

7" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER ON 8" OUTDOOR RATED RIGID BLACK BACKING. REFLECTIVE VINYL TO BE WHITE - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE ON BOTH SIDES OF THE GATE- BACK TO BACK AT UPPER CORNER ON THE LATCHING SIDE OF THE GATE.



INTERIOR VIEW
INTERIOR DOORWAYS

1 3/4" TALL REFLECTIVE VINYL GRAPHIC WITH ROOM NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR FRAME - ARCHITECT TO APPROVE COLOR. ROOM NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE ON INTERIOR SIDE OF ALL DOOR INTERIOR/INTERIOR FRAMES.

Section 507.3 is hereby amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B "Fire-flow Requirements for Buildings" of this code.

Section 507.5.1.1 is hereby amended to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

A new Section 509.1.2 is hereby added and reads as follows:

509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901.1 is hereby amended to read as follows:

901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing, and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

Section 903.2 is hereby amended to read as follows:

903.2 Where required. : Approved automatic sprinkler systems shall be installed in new buildings and structures of 5,000 square feet or greater, or as described in Sections 903.2.1 through 903.2.12.

A new Section 903.2.8.4 is hereby added and reads as follows:

903.2.8.4 Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

Section 903.3.1.3 is hereby amended to read as follows:

903.3.1.3 NFPA 13D and sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be installed throughout in accordance with NFPA 13D. All such structures with an attached garage shall include the installation of at least one sprinkler above the door providing access from the garage to the structure.

Section 903.3.9 is hereby amended to read as follows:

903.3.9 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

Section 905.4 Item #1 is hereby amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing, as approved by the fire code official.

Section 907.5.2 is hereby amended to read as follows:

907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure and shall be designed and installed in accordance with NFPA 72. All one- and two-family dwellings protected by an automatic sprinkler system shall be equipped with a minimum of one audible-visible alarm notification appliance inside the structure, in a normally occupied location. Alarm notification appliances shall be listed for their purpose.

Section 1103.5.3 is hereby amended by deletion of the bracketed sentence.

CHAPTER 31 – TENTS, TEMPORARY SPECIAL EVENT STRUCTURES AND OTHER MEMBRANE STRUCTURES

Section 3103.2 is hereby amended to read as follows; however, the exceptions remain unchanged:

3103.2 Approval Required. Temporary tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.

CHAPTER 40 – STORAGE OF DISTILLED SPIRITS AND WINES

Section 4001.1.1 is hereby amended to read as follows:

4001.1.1 Nonapplicability. Chapter 50 and Chapter 57 are specifically applicable to the production or manufacture of distilled spirits and wines in barrels and casks, and are not applicable to storage of these items, as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.

CHAPTER 50 – HAZARDOUS MATERIALS – GENERAL PROVISIONS

Section 5001.1 Exception #10 is hereby amended to read as follows:

Exceptions:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recently published edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

CHAPTER 56 – EXPLOSIVES AND FIREWORKS

Section 5601.1.3 is hereby amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

Section 5601.1.3 is hereby amended as follows:

Exceptions:

4. The possession, storage, sale, handling and use of permissible fireworks in accordance with state statutes and local municipal codes.

Section 5601.2.2 is hereby amended to read as follows:

5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials, or fireworks on highways, sidewalks, public property, or in any permanent building.

Section 5602.1 is hereby amended with the addition of the following term:

PERMISSIBLE FIREWORKS

A new Section 5610 is hereby added and reads as follows:

SECTION 5610 PERMISSIBLE FIREWORKS

5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16 years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

CHAPTER 57 – FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5701.2 Nonapplicability Item #10 is hereby amended to read as follows:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

Section 5704.2.14.1 is hereby amended by the following addition:

7. Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

Section 5706.2.4 is hereby amended to read as follows, and the exception is deleted:

5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design.

Section 5706.3 is hereby amended with the following additions:

5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 503 and Appendix D "Fire Apparatus Access Roads" of this code.

5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Sections 503.5, 503.6 and D103.5 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Energy and Carbon Management Commission (CECM) rules. CECM Rule 600 shall be specifically addressed for all site safety requirements.

5706.3.13 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

Section 5706.4 is hereby amended with the following addition:

5706.4.11 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

CHAPTER 80 – REFERENCED STANDARDS

Chapter 80 is hereby amended by adding the following additional referenced standards in alphabetical and numerical sequence:

CEMC

Colorado Energy and Carbon Management Commission
1120 Lincoln Street, Suite 801
Denver, CO 80203
Rule 600: Safety Regulations
Referenced in Section 5706

DISCUS

Distilled Spirits Council of the United States
1250 Eye Street, NW Suite 400
Washington, DC 20005
Recommended Fire Protection Practices For Distilled Spirits Beverage Facilities, 3rd Edition, June 2005
Referenced in Sections 5001.1, 5701.2 and 5704.3.3

Appendices

Only the appendices of the 2024 International Fire Code listed herein are adopted as follows:

APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby adopted in its entirety with the following amendments:

Table B105.2, Footnote a. is hereby amended to read as follows:

- a. The reduced fire flow shall be not less than 1,500 gallons per minute

Table B105.2, Footnote b. is deleted in its entirety.

Section B106 is hereby amended by the deletion of IRC-24

APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS is hereby adopted in its entirety with the following amendments:

Section C101.1 is hereby amended to read as follows:

C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Table C102.1 is hereby amended by renaming it Table C102.1 REQUIRED NUMBER OF FIRE HYDRANTS, and by deleting columns AVERAGE SPACING BETWEEN HYDRANTS and MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT, and by deleting all footnotes.

Section C103 is hereby amended with the creation of Table C103.1 REQUIRED SPACING OF HYDRANTS and associated footnotes:

TABLE C103.1
REQUIRED SPACING OF HYDRANTS

APPLICATION	SPACING BETWEEN HYDRANTS (feet) ^{a,b}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Multi-Family Residential	400	200 ^c
Commercial and Industrial	300	150 ^c
Urban One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	600	300 ^c
Rural One - and Two- Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000 ^c

- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each side of the street and be arranged on an alternating basis.
- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

The Exception within Section C103.2 is hereby deleted in its entirety.
Section C103.3 is hereby amended to read as follows:

C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1

Section C105 Referenced Standard is hereby deleted in its entirety.

APPENDIX D – FIRE APPARATUS ACCESS ROADS is hereby adopted in its entirety with the following amendments:

Section D102.1 is hereby amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 85,000 pounds (38,555 kg).

A new Section D102.2 is hereby added and reads as follows:

D102.2 Roadway surface. All fire apparatus access roadways shall be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for temporary use, outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

A new Section D102.2.1 is hereby added and reads as follows:

D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary access shall be available as long as the site is under construction. Thereafter, permanent fire lanes conforming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

Section D103.3 is hereby amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius, or as determined by agency apparatus design specifications.

Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS is hereby amended to read as follows:

TABLE 103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	Refer to Figure D103.1

An exception is hereby added to Section D103.5 and reads as follows:

Exception: Private driveways serving one single-family residence, as approved by the fire code official.

Section D104.1 is hereby amended to read as follows:

D104.1 Access to buildings. All new commercial and industrial developments shall have not fewer than two means of fire apparatus access for each structure.

Section D105.3 is hereby amended to read as follows:

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from, and be positioned parallel to, one long side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Section D106.1 is hereby amended to read as follows:

D106.1 Access to buildings. All new multiple-family residential developments shall be equipped throughout with two separate and approved fire apparatus access roads.

Section D106.2 is deleted in its entirety.

APPENDIX E – HAZARD CATEGORIES is hereby adopted in its entirety

APPENDIX F – HAZARD RANKING is hereby adopted in its entirety

APPENDIX G – CRYOGENIC FLUIDS – WEIGHT AND VOLUME EQUIVALENTS is hereby adopted in its entirety

APPENDIX H – HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) is hereby adopted in its entirety

APPENDIX I – FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS is here adopted in its entirety

APPENDIX O – VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES is hereby adopted in its entirety, with one amendment:

O101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix. Valet trash collection shall be allowed only in Group R-2 occupancies protected in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code.

**TOWN OF SEVERANCE, COLORADO
ORDINANCE NO. 2025-08**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, REPEALING AND REENACTING IN ITS ENTIRETY ARTICLE 5 FIRE
CODE OF CHAPTER 18 OF THE SEVERANCE MUNICIPAL CODE REGARDING
THE ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE**

WHEREAS, the Town of Severance, Colorado (the “Town”) is duly organized and validly exists as a Home Rule Town under Article XX, Section 6 of the Colorado Constitution and the Town’s Home Rule Charter; and

WHEREAS, the Town receives fire protection through the Windsor-Severance Fire Protection District (the “District”) which is run by a Board of Directors; and

WHEREAS, the International Fire Code is a model code that regulates minimum safety requirements for new and existing buildings, facilities, storage and processes; and

WHEREAS, the District has adopted the 2024 International Fire Code in order to establish rules of conduct and standards for the protection of life, health, property, security, and welfare of the inhabitants of the District; and

WHEREAS, in order to ensure standard and equitable protection throughout the District, the Town Council finds and determines it is necessary for the public health, safety, and welfare to adopt the 2024 International Fire Code by reference with local amendments.

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

Section 1. Article 5, Fire Code of Chapter 18 of the Severance Municipal Code is repealed in its entirety and reenacted to provide as follows:

Sec. 18-5-10. – Adoption.

The International Fire Code, 2024 Edition issued and published by the International Code Council, 4501 Flossmoor Road, Country Club Hills, IL 60478, including appendices B, C, D, E, F, G, H, I, and O, is hereby adopted by reference as the Town of Severance Fire Code as if fully set out in this Article with the additions, deletions, insertions and changes as follows.

Sec. 18-5-20. – Copy on file.

At least one (1) copy of the *International Fire Code*, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-5-30. – Amendments.

IFC Section 101.1 Title is amended to read as follows: These regulations shall be known as the *Fire Code* of the Windsor Severance Fire Protection District, hereinafter referred to as “the code.”

IFC Section 102.7.3 – Editions of codes and standards is hereby created to read as follows: In addition to the codes and standards listed in Chapter 80, designers may utilize the most current editions of codes and standards, as approved by the fire code official.

IFC Section 105.5.34 – Mobile food preparation vehicles is hereby amended to read as follows: A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors, use liquified petroleum gases (LP-gas), or that utilize generators using combustible or flammable liquid fuels. Mobile food preparation vehicles shall be required to comply with NFPA 96 (2024): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

IFC Section 105.5.40 – Outdoor assembly event is hereby amended to read as follows: An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1,000 persons, or where the event includes *high-risk activities* as defined in Chapter 2 of this code.

IFC Section 105.5.51 – Temporary membrane structures and tents is hereby amended to read as follows: An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure, or a tent having an area in excess of 700 square feet.

IFC Section 105.6.25 – Temporary tents, stages, and membrane structures is hereby amended to read as follows: A construction permit is required to erect a temporary stage with a surface area of 400 square feet or greater. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent in accordance with Section 105.5.51.

IFC Section 112.1 - Board of Appeals established is hereby amended to read as follows: In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Directors of the Windsor Severance Fire Protection District. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

IFC Section 112.3 is hereby deleted in its entirety.

IFC Section 114.4 – Failure to comply is hereby amended to read as follows: Any person who shall continue work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.

Each day in which such a violation occurs shall constitute a separate violation of this subsection 114.4.

IFC Section 115 Reporting of Emergencies and False Alarms is added and reads as follows:

116.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 116.

116.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

116.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled, or transmitted in any manner. See the District's Fire Alarm Resolution, which governs Fire Alarm Systems and is intended to summon Fire District response, establish fees, and provide penalties for violations.

Section 202 is amended with the following additions and modifications:

CROSS SLOPE. A geometric feature of roadway, measured at right angles to vehicle alignment; the transverse slope with respect to the horizon.

FIRE APPARATUS ACCESS ROAD is amended to read: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire apparatus access drive, fire lane, public street, private street, parking lot lane, and access roadway.

HIGH-RISK ACTIVITIES. Special events shall be deemed to be *high-risk activities* if they include the following proposed activities: display of fireworks before a proximate audience, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.

PERMISSIBLE FIREWORKS. Fireworks as defined in Colorado statute 8 CCR 1507-12; generally, those small firework devices designed primarily to produce visible and audible effects by combustion and that burn without explosion, and do not produce a loud report or disburse any metal, glass, or brittle plastic fragments.

RURAL FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had limited fire flow. These areas may or may not be served by a public or private water district/provider.

URBAN FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had adequate fire flow. These areas are typically served by a public or private water district/provider.

IFC Section 307.1.1 – Prohibited open burning is amended to read as follows: Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

Exceptions: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official. Agricultural burning that is approved by *the fire code official* and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

IFC Section 307.2 – Permit required is hereby amended to read as follows: A permit shall be obtained from the County Health Department of jurisdiction in accordance with Section 105.5.36 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

IFC Section 308.1.7 – Sky lanterns is hereby amended to read as follows: The use, lighting, tethering, or release of sky lanterns is prohibited.

IFC Section 311.5 – Placards is hereby amended to read as follows: The fire code official is authorized to require any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code to be marked as required by Sections 311.5.1 through Section 311.5.5.

IFC Section 503.1 – Where required is hereby amended to read as follows: Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

IFC Section 503.1.1 Exception 1.1 is hereby amended to read as follows: If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance is allowed to increase to within 300 feet of all portions of the first-floor exterior walls.

IFC Section 503.1.1 Exception 1.3 is hereby deleted in its entirety.

IFC Section 503.1.2 – Additional access is hereby amended to read as follows: A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

IFC Section 503.1.2.1 - Access to buildings is hereby added and reads as follows: A minimum of two approved fire-apparatus access roads shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

IFC Section 503.1.4 – Limited access is hereby added and reads as follows: The fire code official is authorized to modify the fire-apparatus access requirements due to existing waterways, topography, hazards or other factors.

IFC Section 503.2 – Specifications is hereby amended to read as follows: Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

IFC Section 503.2.7 – Grade is hereby amended to read as follows: Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

IFC Section 503.2.8 – Angles of approach and departure is hereby amended to read as follows: Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

IFC Section 503.2.9 – Cross slope is hereby created to read as follows: Cross slope grade of fire apparatus access roads shall not exceed 5 percent.

IFC Section 505.1 – Address identification is hereby amended to read as follows: New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with the color of their background. Address numerals shall be Arabic numbers and street names, if required to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

505.1.1 Addresses shall be assigned by the governmental entity having jurisdiction (Town of Windsor, Town of Severance, Weld County or Larimer County) and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.

505.1.2 The approved address numerals shall be visible from the street fronting the property and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.

505.1.3 The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. (For purposes of sizing and location of address letters or numerals, building height includes the façade or parapet wall.) Where required by the fire code official, additional address and/or exterior door identification shall be provided in approved locations to facilitate emergency response.

505.1.4 Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

505.1.5 Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.

505.1.6 One- and two-family dwelling units, excluding townhouses, shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch. Townhouses shall have numerals with a minimum height of six inches and stroke width of one-half inch.

505.1.7 Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.

505.1.8 Monument signs shall not be used in lieu of address numerals on the building.

505.1.10 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).

505.1.9 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.

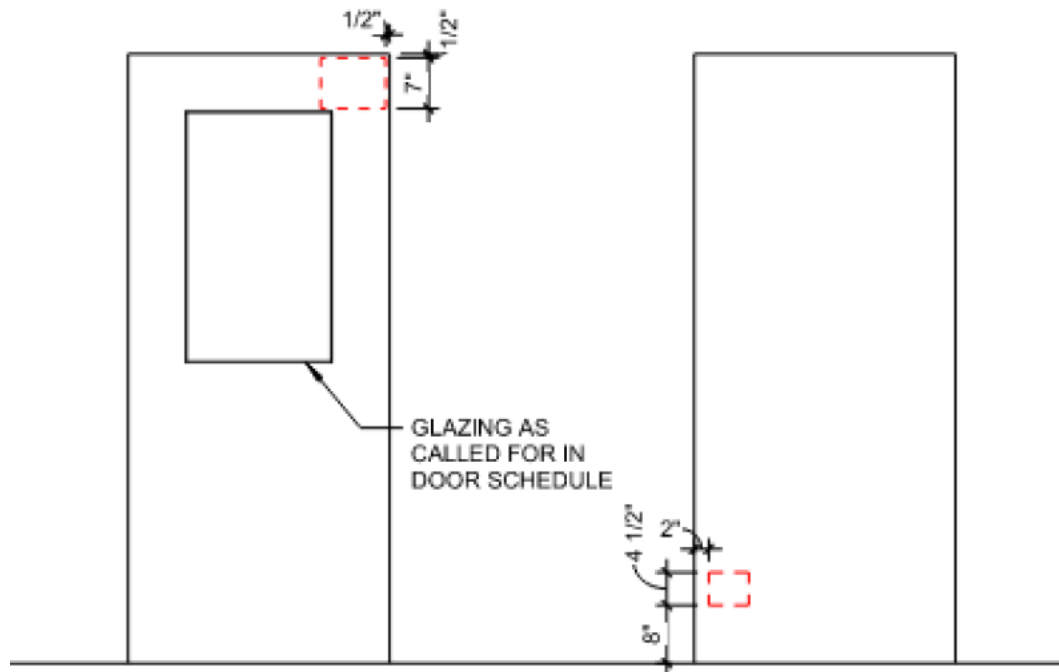
505.1.11 Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).

505.1.12 Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.13 Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

505.1.14 On buildings with multiple exterior doors, all exterior doors shall be clearly labeled. When exterior doors serve specific suite/unit areas, the suite/unit number shall be clearly displayed. Exterior doors that serve building common areas shall be clearly labeled with sequential door numbers. Door numbering shall begin with “1” at the front or main entry door and proceed clockwise around the entire building. See below for images displaying the number location and size for various door types.

EXAMPLES OF REQUIREMENTS FOR EXTERIOR DOOR NUMBERS:

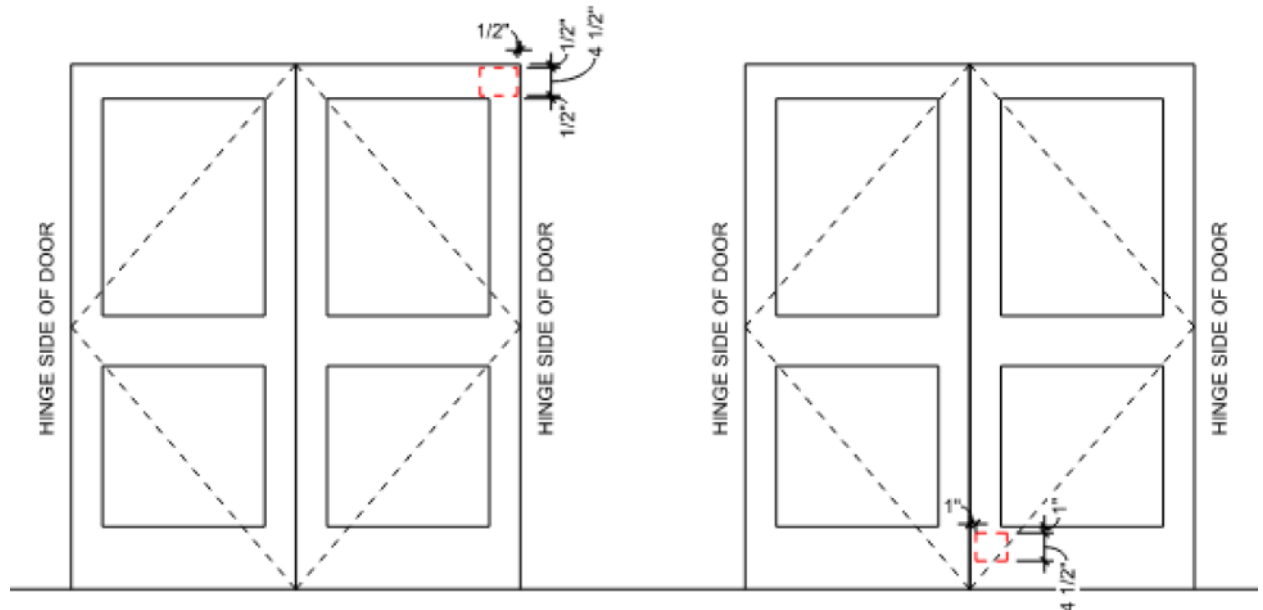


EXTERIOR VIEW
FLUSH EXTERIOR DOOR

7" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER. REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

INTERIOR VIEW
FLUSH EXTERIOR DOOR

4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.



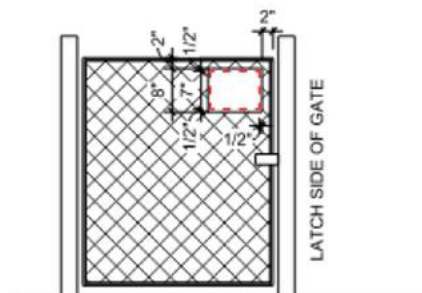
EXTERIOR VIEW
EXTERIOR ALUMINUM DOOR

4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

INTERIOR VIEW
EXTERIOR ALUMINUM DOOR

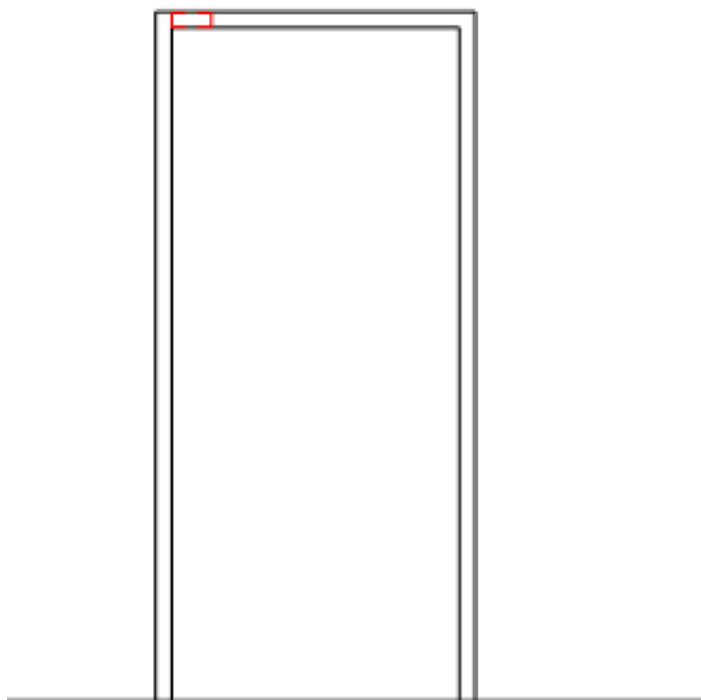
4 1/2" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE AT ALL EXTERIOR HM DOORS.

NOTE: AT VESTIBULES, INTERIOR DOOR GRAPHIC TO BE ON INTERIOR SET OF VESTIBULE DOORS



EXTERIOR GATE
BOTH SIDES

7" TALL REFLECTIVE VINYL GRAPHIC WITH PERIMETER DOOR NUMBER ON 8" OUTDOOR RATED RIGID BLACK BACKING. REFLECTIVE VINYL TO BE WHITE - ARCHITECT TO APPROVE COLOR. PERIMETER DOOR NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE ON BOTH SIDES OF THE GATE- BACK TO BACK AT UPPER CORNER ON THE LATCHING SIDE OF THE GATE.



INTERIOR VIEW
INTERIOR DOORWAYS

1 3/4" TALL REFLECTIVE VINYL GRAPHIC WITH ROOM NUMBER (GRAPHIC TO BE SOLID FILL OF THE NUMBER). REFLECTIVE VINYL TO BE CONTRASTING COLOR FROM THE DOOR FRAME - ARCHITECT TO APPROVE COLOR. ROOM NUMBERS TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. PROVIDE ON INTERIOR SIDE OF ALL DOOR INTERIOR/INTERIOR FRAMES.

IFC Section 507.3 – Fire flow is hereby amended to read as follows: Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B “Fire-flow Requirements for Buildings” of this code.

IFC Section 507.5.1.1 – Hydrant for fire department connections is hereby amended to read as follows: Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

IFC Section 509.1.2 – Utility disconnect is hereby added and reads as follows: The fire code official is authorized to approve utility disconnect locations.

IFC Section 901.1 – Scope is hereby amended to read as follows: The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing, and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

IFC Section 903.2 – Where required is hereby amended to read as follows: Approved automatic sprinkler systems shall be installed in new buildings and structures of 5,000 square feet or greater, or as described in Sections 903.2.1 through 903.2.12.

IFC Section 903.2.8.4 – Dead-end roadways is hereby added and reads as follows: An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

IFC Section 903.3.1.3 – NDPA 13D and sprinkler systems is hereby amended to read as follows: Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be installed throughout in accordance with NFPA 13D. All such structures with an attached garage shall include the installation of at least one sprinkler above the door providing access from the garage to the structure.

IFC Section 903.3.9 – Control valves is hereby amended to read as follows: Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

IFC Section 905.4 Item #1 is hereby amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing, as approved by the fire code official.

IFC Section 907.5.2 – Alarm notification appliances is hereby amended to read as follows: Alarm notification appliances shall provide full occupant notification throughout the entire building or structure and shall be designed and installed in accordance with NFPA 72. All one- and two-family dwellings protected by an automatic sprinkler system shall be equipped with a minimum of one audible-visible alarm notification appliance inside the structure, in a normally occupied location. Alarm notification appliances shall be listed for their purpose.

IFC Section 1103.5.3 is hereby amended by the deletion of the bracketed sentence.

IFC Section 3103.2 – Approval required is hereby amended to read as follows; however, the exceptions remain unchanged: Temporary tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.

IFC Section 4001.1.1 – Nonapplicability is hereby amended to read as follows: Chapter 50 and Chapter 57 are specifically applicable to the production or manufacture of distilled spirits and wines in barrels and casks, and are not applicable to storage of these items, as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.

IFC Section 5001.1 Exception #10 is hereby amended to read as follows:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recently published edition of the Distilled Spirits Council of the United States (DISCUS) “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities.”

IFC Section 5601.1.3 – Fireworks is hereby amended to read as follows: The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

IFC Section 5601.1.3 Exception #4 is hereby amended to read as follows:

4. The possession, storage, sale, handling and use of permissible fireworks in accordance with state statutes and local municipal codes.

IFC Section 5601.2.2 – Sale and retail display is hereby amended to read as follows: Persons shall not construct a retail display nor offer for sale explosives, explosive materials, or fireworks on highways, sidewalks, public property, or in any permanent building.

IFC Section 5602.1 is hereby amended with the addition of the following term: *PERMISSIBLE FIREWORKS*.

IFC Section 5610 – Permissible Fireworks is hereby added and reads as follows:

SECTION 5610 PERMISSIBLE FIREWORKS

5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16 years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

IFC Section 5701.2 – Nonapplicability #10 is hereby amended to read as follows:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits

Council of the United States (DISCUS) “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities.”

IFC Section 5704.2.14.1 is hereby amended by the following addition:

7. Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

IFC Section 5706.2.4 – Permanent and temporary tanks is hereby amended to read as follows, and the exception is deleted: The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design.

IFC Section 5706.3 is hereby amended with the following additions:

5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 503 and Appendix D “Fire Apparatus Access Roads” of this code.

5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Sections 503.5, 503.6 and D103.5 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Energy and Carbon Management Commission (CECM) rules. CECM Rule 600 shall be specifically addressed for all site safety requirements.

5706.3.13 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

IFC Section 5706.4 is hereby amended with the following addition:

5706.4.11 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

IFC Chapter 80 – Referenced Standards is hereby amended by adding the following additional referenced standards in alphabetical and numerical sequence:

CEMC

Colorado Energy and Carbon Management Commission

1120 Lincoln Street, Suite 801

Denver, CO 80203

Rule 600: Safety Regulations

Referenced in Section 5706

DISCUS

Distilled Spirits Council of the United States
1250 Eye Street, NW Suite 400
Washington, DC 20005

Recommended Fire Protection Practices For Distilled Spirits Beverage Facilities, 3rd Edition, June 2005

Referenced in Sections 5001.1, 5701.2 and 5704.3.3

IFC Appendices only the appendices of the 2024 International Fire Code listed herein are adopted as follows:

APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby adopted in its entirety with the following amendments:

Table B105.2, Footnote a. is hereby amended to read as follows:

The reduced fire flow shall be not less than 1,500 gallons per minute

Table B105.2, Footnote b. is deleted in its entirety.

Section B106 is hereby amended by the deletion of IRC-24

APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS is hereby adopted in its entirety with the following amendments:

Section C101.1 is hereby amended to read as follows:

C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Table C102.1 is hereby amended by renaming it Table C102.1 REQUIRED NUMBER OF FIRE HYDRANTS, and by deleting columns AVERAGE SPACING BETWEEN HYDRANTS and MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT, and by deleting all footnotes.

Section C103 is hereby amended with the creation of Table C103.1 REQUIRED SPACING OF HYDRANTS and associated footnotes:

**TABLE C103.1
REQUIRED SPACING OF HYDRANTS**

APPLICATION	SPACING BETWEEN HYDRANTS (feet) a,b	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Multi-Family Residential	400	200c
Commercial and Industrial	300	150c
Urban One- and Two- Family Dwellings, Group R-3 and R-4, and townhouses	600	300c

Rural One- and Two-Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000c
--	-------	--------

- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each side of the street and be arranged on an alternating basis.
- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

The Exception within Section C103.2 is hereby deleted in its entirety.

Section C103.3 is hereby amended to read as follows:

C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1

Section C105 Referenced Standard is hereby deleted in its entirety.

APPENDIX D – FIRE APPARATUS ACCESS ROADS is hereby adopted in its entirety with the following amendments:

Section D102.1 is hereby amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 85,000 pounds (38,555 kg).

A new Section D102.2 is hereby added and reads as follows:

D102.2 Roadway surface. All fire apparatus access roadways shall be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for temporary use, outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

A new Section D102.2.1 is hereby added and reads as follows:

D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary access shall be available as long as the site is under construction. Thereafter, permanent fire lanes conforming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

Section D103.3 is hereby amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius, or as determined by agency apparatus design specifications.

Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS is hereby amended to read as follows:

TABLE 103.4

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	Refer to Figure D103.1

An exception is hereby added to Section D103.5 and reads as follows:

Exception: Private driveways serving one single-family residence, as approved by the fire code official.

Section D104.1 is hereby amended to read as follows:

D104.1 Access to buildings. All new commercial and industrial developments shall have not fewer than two means of fire apparatus access for each structure.

Section D105.3 is hereby amended to read as follows:

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from, and be positioned parallel to, one long side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Section D106.1 is hereby amended to read as follows:

D106.1 Access to buildings. All new multiple-family residential developments shall be equipped throughout with two separate and approved fire apparatus access roads.

Section D106.2 is deleted in its entirety.

APPENDIX E – HAZARD CATEGORIES is hereby adopted in its entirety

APPENDIX F – HAZARD RANKING is hereby adopted in its entirety

APPENDIX G – CRYOGENIC FLUIDS – WEIGHT AND VOLUME EQUIVALENTS is hereby adopted in its entirety

APPENDIX H – HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) is hereby adopted in its entirety

APPENDIX I – FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS is hereby adopted in its entirety

APPENDIX O – VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES is hereby adopted in its entirety, with one amendment:

O101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix. Valet trash collection shall be allowed only in Group R-2 occupancies protected in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code

Sec. 18-5-40. – Key lockbox systems required for certain structures.

- (a) All multifamily residential structures that have restricted access through locked doors and have a common corridor for access to the living units shall be equipped with a key lock

box at or near the main entrance or such other location required by the fire marshal. This requirement shall also apply to governmental structures and nursing care facilities.

- (b) All newly constructed structures subject to this section shall have the key lock box installed and operational prior to the issuance of an occupancy permit.
- (c) The fire marshal shall designate the type of key lock box system to be implemented within the town and shall have the authority to require all structures subject to this Section to use the designated system.
- (d) The owner or operator of a structure required to have a key lock box shall, at all times, keep a key in the lock box that will allow for access to the structure.
- (e) The fire marshal shall be authorized to implement rules and regulations for the use of the lock box system, and to the extent allowed by law shall make such system available to police for the structures covered by this Section. Entry to private property by the fire marshal or law enforcement through use of such a lock box shall occur only in situations where a legal right to enter exists, such as the possession of a warrant or the existence of exigent circumstances.
- (f) Any person who owns or operates a structure subject to this section shall be subject to the penalties set forth in all sections of this Code for any violation of this section; provided that the maximum fine for a conviction for a violation of this section shall be one thousand dollars (\$1,000.00).
- (g) All requests for the designated key lock box system shall be coordinated through the fire marshal and get approval for the location of the box on each site.

Section 2. Severability. The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 4. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 5. In accordance with Section 6.03(6) of the Severance Home Rule Charter, this Ordinance shall take effect thirty (30) days after publication.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL THIS ____ DAY OF _____, 2025.

TOWN OF SEVERENCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM:

Erica Romberg, Town Attorney

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, Colorado do solemnly swear and affirm that I published in full a true and correct copy of Ordinance No. 2025- , enacted by the Town Council on _____, 2025, on the Town of Severance's website, <https://www.townofseverance.org/255/Ordinances>, on the ____ day of _____, 2025.

Witness my hand and seal this ____ day of _____, 2025.

Sarah Jacobsen
Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 183 - Ordinance No. 2025-09: An Emergency Ordinance of the Severance Town Council Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for and the Establishment of Natural Medicine Healing Centers and Businesses within Town Limits	Nicholas Wharton, Town Manager	Nicholas J. Wharton
ACTION REQUESTED		
Town Management requests that the Town Council review, discuss, and take action on Ordinance 2025-09, An Emergency Ordinance of the Severance Town Council Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for and the Establishment of Natural Medicine Healing Centers and Businesses within Town Limits. • Actions that may be taken: ○ Move to Approve Ordinance 2025-09 ○ Move to Approve Ordinance 2025-09 with Alterations ○ Take No Action		<u>Ordinance</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
Colorado voters adopted citizen-initiated Proposition 122, which amended Title 12 of the Colorado Revised Statutes to include Article 170, now designated as the “Natural Medicine Health Act of 2022” (NMHA). The Colorado Natural Medicine Code (Regulatory Act), codified in C.R.S. §§ 44-50-101 through 904 authorizes Town Council to enact ordinances regulating the time, place, and manner of the operation of licenses issued pursuant to the Regulatory Act.		
BRIEF SUMMARY		
DORA and CDOR have now issued regulations pertaining to the NMHA and the Regulatory Act. The Town requires an appropriate amount of time to thoroughly review such regulations to determine what additional local regulations can and/or need to be adopted by the Town. The town requires additional time to prepare and propose for adoption any and all local regulations deemed necessary within its authority, including, but not limited to, time, place, and manner of operation regulations for natural medicine healing centers and natural medicine businesses. Staff and Town Management are requesting the six-month temporary moratorium imposed by this Ordinance is intended to prevent the establishment and operation of natural medicine healing centers and natural medicine businesses in the Town on a temporary basis in order to allow the Town to analyze and apply the state of the law and regulations, to draft appropriate local ordinances, and to		

allow public comment prior to adoption of any such ordinance; to ensure that prospective operators and owners of natural medicine healing centers and natural medicine businesses are able to make business and investment decisions with sufficient knowledge of local ordinances surrounding natural medicine; and in order to protect the health, safety, and welfare of the residents of the Town.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

Town Management recommends that the Town Council take action and move to approve Ordinance 2025-09, An Emergency Ordinance of the Severance Town Council Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for and the Establishment of Natural Medicine Healing Centers and Businesses within Town Limits.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 2025-02-14 - Ordinance - Temp Moratorium - Nat Medicine

**TOWN OF SEVERANCE, COLORADO
ORDINANCE NO. 2025-09**

**AN EMERGENCY ORDINANCE OF THE SEVERANCE TOWN COUNCIL
IMPOSING A TEMPORARY MORATORIUM ON THE SUBMISSION,
ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR AND/OR
THE ESTABLISHMENT OF NATURAL MEDICINE HEALING CENTERS AND
BUSINESSES WITHIN TOWN LIMITS**

WHEREAS, the Town of Severance, Colorado (Town) is duly organized and validly exists as a Home Rule Town under Article XX, Section 6 of the Colorado Constitution and the Town’s Home Rule Charter; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the Town possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; and

WHEREAS, C.R.S. § 31-16-105 and the Severance Home Rule Charter § 6.04 authorize the Town to enact and publish emergency ordinances; and

WHEREAS, Colorado voters adopted citizen initiated Proposition 122, which amended Title 12 of the Colorado Revised Statutes to include Article 170, now designated as the “Natural Medicine Health Act of 2022” (NMHA); and

WHEREAS, the Colorado Natural Medicine Code (Regulatory Act), codified in C.R.S. §§ 44-50-101 through 904 authorizes Town Council to enact ordinances regulating the time, place, and manner of the operation of licenses issued pursuant to the Regulatory Act; and

WHEREAS, C.R.S. §§ 12-170-115 and 44-50-104 establish that the Town shall not adopt, enact, or enforce any ordinance, rule, regulation, or resolution that is otherwise in conflict with the provisions of the NMHA or the Regulatory Act.; and

WHEREAS, C.R.S. §§ 12-170-104(12)(a)(I)-(II) and 44-50-103(13)(a)(I)-(II) establish that the term “natural medicine” currently applies to psilocybin and psilocin; in the event the substances to which the term “natural medicine” applies is expanded this temporary moratorium shall apply thereto; and

WHEREAS, C.R.S. §§ 12-170-104(8) and 44-50-103(6) define “healing center” as a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant; and

WHEREAS, C.R.S. § 44-50-103(14) defines “natural medicine business” as “a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, a natural medicine testing facility, or another licensed entity created by the state licensing authority;” and

WHEREAS, the Town's Municipal Code (Code) contains Land Use and Development standards enacted to protect the health, safety, and welfare of residents of the Town; and

WHEREAS, under the Town's current Land Use and Development standards, the operation of natural medicine healing centers and natural medicine businesses are not permitted land uses and the Town has not approved any such land use; and

WHEREAS, the Town does not currently have any zoning regulations addressing natural medicine healing centers and natural medicine businesses; and

WHEREAS, DORA and CDOR have now issued regulations pertaining to the NMHA and the Regulatory Act and the Town requires an appropriate amount of time to thoroughly review such regulations to determine what, if any, additional local regulations can and/or need to be adopted by the Town; and

WHEREAS, the Town requires additional time to prepare and propose for adoption any and all local regulations deemed necessary within its authority including, but not limited to, time, place, and manner of operation regulations for natural medicine healing centers and natural medicine businesses; and

WHEREAS, the six (6) month temporary moratorium imposed by this Ordinance is intended to prevent the establishment and operation of natural medicine healing centers and natural medicine businesses in the Town on a temporary basis in order to allow the Town to analyze and apply the state of the law and regulations, to draft appropriate local ordinances, and to allow public comment prior to adoption of any such ordinance; to ensure that prospective operators and owners of natural medicine healing centers and natural medicine businesses are able to make business and investment decisions with sufficient knowledge of local ordinances surrounding natural medicine; and in order to protect the health, safety, and welfare of the residents of the Town; and

WHEREAS, the six (6) month temporary moratorium imposed by this Ordinance also prevents the submission, acceptance, processing, and approval of applications for the establishment of a natural medicine healing center or natural medicine business in the Town; and

WHEREAS, the Town finds and determines that this Temporary Moratorium is necessary for the immediate preservation of public health, safety, and welfare and this Ordinance shall become effective upon adoption as authorized by C.R.S. § 31-16-105 and the Severance Home Rule Charter § 6.04.

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

Section 1. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by the Town Council.

Section 2. Temporary Moratorium.

- (a) Restrictions. During the effective term of this Ordinance, there shall be no establishment or operation of natural medicine healing centers and natural medicine businesses in the Town nor shall the submission, acceptance, processing, or approval of applications for the establishment or operation of a natural medicine healing center or natural medicine business be permitted in the Town. For purposes of this Temporary Moratorium, the terms natural medicine, natural medicine healing center, natural medicine business, and the like are as defined by Colorado Revised Statutes and any applicable and authorized regulations.
- (b) Termination. This moratorium shall terminate on the day of 11th day of September, 2025 unless it is terminated at an earlier date or extended by further Ordinance by the Severance Town Council.

Section 3. Severability. The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 4. Emergency Declaration. Pursuant to C.R.S. § 31-16-105 and the Severance Home Rule Charter § 6.04, the Town Council hereby finds, determines, and declares that an emergency exists and that this Ordinance is necessary for the immediate preservation of the public health, safety, and welfare of the Town because an analysis must be conducted on the impact on Town residents, property owners, workforce, visitors, and customers concerning the state law and regulations concerning Natural Medicine and the manner in which it should be regulated in the Town as permitted by law and any local ordinance surrounding the same must be clear and consistently applied among all residents and property owners without any gaps in enforcement or implementation and, therefore, this Ordinance must be passed as an Emergency Ordinance.

Section 5. In accordance with Section 6.04(3) of the Severance Home Rule Charter, this Ordinance shall take effect upon adoption and shall be published in full following adoption.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL THIS 11th DAY OF MARCH, 2025.

TOWN OF SEVERENCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM:

Erica Romberg, Town Attorney

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, Colorado do solemnly swear and affirm that I published in full a true and correct copy of Emergency Ordinance No. 2025- , enacted by the Town Council on March 11, 2025, on the Town of Severance's website, <https://www.townofseverance.org/>, on the ____ day of _____, 2025.

Witness my hand and seal this ____ day of _____, 2025.

Sarah Jacobsen
Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 189 - Resolution No. 2025-08R Adopting New Street Signs to Denote Town-Owned and Maintained Streets	Nicholas Wharton, Town Manager	Nicholas J. Wharton
ACTION REQUESTED		
Town Management requests that the Town Council review, discuss, and take action on Resolution No. 2025-08R Adopting New Street Signs to Denote Town-Owned and Maintained Streets. • Actions that may be taken: ○ Move to Approve Resolution No. 2025-08R ○ Move to Approve Resolution No. 2025-08R with Alterations ○ Take No Action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
At the February 11th work session, the Town Council discussed how they would like to handle the possible naming of Weld County Roads that are currently owned and or maintained by the Town. Management looked into the prior resolutions for County Roads maintained and or owned by the Town and found that in 2004 and 2009, several roads were named but not sent to the assessor's office, nor was proper signage installed.		
BRIEF SUMMARY		
As requested by the Town Council, a resolution to adopt new street signs denoting town-owned and maintained streets is being proposed. The previous and new sign designs have been prepared and are included in this packet. Additionally, management has reached out to the Fire District and received feedback that they would not favor "Severance" on the signage, support the goose and color and would like to provide additional input once the council has direction.		
PUBLIC SUPPORT/CONCERN		
Residents have voiced that they are unaware that the town maintains several Weld County Roads they drive on and that the roads would fall under the transportation utility fee.		
ANALYSIS AND RECOMMENDATION		
Town Management recommends that the Town Council take action and move to approve Resolution No. 2025-08R Adopting New Street Signs to Denote Town-Owned and Maintained Streets.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2025-02-24 - Resolution 2025-08R adopting new town street signs 2. Signs 3. Sign Templates		

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-08R**

**A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF SEVERANCE ADOPTING
NEW STREET SIGNS TO DENOTE TOWN OWN AND MAINTAINED STREETS**

WHEREAS, the Town of Severance (the “Town”) has been granted broad authority to provide for the common good of the residents of the Town by and through its home rule Charter; and

WHEREAS, pursuant to Colorado Revised Statutes §31-15-702, the governing body of each municipality has the power to “lay out, establish, open, alter, widen, extend, grade, pave, or otherwise improve street, parks, and public grounds and vacate the same and... to regulate the use of the same”; and

WHEREAS, the Town owns and maintains a number of public streets throughout the Town; and

WHEREAS, since the establishment of the Town, the Town has annexed into its boundaries a large number of streets and roads; and

WHEREAS, in an effort to more clearly define and establish the streets that are owned and maintained by the Town, the Town Council desires to create new street signs that clearly delineate Town streets and roads; and

WHEREAS, the Town Council finds it desirable and prudent, and in the best interest of the general health, safety, and welfare of its residents to establish and install new street signs throughout the Town to clearly delineate streets that are owned and maintained by the Town.

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

1. The Town Council incorporates the foregoing recitals as findings by the Town Council.
2. The Town Council hereby approves the new street sign design attached to this Resolution as Exhibit A.
3. The Town Manager or his designee is hereby authorized to take any further actions reasonably necessary or prudent to carry out the effect of this Resolution.

RESOLVED AND APPROVED this 11th day of March, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

[ATTEST]

Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM

Wilson Williams Fellman Dittman, Interim Town Attorney

1

48 x 8



2

42 x 8



3

42 x 8



4

30 x 8



1a

36 x 16



2a

36 x 16



3a

30 x 16



30 x 8

36 x 8

48 x 8

 TOS 23

 TOS 70

 TOS 78

 Schied Ave

 Thornblom Ave

 SEV 23

 SEV 70

 SEV 78

 Ackroyd

 TOS 80

 TOS 72

 SEV 80

 SEV 72



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 194 - Resolution No. 2025-09R: A Resolution of the Town Council of the Town of Severance expressing its support for free speech and condemning hateful and threatening behavior	Nicholas Wharton, Town Manager	Mayor Matthew Fries
ACTION REQUESTED		
Town Management requests that the Town Council review, discuss, and take action on Resolution No. 2025-09R: A Resolution of the Town Council of the Town of Severance expressing its support for free speech and condemning hateful and threatening behavior. • Actions that may be taken: ○ Move to Approve Ordinance 2025-09 ○ Move to Approve Ordinance 2025-09 with Alterations ○ Take No Action		<u>Resolution Discussion</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
Please see the attached resolution for discussion by the Council.		
PUBLIC SUPPORT/CONCERN		
Comments can be seen on social media.		
ANALYSIS AND RECOMMENDATION		
Town Management recommends that the Town Council take action on Resolution No. 2025-09R: A Resolution of the Town Council of the Town of Severance expressing its support for free speech and condemning hateful and threatening behavior.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2025-03-04 - Resolution 2025-09R Expressing Support for 1A rights		

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-09R**

**A RESOLUTION OF TOWN COUNCIL OF THE TOWN OF SEVERANCE
EXPRESSING ITS SUPPORT FOR FREE SPEECH AND CONDEMNING HATEFUL
AND THREATENING BEHAVIOR**

WHEREAS, the Town of Severance (the “Town”) is a diverse community that values its residents who come from many different backgrounds and hold many different viewpoints; and

WHEREAS, the Severance Town Council (the “Council”) recognizes, appreciates, and embraces these different viewpoints within the community and completely supports the expression of free speech afforded by the United States Constitution and the Home Rule Charter of the Town; and

WHEREAS, the Council does not, however, embrace nor condone hateful or threatening behavior in any form or from any person; and

WHEREAS, the Council will not tolerate, and will investigate any hateful or threatening behavior perpetrated within the community to the fullest extent permitted by law; and

WHEREAS, the Council implores residents and visitors to the community to respect individual freedoms of every other individual by equally respecting the views and expressions of those they disagree with.

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

1. The Town Council incorporates the foregoing recitals as findings by the Town Council.
2. The Town Council hereby formally expresses its support of the First Amendment of the United States Constitution while simultaneously condemning hateful and threatening behavior within the Town to the fullest extent permitted by law.

RESOLVED AND APPROVED this 11th day of March, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

[ATTEST]

Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM

Wilson Williams Fellman Dittman, Interim Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 197 - Ordinance 2025-XX Text Amendments to the Land Use Code - Chapter 16 of the Severance Municipal Code for Purposes of Reorganizing Article 3 - Zoning	Shani Porter, Planning Director	Shani Porter, Planning Director Josh Olhava, Planner Mary Lynn Macsalka, Town Attorney
ACTION REQUESTED		
Town staff is asking for the Town Council to review, discuss, and provide feedback to staff on Chapter 16, Article 3 as they see fit.		<u>Discussion</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
The Planning Commission reviewed the reorganization of Chapter 16, Article 3 at their February 19, 2025, meeting and recommended that the Town Council approve the reorganization as presented by Town Staff.		
BRIEF SUMMARY		
Various amendments have been made to Section 16 of the Town of Severance Land Use Code over the last two years. The codification of these changes identified that the reorganization of Section 16 would be necessary for a user-friendly and cohesive implementation of the Land Use Code.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Town Council to review, discuss, and provide feedback to staff on Chapter 16, Article 3 as they see fit.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: - Article 3 - Zoning v3 (Clean for PC Packet) (2.14.2025 Ayres +MLM) - Severance LUC Art 3 REDLINE for TC Packet 3.11.2025 - Res PC2025-05R Amend Land Use Code Ch 16 Reorg Art3		

Article 3 – Zoning (*Chapter 16, Articles 3 & 6*)

Section 16.3.10. Zoning districts and boundaries. (*Sec. 16.3.30*)

(a) *Zoning districts.* To carry out the provisions of this Code and the Comprehensive Plan, the Town is divided into the following zoning districts:

1. Rural Residential (RR)
 - i. Rural Residential Conservation (RR-C)
 - ii. Rural Residential Agricultural (RR-A)
2. Suburban Perimeter (SP)
3. Town Core (TC)
4. Development Nodes (DN)
 - i. Development Node Industrial (DN-I)

(b) *Official zoning map.* The boundaries and classifications of established districts are as depicted on the "Town of Severance Zoning Map," which may from time to time be revised, updated, or redrafted. The zoning map adopted and to be used for reference shall be that map bearing the most recent date of publication and approval by the Town.

1. Interpretation of zoning district boundaries. In the event that uncertainty exists on the zoning map, district boundaries shall be on section lines, lot lines, the centerlines of highways, streets, alleys, railroad rights-of-way or such lines extended; municipal corporation lines; natural boundary lines such as streams or other lines to be determined by the use of scales shown on the map.
2. Amendment upon zoning or modification. Upon enactment of any ordinance annexing and establishing zoning or modifying existing zoning for any property and upon final passage thereof, the Town shall amend the prior existing zoning map to include the annexed area with the proper zoning classification or show the amended classification. Such updated official map shall contain, in table form, the date and number of the ordinance amending it, the title of the change, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map.
3. Cost of amending zoning. Any person who proposes zoning for property being annexed or proposes modifying existing zoning shall bear the entire cost of amending the zoning map, including all notification costs. The Town shall provide applicants with a copy of the current fee schedule and a fee agreement form upon request.
4. Public inspection; storage of original. A copy of the zoning map shall be available and on display on the Town's official website and at Town Hall during normal business hours.

Section 16.3.20. Principal and conditional uses permitted by zoning district. (Sec. 16.3.40)

(a) General application of land uses.

1. Uses designated as "uses by right" are allowed in a zone district as a matter of right but shall be required to conform to all requirements of this Code. If Code requirements are not met the Town reserves the right to deny a project based on non-compliance.
2. Uses classified as "uses by special review" are not allowed as a matter of right but may be approved by the Town Council with additional review and certain justification above and beyond the requirements of this Code consistent with the review criteria in Article 2 of this Code for the use by special review process.
3. Land uses not otherwise identified in this Code may be proposed. In order to allow such uses, the new or unlisted land use must be determined to be similar to either a use by right or a use by special review listed within that zone district. The term "similar" shall mean that the use can be reasonably interpreted to fit into a similar use category as identified in this Code. Town Staff will make a written determination regarding any request for a land use not listed in this Code. If a determination is made that the proposed use is similar to either a listed use by right or a use by special review, it will be processed as a use by special review under the provisions of this Code.

Section 16.3.30. Private property agreements and covenants.

This Code is not intended to revoke, repeal, abrogate, or impair any easement, covenant, condition, restriction, or other private property agreement applicable to the underlying real property. In no case shall the Town be obligated to enforce the provisions of any easements, covenants, conditions, restrictions, or agreements between private parties or between a private party and a homeowners' association or metropolitan district. It is the responsibility of the property owner to comply with private property agreements and requirements such as covenants, design guidelines, and homeowners' association or metropolitan district rules and regulations. In no instance shall the private property requirements be less restrictive than the requirements of this Code and any other adopted codes of the Town.

Section 16.3.40. Management plans required. (Sec. 16.6.10.5)

A management plan is required for any project and / or development proposal within the Town of Severance. Examples of management plans and criteria for submitting a management plan are available from the Town.

Section 16.3.50. Zone district design standards overview. ([Sec. 16.6.30.4](#))

The Town's adopted development and design criteria can be found in Articles 5 and 6 of this Code. The intent of these standards is to promote creative and unique developments and projects throughout the Town.

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Division 1 Rural Residential

Section 16.3.100. Intent. (Sec. 16.6.10.1)

- (a) The intent of the rural residential zone district is to provide large lot, low-density, single-family detached residential development. Development in this district requires centralized water but may not be served by central sewer. Other municipal infrastructure services may be limited.
- (b) The Rural Residential Zone District includes two (2) sub-zoning categories as outlined below. Further specifics on these sub-zonings is outlined in Sections 16.3.150 and 16.3.155 of this Code.
 - 1. Rural residential agricultural development can occur within or outside designated rural residential areas. The type of development, referred to as Agricultural (Ag) Residential, is characterized by large-lot residential subdivisions that include an agricultural component. The agricultural component may be:
 - i. associated with each individual lot,
 - ii. shared among a select number of lots, or
 - iii. comprised of a stand-alone agricultural parcel.

Similar to rural residential development, Ag residential development is limited by the availability or feasibility of infrastructure. The lot size in Ag residential areas is determined by the agricultural use associated with the land rather than by a fixed minimum acreage per lot. For additional details, refer to **Section 16.____.____** of this Code.

- 2. Rural residential conservation development can occur within designated rural residential areas. This type of development emphasizes preserving large portions of land for open space, agricultural, or conservation easements, which complement the layout of rural subdivision lots. The specific requirements for densities, open space allocation, and design standards are detailed in Section 16.4.145 of this Code.

Section 16.3.105. Lot and building standards. (Sec. 16.6.10.2)

- (a) *Gross maximum density.* Two and one-half (2.5) acres per dwelling unit (e.g., 50 acres divided by 2.5 acres equals 20 lots).
 - 1. Lot sizes may be smaller than two and one-half (2.5) acres if the development contains managed open space or preserved agricultural land with clustered lots to achieve the maximum density.
 - 2. Final lot count may be limited by infrastructure or geographic constraints.
- (b) *Minimum lot sizes.* One and one-quarter (1.25) acres.
 - 1. Diversity and flexibility of lot sizes is highly encouraged.

- (c) *Setbacks.* For areas not governed by building envelopes, the minimum setback shall be as shown on the following Table 16.3.105.

Table 16.3.105 - Rural Residential Setback Criteria.

	Principal Residence	Accessory Building
Front setback	25'	25'
Side setback	7.5'	5'
Rear setback	30'	5'

Section 16.3.110. Land uses. (Sec. 16.6.10.3)

- (a) *Uses by right. (may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)*
1. Residential land uses:
 - Accessory dwelling
 - Home-based business
 - Single-family attached and detached dwellings
 2. Commercial, retail, or service land uses:
 - Agriculture, commercial
 - Agriculture, noncommercial
 3. Public, quasi-public, other land uses:
 - Golf courses
 - Outdoor recreation
 - Places of worship and assembly
 - Public and private parks
 - Schools
- (b) *Uses by special review.* Land uses not identified may be considered with additional review as determined by Town staff.

Section 16.3.115. Layout standards. (Sec. 16.6.10.6)

- (a) *Typical subdivision layout.*
1. Individual lots shall be accessed by an internal rural roadway system.
 2. Each lot shall have frontage onto a roadway.
 3. Fencing shall be open and maintained along the perimeter street frontage.
 4. The main entrance to a subdivision shall have a monument sign and landscaping.
 5. The perimeters adjacent to major roadways shall be landscaped and shall provide pathways for pedestrian linkages.
 6. Open space and drainage corridors within the subdivision shall provide opportunities for pedestrian linkage to adjacent subdivisions.

- (b) Typical single-family lot layout. The vision for a typical single-family lot is to create a buildable area and identify septic envelopes and open/landscape areas.
- (c) Individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) must be shown on building permit plot plan.

Section 16.3.125. Fencing. (Sec. 16.6.10.10)

- (a) Fencing along major roadways and public areas shall be of a rural character. The treatment should be consistent within the entire development. Fencing located along collector or arterial roads shall be open rail/open character, wood and set back from the right-of-way a minimum of twenty (20) feet. Fencing shall be made visually interesting and shall avoid creating a "tunnel" effect. Style of fencing for neighborhood should strive for consistency with surroundings and intended design. Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns and incorporating articulation or openings into the design. Varying the alignment or setback of the fence and softening the appearance of fence lines with plantings or similar techniques is also encouraged. Privacy fences should not be used along major roadways and public areas. For agriculture uses, T-post fences, wire fences and electric fences are allowed as per the management plan.
- (b) Perimeters not associated with major roadways shall be fenced by the developer with T-post and wire fencing or better. Internal common areas, including pedestrian connectivity pathways and drainage conveyance channels, shall be fenced by the developer using materials consistent with the development. Management and maintenance of all fencing shall be addressed in the developer's management plan.

Section 16.3.130. Entries and signage. (Sec. 16.6.10.11)

Entry signs and entry features should be a visual and attractive focal point for the development. The type and size of signs should be appropriate for the size of the subdivision. Rural character is highly encouraged.

Section 16.3.135. Managed individual wastewater treatment system standards. (Sec. 16.6.10.14)

- (a) Owners and/or applicants are required to submit documentation of approval for individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) from Weld County as part of a development or permit application with the Town. The Town does not regulate individual wastewater treatment standards.
- (b) Any screening or buffering required for above ground systems shall be provided in accordance with the Town's landscaping and buffering standards of this Code.
 - 1. The location and extents of such systems shall be reflected on the development application and building permit plot plan drawings when submitted to the Town.

Section 16.3.140. Rural residential agriculture sub-zoning. (Sec. 16.6.10.15)

The rural residential agricultural sub-zoning is intended to allow private property owners to annex existing agricultural operations into the Town and continue operations. The process for receiving the rural residential agricultural sub-zoning is the same as any other zoning request and may either come through the annexation process or a rezoning of an existing annexed property. The following are characteristics of the agriculture sub-zoning design:

- (a) Agriculture component retained.
- (b) Served by domestic water.
- (c) Joint access points to and from county roads to reduce driveways where practical. (Existing agricultural accesses permitted in Weld County may be maintained if no further subdivision is taking place).
- (d) No HOA required.
- (e) No interior fencing required.
- (f) Density:
 - 1. Minimum lot size (septic): Ten (10) acres.
 - 2. Gross density: one (1) dwelling unit per fifteen (15) acres.
- (g) Perimeter treatment:
 - 1. Fencing to be addressed on fencing plan.
 - 2. Road right-of-way: same as rural residential.
 - 3. Connectivity to adjacent subdivisions not required.
 - 4. Landscaping that can be native.

Section 16.3.145. Rural residential conservation sub-zoning. (Sec. 16.6.10.16)

The rural residential conservation sub-zoning is intended to allow private property owners to annex large, existing agricultural or open lands into the Town with a restriction on a portion of the property that conserves the land as farmland or open space in perpetuity. As an incentive to the property owner, the owner will be allowed to develop the unencumbered lands into a greater number of lots with more diverse sizes than the rural residential agriculture sub-zoning.

The following are characteristics of the conservation sub-zoning design:

- (a) Conservation component retained (conservation easement, dedicated open space, agricultural operation).

- (b) Served by domestic water
- (c) Joint access points to and from county roads to reduce driveways where practical
- (d) Reserved.
- (e) HOA (required) on developed lands with provisions for management and maintenance of private lots, improvements, common areas, livestock, infrastructure and other elements of the developed areas (HOA not required on the conservation land)
- (f) No interior fencing required (Fencing along public roadways may be required adjacent to residential lots.)
- (g) Density: defined by the following example and based on percentage of open space
 EXAMPLE: Minimum initial land size = sixty (60) acres (gross). A minimum of sixty percent (60%) (thirty-six [36] acres) shall be perpetually conserved, and on the remaining land (twenty-four [24] acres), two (2) lots will be allowed. If a farmstead already exists, it can be platted as a third lot. With each additional ten (10) acres of contiguous land, sixty percent (60%) (six [6] acres) shall adjoin the original conserved land, and one (1) additional lot shall be allowed. Once platted and developed, no future plats of the initial land that increase the number of lots or reduce the amount of the conserved land will be allowed.

Examples:

1. 70 acres X 60% = 42 acres conserved and 3 lots on 28 acres
2. 80 acres X 60% = 48 acres conserved and 4 lots on 32 acres
3. 100 acres X 60% = 60 acres conserved and 6 lots on 40 acres
4. 120 acres X 60% = 72 acres conserved and 8 lots on 48 acres
5. 160 acres X 60% = 96 acres conserved and 12 lots on 64 acres
6. 180 acres X 60% = 108 acres conserved and 14 lots on 72 acres
7. (Any single home or farmstead can be platted as one [1] additional lot.)

Conservation land shall be contiguous and available for large areas of farming or rural open space. Lots may be clustered or scattered. Minimum lot size = three (3) acres. Diversity of lot sizes is encouraged. Any grouping of lots using a shared access and exceeding four (4) lots shall have an internal roadway designed and shall be built to rural residential specifications of the Town. Groups of two (2), three (3) or four (4) lots shall have a hard-surface shared-access pad connected to the perimeter public roadway. Each shared-access pad shall be concrete measuring forty (40) feet' wide x one hundred (100)' feet long x six (6)" inches thick, with private drives serving individual lots from the shared-access pad. Any shared-access pad shall be owned and maintained by the HOA. Driveways serving individual lots shall be contained within the lot and shall be owned and maintained by the lot owner. Single lot access to the roadways will be discouraged.

(h) Perimeter treatment:

1. Fencing adjacent to right-of-way shall be addressed in fencing Plan. Criteria and maintenance responsibilities shall be described in the HOA documents.
2. Road right-of-way: Right-of-way dedication shall adhere to the Severance Transportation Master Plan. Maintenance of public roadways shall be the responsibility of the Town.
3. Road cross section may be modified at Staff discretion based on proposed number of lots and anticipated traffic. Letter from licensed traffic engineer shall be required in cases in which proposed changes differ from transportation Plan. A minimum dirt road cross section of thirty-two (32) feet will be required adjacent to proposed residential lots for any rural residential conservation development.
4. Connectivity to adjacent subdivisions or undeveloped lands shall be reviewed on a case-by-case basis.
5. Landscaping between the fencing (if applicable) or property line of any lot (excluding conservation lots) and the public roadway shall be native, drought-tolerant grasses. Management and maintenance responsibilities of these areas shall be described in the HOA documents.

Division 2 Suburban Perimeter

Section 16.3.210. Intent. (Sec. 16.6.20.1)

- (a) The suburban perimeter residential land use category includes a mix of residential densities with access to public water, sewer, streets, and open spaces. This district is meant for residential homes and excludes large industries and other large intense uses. Home businesses, civic organizations, and some types of commercial and agricultural uses are allowed but will be limited in size and density. The main purpose of this district is to meet a wide range of housing choices, and to provide neighborhoods that invite walking to gathering places, services and conveniences that are integrated into the rest of the community by a pattern of streets, blocks, and other linkages.

Section 16.3.220. Lot and building standards. (Sec. 16.6.20.2)

- (a) *Density, height, and setback criteria.* The following Table 16.3.220 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Suburban Perimeter zone district. Supplemental criteria is included below the table.

Table 16.3.220. Suburban Perimeter Lot and Building Standards.

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	2 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Single-family attached (duplex)	2 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Townhomes	2 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Multi-family	2 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	2 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	2 stories

1. Accessible building elements (e.g., elevator shafts and stairways) are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.

3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
 4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
 5. Attached accessory structures shall meet the requirements of the main structure.
 6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
 7. Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.
- (b) *Lot Diversity.* Development Plans shall include a diversity of lot sizes. On projects of one hundred fifty (150) acres or less, a minimum of four (4) lot sizes is required. On projects of one hundred fifty (150) acres or more, a minimum of six (6) lot sizes is required. This may be met through additional housing types outlined in the following Section C.
- (c) *Product Diversity.* A mix of permitted housing types shall be included in any individual development plan to the extent reasonably feasible, depending on the size of the parcel. To promote such variety, the following minimum standards shall be met:
1. The following minimum number of housing types is required on any project development plan:
 - i. A minimum of two (2) housing types is required on any project development plan containing less than one hundred and fifty (150) acres, including such plans that are part of a phased overall development.
 - ii. A minimum of three (3) housing types is required on any project development plan containing one hundred and fifty (150) acres or more.
 2. Housing types.
 - i. Single-family attached dwellings.
 - A. Duplex units
 - B. Townhome units
 - ii. Alley loaded design.
 - iii. Patio home design.
 - iv. Multi-family dwellings, by additional review.

Section 16.3.230. Land uses. (*Sec. 16.6.20.3*)

- (a) *Uses by right. (may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)*
1. Residential land uses:
 - Accessory dwelling
 - Bed and breakfast establishments

- Home-based business
 - Single family attached and detached, townhomes, multi-family, and senior housing.
2. Commercial, retail, or service land uses:
 - Adult day centers
 - Child care centers
 - Long-term care facilities
 - Neighborhood shopping centers
 - Office, financial, medical services, and clinics
 3. Public, quasi-public, other land uses:
 - Golf courses
 - Neighborhood parks
 - Outdoor recreation
 - Places of worship and assembly
 - Schools
- (b) Uses by special review.
- Workshops/small custom industry

Note: Land uses not identified may be considered with additional review as determined by Town staff.

Section 16.3.240. Layout standards. ([Sec. 16.6.20.6](#))

- (a) *Typical layout.* Each subdivision proposal should address the appropriate elements of the Comprehensive Plan, as suggested by the following. Subdivisions in the suburban perimeter shall be designed with an internal urban roadway system to serve lots within the subdivision. The edges adjacent to major roadways shall be landscaped and shall provide community pathways for pedestrian linkages. Landscape buffers adjacent to major roadways should vary in width, and perimeter fencing shall be visually interesting. The main entrance to the subdivision typically will have appropriately scaled monument sign and landscaping. Open space, drainage corridors and roadways within the subdivision can provide opportunities for pedestrian linkage to adjacent subdivisions, the Town Core, and the Severance Greenway. See Articles 5 and 6 for additional criteria, as applicable.

Note: Roadway Plans must identify collector roadways and adhere to requirements set forth in the Transportation Plan.

1. The spacing and frequency of connector streets are to be determined with each application. Connector streets shall connect neighborhoods to perimeter arterial streets and adjacent properties. Please refer to the Transportation Plan.
2. Internal street design should incorporate the following whenever possible:
 - i. Three- and four-way intersections.

- ii. The use of a grid or modified grid.
- iii. View corridors.
- iv. Focal points.

(b) Typical single-family lot layout. Each lot in the suburban perimeter will identify a buildable area (building envelope) and setbacks on the construction drawings in order to achieve an appropriate building coverage/landscape ratio. Diversity of lot sizes is highly encouraged. An overall fence plan shall be reviewed by the Town.

Section 16.3.270. Fencing. (Sec. 16.6.20.10)

- (a) Lots adjoining greenbelts shall have common area fencing. Common area fencing shall be "articulated" with fence columns, fence details, varying depths of greenbelts, etc.
- (b) All subdivisions shall submit master fence plans that will include fence locations, details and criteria, including:
 - 1. Perimeter fence/common area fencing, all perimeter fencing shall be wood unless otherwise approved by Board.
 - 2. Encourage fence height is six (6) feet. Maximum fence height eight (8) feet along arterial and connector streets by variance.
 - 3. Fence amenities/columns/walls.
 - 4. Rear and side yard fencing (private).
 - 5. Side and front-yard fencing visible from right-of-way/greenbelt/common areas.
 - 6. Master fence Plan, which shall show where in a subdivision each type of fence shall be located.
 - 7. Terminations of common area fencing (encouraged to have a column/fence amenity).
 - 8. Fencing ornamented with details that shall be uniform throughout the development (standard dog-eared privacy fence not allowed).
 - 9. All common area fencing and private fencing that is visible from right-of-way/greenbelt/common areas shall have a common fence color, as identified on the master fence Plan.

Section 16.3.280. Entries and signage. (Sec. 16.6.20.11)

Entries shall contain the following features:

- (a) Located adjacent to arterial/connector street intersections or primary access to the project.
- (b) Appropriately scaled monument/signage at primary access to identify the project.
- (c) Adequate landscaping on both sides of primary project access to create an enhanced entry experience.

- (d) Access to subdivisions that is limited to main entry roads adjoining arterial or collector roads.

The number accesses may vary, depending on size and location of development and results from traffic impact study. See Article 4 for minimum access point requirements. Driveways shall not have access directly onto adjacent county roads. The entries to the development should provide a focal point with signage and landscaping. Signage shall be designed to be appropriate to the scale of the development and in conformance with the sign regulations of this Code.

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Division 3 Town Core

Section 16.3.310. Intent. (Sec. 16.6.30.1)

- (a) The Town Core district serves as the heart of the community with a broad range of complimentary land uses. It is desirable to encourage a variety of commercial, retail, service, restaurant, entertainment and other uses interspersed with residential homes, lofts and apartments.

Section 16.3.320. Lot and building standards. (Sec. 16.6.30.2)

- (a) *Density, height, and setback criteria.* The following Table 16.3.320 includes the maximum density, lot size, setback criteria, and maximum height allowed within the Town Core zone district. Supplemental criteria is included below the table.

Table 16.3.320. Town Core Lot and Building Standards.

	Maximum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	15 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	15 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Townhomes	15 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	15 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

1. Accessible elements are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.

3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
5. Attached accessory structures shall meet the requirements of the main structure.
6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
7. Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.
8. A height and shadow study may be required by the Town as part of the review of a three-story structure and shall be required for any requests over three stories.
9. Where applicable, building heights shall transition to adjacent residential properties and be no greater than two (2) stories taller than the tallest adjacent residential structure. Appropriate buffering and landscaping shall be incorporated as required in this Code.

Section 16.3.330. Land uses. (Sec. 16.6.30.3)

(a) Uses by right *(may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)*.

1. Residential land uses:
 - Accessory dwelling
 - Bed and breakfast establishments
 - Family child care homes
 - Adult day centers
 - Home-based business
 - Long-term care facilities
 - Multi-family dwellings
 - Senior/age-restricted housing
 - Single-family dwellings, attached or detached
2. Mixed land uses:
 - Flex buildings (start as residential and shift to commercial over time)
 - Live/work units and buildings
 - Mixed-use buildings (residential, commercial, office, workshops, etc.)
3. Commercial, retail, or service land uses:
 - Administrative, office, and research facilities
 - Appliance sales and service facilities
 - Automobile service and repair—minor facilities
 - Banks and financial institutions
 - Bars/taverns/microbreweries

- Business offices (contractors, electronic repair, small engine, motorcycle)
 - Car/motor vehicle washes
 - Child care centers
 - Commercial and retail businesses, indoor sales, and service
 - Entertainment facilities, commercial theaters, etc.
 - Equipment (small) rental establishments without outdoor sales
 - Gasoline/fueling stations
 - Greenhouses, whether public or private
 - Grocery stores
 - Hospitals
 - Hotels/motels (no room limit)
 - Inns (up to twelve (12) rooms)
 - Laundromats and dry-cleaning retail outlets
 - Medical and dental offices and clinics
 - Movie theaters
 - Office building
 - Parking lots and parking garages (as principal use)
 - Passenger terminals or park-n-rides
 - Personal and business service shops
 - Professional offices
 - Push carts (sidewalk vending)
 - Restaurants
 - Retail sales stores
 - Vehicle sales facilities, including sales of automobiles, motorcycles, RVs, boats, and trucks
 - Veterinary clinics
 - Workshops and custom small industries, including art studios with/without sales
4. Public, quasi-public, other land uses:
- Accessory buildings and uses incidental to the principal use
 - Clubs and lodges
 - Community gardens
 - Conference/convention center
 - Farmer's markets
 - Fire stations
 - Municipal use facilities
 - Museums
 - Parks and open spaces
 - Parks and playgrounds—neighborhood
 - Outdoor amphitheaters
 - Places of worship and assembly

- Public or other nonprofit recreational use facilities
- Public utility main lines and substations
- Rest stops
- Schools (all types)

(b) Uses by special review.

1. Residential land uses:

- Boarding and rooming houses
- Group homes
- Safe houses for adults or children with up to eight (8) persons
- Single-room occupancy boarding houses

2. Commercial, retail or service land uses:

- Agricultural, noncommercial
- Agriculture, commercial
- Automobile service and repair—major facilities
- Cremation facilities
- Dry cleaning facilities
- Equipment rental (heavy) establishments with outdoor sales
- Fireworks sales—temporary
- Kennels small animal
- Mini-storage facilities—enclosed
- Recycling processing and sales Facilities (including biofuel)
- Retail and supply yard establishments with outdoor storage
- Roadside or temporary retail stands/tents
- Farm implement, heavy equipment, and mobile/manufactured home sales facilities
- Storage facilities for outdoor storage of RVs, boats, trailers, etc
- Truck depots
- Truck maintenance facilities

3. Public, quasi-public, other land uses:

- Alternative power generation facilities
- Bus shelters
- Cemeteries
- Wireless telecommunications facilities

4. Industrial land uses:

- Heavy industrial facilities

Note: Land uses not identified may be considered with additional review as determined by Town staff.

Section 16.3.360. Fencing. (Sec. 16.6.30.9)

Front-yard fencing in the Town Core shall be open wood picket or wrought iron and shall not exceed forty-two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between lots or to screen users shall be allowed per review and approval as a part of a final plat or site plan approval. Privacy fencing shall not exceed six (6) feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.

Section 16.3.370. Entries and signage. (Sec. 16.6.30.10)

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and in conformance with the sign regulations of this Code.

Division 4 Development Node

Section 16.3.410. Intent. (Sec. 16.6.40.1)

- (a) The Development Node Zone District captures key intersections within the Town's Growth Management Area (GMA) but outside the Town Core Zone District area. These nodes are important to the future economic vitality of the community and are planned to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses.
- (b) Development Node Industrial Sub-zoning (see **Section 16.3.440**) is intended for the concentration of industrial land uses and will include separate requirements intended to provide adequate mitigation to potential impacts.
- (c) The Town expects that future development within these areas will be a collective vision created through collaboration between the landowner/developer and the Town, incorporating the guiding principles of the comprehensive plan and other adopted Town plans. The Town shall adhere to these guiding principles while evaluating the development proposals within the development nodes.
- (d) The uses, development patterns, and standards for this zone district are intended to promote and guide development that is suitable to the location, aesthetically complementary to the overall vision of the Town, economically viable, and conforming to the Comprehensive Plan.

Section 16.3.420. Lot and building standards. (Sec. 16.6.40.2)

- (a) *Density, height, and setback criteria.* The following Table 16.3.420 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Development Node zone district. Supplemental criteria is included below the table.

Table 16.3.420. Development Node Lot and Building Standards

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Residential							
Single-family detached	8 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Single-family attached (duplex)	8 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories

Townhomes	8 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	3 stories
Multi-family	8 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	3 stories
Accessory dwelling unit	n/a	n/a	Behind front of principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	3 stories

1. Accessible elements are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.
3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
5. Attached accessory structures shall meet the requirements of the main structure.
6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
7. Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.
8. A height and shadow study may be required by the Town as part of the review of a three-story structure and a use by special review approval shall be required for any requests over three stories.
9. Where applicable, building heights shall transition to adjacent residential properties and be no greater than two (2) stories taller than the tallest adjacent residential structure. Appropriate buffering and landscaping shall be incorporated as required in this Code. See Article 5 – Development Standards and Article 6 – Design Criteria.
10. The Town may approve a reduced side and rear setback through a use by special review process in the Development Node Zone District when the following criteria are met:
 - a. The reduced setback shall be no less than ten (10) feet from all property lines;
 - b. The reduced setback is not adjacent to the Suburban Perimeter Zone District containing single-family housing;
 - c. The height of the building within the reduced setback area is no more than a single story in height; and

- d. Required easements, utilities, and landscaping and buffering criteria can be accommodated within the reduced setback area.

Section 16.3.430. Land uses. (Sec. 16.6.40.3)

(a) Uses by right. *(may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)*

1. Residential land uses:

- Bed and breakfast establishments
- Family child care homes
- Adult day centers
- Long-term care facilities
- Multi-family dwellings
- Senior housing
- Single-family attached dwellings and townhomes

2. Mixed land uses:

- Flex buildings (that start as residential and shift to commercial over time)
- Live/work units and buildings
- Mixed-use buildings (residential, commercial, office, workshops, etc.)

3. Commercial, retail, or service land uses:

- Administrative, office, and research facilities
- Appliance sales and service facilities
- Automobile service and repair (minor) facilities
- Banks and financial institutions
- Bars/taverns/microbreweries
- Business offices (for contractors, electronic repair, small engine, motorcycle)
- Car/motor vehicle washes
- Child care centers
- Commercial and retail businesses with indoor sales and service
- Entertainment facilities, commercial theaters, etc.
- Equipment (small) rental establishments without outdoor sales
- Gasoline/fueling stations
- Greenhouses, whether public or private
- Grocery stores
- Hospitals
- Hotels/motels (no room limit)
- Inns (no room limit)
- Laundromats and dry-cleaning retail outlets
- Medical and dental offices and clinics
- Movie theaters
- Office buildings

- Parking lots and parking garages (principal use)
- Passenger terminals or park-n-rides
- Personal and business service shops
- Professional offices
- Restaurants
- Retail sales—general stores
- Retail sales buildings
- Vehicle sales businesses, including automobiles, motorcycles, RVs, boats, and trucks
- Veterinary clinics for small animals with no outside kennels
- Veterinary hospitals for large animals

4. Public, quasi-public, other land uses:

- Accessory buildings and uses incidental to the principal use
- Clubs and lodges.
- Community gardens
- Conference/convention centers.
- Farmer's markets
- Fire stations
- Municipal use facilities
- Museums
- Outdoor amphitheaters
- Parks and open spaces
- Parks and playgrounds—neighborhood
- Places of worship and assembly
- Public or other nonprofit recreational use facilities
- Public utility main lines and substations
- Rest stops
- Schools, public and private

(b) Uses by special review.

1. Residential land uses:

- Boarding and rooming houses
- Group homes
- Safe houses for adults or children with up to eight (8) persons
- Single-family detached dwellings
- Single-room occupancy boarding houses

2. Commercial, retail or service land uses:

- Agriculture, commercial
- Agriculture, noncommercial

- Automobile service and repair (major) facilities
 - Cremation facilities
 - Dry cleaning Plants
 - Equipment rental (heavy) establishments with outdoor sales
 - Kennels for small animals
 - Roadside or temporary retail stands/tents
 - Sales of farm implements, heavy equipment, mobile/manufactured homes
3. Public, quasi-public, other land uses:
- Alternative power generation facilities
 - Bus shelters
 - Wireless telecommunications facilities (no antenna)

Note: Land uses not identified may be considered with additional review as determined by Town staff.

Section 16.3.440. Development node industrial sub-zoning. (Sec. 16.6.40.4)

Development node industrial sub-zoning is contemplated and approved at the time of annexation for a specific property. Upon approval of an annexation and zoning with this designation, the following land uses become allowed rather than by additional review. The following list of uses is not necessarily comprehensive, and during the annexation and zoning process, additional uses may be included by annexation agreement. Additional standards for setbacks, landscaping, fencing, and infrastructure are outlined as follows. Any other requirements are determined through development review.

(a) Industrial land uses:

- Laboratory and/or research facilities
- Light industrial facilities
- Manufacturing Plants, including assembly, sales, and service of commodities
- Retail supply yards and storage facilities
- Recycling facilities (including biofuel) processing and sales facilities
- Solar facilities (see Article 9 for Solar Facilities Development)
- Storage facilities (both indoor and outdoor)
- Truck depots and truck maintenance facilities
- Warehouse, distribution, and wholesale use facilities
- Workshops and custom small industry facilities, including art studios with/without sales

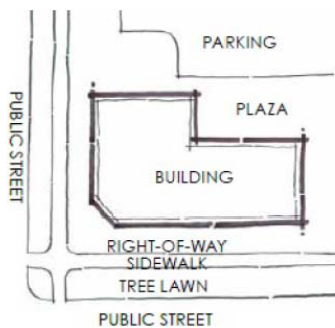
(b) Architectural Standards.

Architectural standards within the development node industrial zone shall mimic the materials and type shown for standard development node uses such as commercial (see Article 6 of this Code).

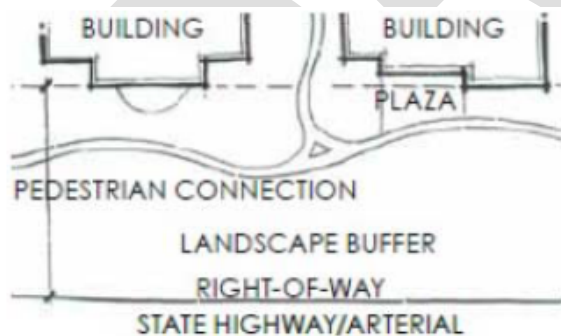
Section 16.3.450. Layout standards. (Sec. 16.6.40.5)

The Town's adopted development and design criteria can be found in Article 5 – Development Standards and Article 6 – Design Criteria. The intent of these regulations are to promote creative and unique developments and projects within the Development Node district. Examples of the intended character represented by the criteria in Articles 5 and 6 are illustrated below.

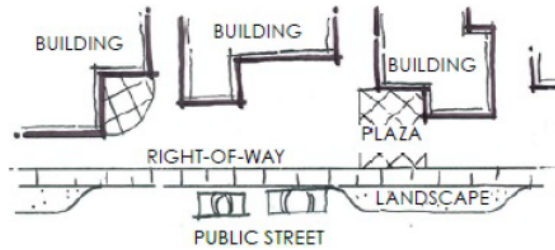
- (a) *Public Street Orientation Diagram.* In areas where a state highway or arterial street is not present, buildings shall be oriented toward the public right-of-way to keep parking lots behind the buildings.



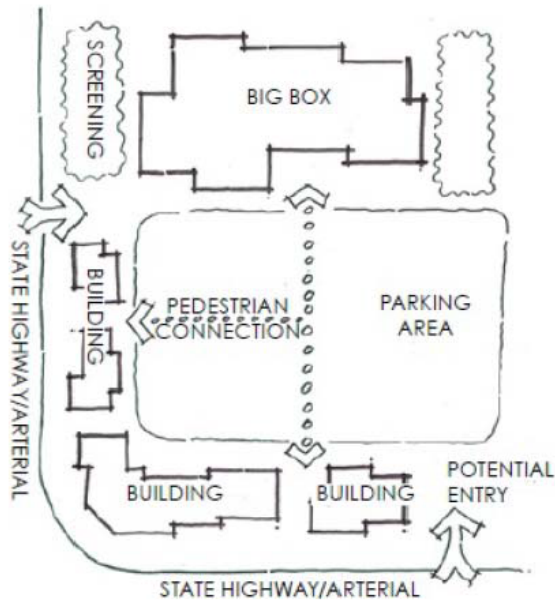
- (b) *State Highway/Arterial Orientation Diagram.* Where property abuts a state highway or arterial street, large landscape buffers are required. Delivery areas and trash enclosures shall be screened from the public right-of-way.



- (c) *On-Street Parking Diagram.* In areas where the right-of-way is narrow, on-street parking, a variety of building setbacks and building edges articulated toward the street are encouraged.



- (d) *Big Box Orientation Diagram.* Big box retailers shall be oriented away from the right-of-way with frontage buildings to screen parking.



Section 16.3.460. Fencing. (Sec. 16.6.40.10)

Front-yard fencing in the development nodes shall be open wood picket or wrought iron and shall not to exceed forty-two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between users or to screen users shall be allowed per review and approval as a part of a final plat or site plan approval. Privacy fencing shall not exceed six (6) feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.

Section 16.3.470. Entries and signage. (Sec. 16.6.40.11)

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and consistent with the sign regulations of this Code.

Division 5 Supplemental Use Regulations

Section 16.3.510. Reserved.

Section 16.3.520. Home-based businesses. ([Sec. 16.9.20](#))

Home-based businesses must meet the following standards:

- (a) In addition to the family occupying the dwelling containing the home-based business, there shall not be more than one (1) outside employee working at the site of the home-based business.
- (b) The home-based business shall not exceed one thousand (1,000) square feet or thirty percent (30%) of the total floor area of the dwelling, whichever is less, or can be located in an accessory building not to exceed five hundred (500) square feet. The home-based business shall be conducted entirely within the dwelling or designated accessory building, except as required for state-licensed in-home family child-care.
- (c) The home-based business shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and must not change the residential character thereof.
- (d) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home-based business, including advertising signs larger than two (2) square feet in total size. No other displays or advertising that solicit or direct persons to the address other than the single sign limited to two (2) square feet in total area are permitted.
- (e) There must be no exterior storage on the premises of material or equipment used as a part of the home-based business unless it is enclosed and lot coverage requirements for accessory uses are met.
- (f) No equipment or process shall be used in such home-based business that creates any glare, fumes, odors, or other objectionable conditions detectable to the normal senses off the lot if the occupation is conducted in a single-family dwelling or outside the dwelling unit if conducted in other than a single-family dwelling.
- (g) The following uses, because of their tendency to go beyond the limits permitted for home-based businesses and thereby impair the use and value of the residential area, shall not be permitted as home-based businesses: medical marijuana center, medical marijuana optional premises cultivation operation, medical marijuana-infused products manufacturing; auto repair or motorized implement repair; dance, music or other types of instruction (if more than four [4] students are instructed at one [1] time); the painting of vehicles, trailers or boats; private schools with organized classes; welding shops; nursing homes and any retail or wholesale sales to consumers upon the premises not incidental to the home-based business (e.g., hair care products at a hair stylist).

- (h) All exterior aspects of the home-based business operation shall not disrupt the residential character of the area.
- (i) No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood. In general, this shall be limited to:
 - 1. No more than one customer vehicle parked at the property at a time, except for drop off of children for childcare or instruction.
 - 2. No more than ten client visits per week, except for drop off of children for childcare or instruction.
 - 3. Delivery of products or materials is limited to that normally associated with residential purposes.
 - 4. All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.
- (j) The property shall comply with all Town building codes and property maintenance standards.
- (k) Use of utilities shall be limited to that typically associated with residential purposes.
- (l) Any home-based business not meeting these criteria or otherwise denied a permit by the Town may only be approved by a special use permit.

Section 16.3.530. Accessory dwellings.

- (a) *Intent.* The regulations in this section are intended to address the construction, conversion, expansion, or improvement of accessory dwellings within the Town and to ensure all accessory dwellings are constructed, converted, expanded or improved, and occupied, in compliance with the Town's adopted life safety codes and building regulations, including but not limited to, building, fire, utility, or stormwater codes.
- (b) *Administrative approval required.* To ensure compliance with the regulations in this section, an application and administrative approval shall be required to construct, convert, expand, or improve any accessory dwelling within the Town. For purposes of this section, "improve" or "improvements" means any alteration, repair, addition, expansion, reconstruction, replacement, renovation, or any work in or upon a building or structure for which a building permit is required pursuant to the Town's adopted building regulations.
- (c) *Application requirements; fees.* Applications for the construction, conversion, expansion, or improvement of any accessory dwelling shall be made in writing and shall include all information, documents, and plans necessary for the Town to determine whether the accessory dwelling complies with the standards set forth in this section. The applicant shall pay all fees established by resolution of the Town Council.

- (d) *Town Staff review and decision.* When the Town Staff has determined the application for the construction, conversion, expansion, or improvement of an accessory dwelling to be complete, the Town Staff shall review the application to determine if the application complies with the standards set forth in this section, and shall approve, approve with conditions, or deny the application. Upon the Town Staff's approval of the application, any building permits required for the accessory dwelling shall be issued to the applicant.
- (e) *Standards.* The following standards apply to all accessory dwellings for which construction, conversion, expansion, or improvements commences on or after the effective date of this ordinance.
1. There shall be no more than one (1) accessory dwelling on a residential lot.
 2. No portion of a lot on which an accessory dwelling is located may be subdivided from, or legally described differently than, the lot containing the principal residential unit.
 3. No portion of a structure containing an accessory dwelling may have ownership different from the ownership of the principal dwelling unit.
 4. The accessory dwelling shall be affixed to an engineered permanent foundation.
 5. An internal or attached accessory dwelling shall be separated from the principal dwelling by a firewall meeting building and fire codes.
 6. Accessory dwelling utilities shall be connected through the principal residential dwelling. Additional water dedication or water or sanitary sewer tap upsize may be required to account for increase in demand beyond the expectation of the original dedication or capacity of the original tap.
 7. Prior to issuance of any building permit for an accessory dwelling, the applicant shall furnish to the Town a statement by the water service provided and wastewater service provider confirming each provider's capacity to service the property upon the construction of the proposed accessory dwelling. If the property is served by a well or onsite wastewater treatment system, the applicant shall furnish information sufficient for the Town to determine that such facilities are adequate to service the accessory dwelling.
 8. The accessory dwelling shall comply with any application residential design standard.
 9. For purposes of calculating residential density, each accessory dwelling shall count as one-half (1/2) dwelling unit.
 10. The size of an accessory dwelling unit shall be no larger than the size of the principal dwelling unit on the same lot as the accessory dwelling unit.

Section 16.3.540. Reserved.

Article 3 – Zoning ~~Regulations and Standards~~ (Chapter 16, Articles 3 & 6)

Section 16.3.10. Zoning districts and boundaries. (Sec. 16.3.30)

- (a) *Zoning districts.* ~~In order to~~ To carry out the provisions of this Code and the Comprehensive Plan, the Town is divided into the following zoning districts, ~~which are further defined in Article 6 of this Code:~~
1. Rural Residential (RR)
 - i. Rural Residential Conservation (RR-C)
 - ii. Rural Residential Agricultural (RR-A)
 2. Suburban Perimeter (SP)
 3. Town Core (TC)
 4. Development Nodes (DN)
 - i. Development Node Industrial (DN-I)
- (b) *Official zoning map.* The boundaries and classifications of established districts are as depicted on the "Town of Severance ~~Official~~ Zoning Map," which may from time to time be revised, updated, or redrafted. The zoning map adopted and to be used for reference shall be that map bearing the most recent date of publication and approval by the Town, ~~which has been signed by the chair of the Planning Commission and the Mayor.~~
1. Interpretation of zoning district boundaries. In the event that uncertainty exists on the zoning map, district boundaries shall be on section lines, lot lines, the centerlines of highways, streets, alleys, railroad rights-of-way or such lines extended; municipal corporation lines; natural boundary lines such as streams or other lines to be determined by the use of scales shown on the map.
 2. Amendment upon zoning or modification. Upon enactment of any ordinance annexing and establishing zoning or modifying existing zoning for any property and upon final passage thereof, the Town shall amend the prior existing zoning map to include the annexed area with the proper zoning classification or show the amended classification. Such updated official map shall contain, in table form, the date and number of the ordinance amending it, the title of the change, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map.
 3. Cost of amending zoning. Any person who proposes zoning for property being annexed or proposes modifying existing zoning shall bear the entire cost of amending the zoning map, including all notification costs. The Town shall provide applicants with a copy of the current fee schedule and a fee agreement form upon request.
 4. Public inspection; storage of original. A copy of the zoning map shall be available and on display on the Town's official website and at Community Development Town Hall

during normal business hours. ~~In addition, one (1) copy of the current zoning map and all prior zoning maps that have been adopted shall be held in a secure place by the Town Clerk, who shall act as custodian thereof, and the map shall not be amended, changed, updated or otherwise modified or let out of direct control of the Town Clerk for any reason whatsoever. The secured map is to be released for inspection only upon authorization of the Town Clerk.~~

Section 16.3.20. Principal and conditional uses permitted by zoning district. (Sec. 16.3.40)

(a) General application of [land](#) uses.

1. Uses designated as "uses by right" are allowed in a zone district as a matter of right but shall be required to conform to all requirements of this Code. If Code requirements are not met the Town reserves the right to deny a project based on non-compliance.

~~1.2.~~ ~~Uses classified as "encouraged uses" are uses that are generally compatible and encouraged in a zoning district, but not allowed as a matter of right. These uses will be approved based on compliance with the Code as well as compatibility with adjacent land uses.~~ Uses classified as "~~uses requiring additional review~~[uses by special review](#)" are not allowed as a matter of right but may be approved by the Town Council with [additional review and](#) certain justification above and beyond the requirements of this Code ~~consistent with the review criteria of in Article 2 of this Code~~ [these regulations for the use by special review process](#). ~~All uses must meet the requirements of this Code or be allowed as a legal non-conforming use with approval by the Town Council, otherwise they are not permitted.~~

~~2.3.~~ Land uses not otherwise identified in this Code may be proposed. In order to allow such uses, the new or unlisted land use must be determined to be similar to either a ~~an encouraged use~~ [use by right](#) or a ~~use by special~~ [use by special review](#) ~~requiring additional review~~ listed within that zone district. The term "similar" shall mean that the use can be reasonably interpreted to fit into a similar use category as identified in this Code. Town Staff will make a written determination regarding any request for a land use not listed in this Code. If a determination is made that the proposed use is similar to either a listed [use by right](#) ~~encouraged use~~ or a ~~use by special review~~ [use by special review](#) ~~requiring additional review~~, it will be processed as a ~~use by special review~~ [use by special review](#) ~~requiring additional review~~ under the provisions of this Code. ~~Requirements of zone districts. Uses and requirements of zone districts are defined in Article 4 of this Code.~~

Section 16.3.30. [Private property agreements and covenants.](#)

[This Code is not intended to revoke, repeal, abrogate, or impair any easement, covenant, condition, restriction, or other private property agreement applicable to the underlying real property. In no case shall the Town be obligated to enforce the provisions of any easements, covenants, conditions, restrictions, or agreements between private parties or between a private party and a homeowners' association or metropolitan district. It is the responsibility of the property owner to comply with private](#)

property agreements and requirements such as covenants, design guidelines, and homeowners' association, or metropolitan district rules and regulations. In no instance shall the private property requirements be less restrictive than the requirements of this Code and any other adopted codes of the Town.

Section 16.3.40115. Management plans required. (Sec. 16.6.10.5)

A management plan is required for any project and / or development proposal within the Town of Severance. Examples of management plans and criteria for submitting a management plan are available from the Town.

Section 16.3.50. Zone district design standards overview. (Sec. 16.6.30.4)

The Town's adopted development and design criteria can be found in Articles 5 and 6 of this Code. The intent of these standards is to promote creative and unique developments and projects throughout the Town.

Division 1 Rural Residential



Section 16.3.100. Intent. (Sec. 16.6.10.1)

(a) The intent of the rural residential ~~land-use category~~ zone district is to provide large lot, low-density, single-family detached residential development ~~within the Town's outer fringe. The current land is predominantly rural and agricultural, with some existing residential subdivision developments that are consistent with the future vision of the Comprehensive Plan. These areas may have~~ Development in this district requires centralized water but ~~are~~ may not be served by central sewer. Other municipal infrastructure services may be limited. Typically, the existing roadway network is limited to rural roads spaced in one (1) mile intervals that correspond to section lines. Rural residential development in this Planning Area is intended to be large-lot residential subdivisions with a predetermined number of acres per lot combined with the limitations of infrastructure that may be accessible or obtainable.

(b) The Rural Residential Zone District includes two (2) sub-zoning categories as outlined below. Further ~~detail~~ specifics on these sub-zonings is outlined in Sections 16.3.150 and 16.3.155 of this Code.

1. Rural residential agricultural ~~development can occur~~ may be within or outside ~~designated~~ the rural residential areas. The type of development, referred to as Agricultural (Ag) Residential, is characterized by ~~residential development is intended to be~~ large-lot residential subdivisions that include ~~with~~ an agricultural component. The agricultural component may be: ~~that is either~~
 - i. associated with each individual lot,
 - ii. shared among ~~or~~ a select number of lots, or
 - iii. comprised of ~~is~~ a stand-alone agricultural parcel.

~~As with rural~~ Similar to rural residential development, Ag residential development is limited by the availability ~~accessibility~~ or feasibility ~~obtainability~~ of infrastructure. ~~However,~~ The lot size in Ag residential areas is determined by the agricultural use

associated with the land rather than by a fixed minimum acreage per lot. ~~number of acres per lot is relative to the agricultural land use component rather than a predetermined quantity of acres per lot. (For additional details, refer to See Ag Residential Design Option, Section 16. . . 4.140- of this Code).~~

2. Rural residential conservation ~~development can occur~~ may be within ~~designated~~ the rural residential areas. ~~This type of development emphasizes preserving large portions of land for Conservation residential development focuses on large percentages of dedicated open space, agricultural, or conservation easements, which complement the layout land area that complements a subdivision of rural subdivision lots. The specific requirements for breakdown of densities, open space allocation, and design standards requirements is~~ are detailed in ~~further described in~~ Section 16.4.160145 of this Code.

Section 16.3.105. ~~Density~~ Lot and building standards. (Sec. 16.6.10.2)

- (a) Gross ~~minimum-maximum~~ density. Two and one-half (2.5) acres per dwelling unit (~~e.g., 50 acres divided by/ 2.5 acres equals=~~ 20 lots).
 1. ~~Density can be higher~~ Lot sizes may be smaller than two and one-half (2.5) acres if the development contains managed open space or preserved agricultural land with clustered lots to achieve the maximum density. ~~and/or remaining land is managed.~~
 2. Final lot count may be limited by infrastructure or geographic constraints.
- (b) *Minimum lot sizes.* One and one-quarter (1.25) acres ~~due to septic limitations.~~
 1. Diversity and flexibility of lot sizes is highly encouraged.

- (c) *Setbacks.* ~~For previously approved subdivisions within the boundaries of the rural residential land use zone that are areas not governed by building envelopes, the minimum setback shall be as shown on the following Table 16.3.105.:~~

Table 16.3.105 - Rural Residential Setback Criteria.

	Principal Residence	Accessory Building
Front setback	25'	25'
Side setback	7.5'	5'
Rear setback	30'	5'

Section 16.3.110. Land uses. (Sec. 16.6.10.3)

- (a) Uses by right. ~~(may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal):~~
 1. Residential land uses:
 - Accessory dwelling
 - ~~Home-Home~~-based business (Type-I)

- Single-family ~~attached and detached dwellings~~ ~~residential~~.
- 2. Commercial, retail, or service land uses:
 - Agriculture, commercial
 - Agriculture, noncommercial
- 3. Public, quasi-public, other land uses:
 - Golf courses
 - Outdoor recreation
 - Places of worship and assembly
 - Public and private parks.
 - Schools
- (b) Uses by special review. Land uses not identified may be considered with additional review as determined by Town staff.
 - ~~Schools.~~
 - (b) ~~Encouraged Uses:~~
 - 1. ~~Home based business (Type II).~~
 - 2. ~~Agriculture commercial (Type II).~~
 - 3. ~~Golf courses.~~
 - 4. ~~Churches.~~
 - 5. ~~Outdoor recreation.~~
 - ~~Agriculture hobby (Type I) noncommercial, focused (management Plan template).~~
 - (b) ~~Uses requiring additional review~~ Uses by special review. Note: Land uses not herein identified may be considered with additional review to be determined by Planning Staff at the pre-application meeting ~~conference. See Section 16.3.4 of this chapter.~~
 - (c) ~~Section 16.4.115. Management plans (Sec. 16.6.10.5)~~
 - (a) ~~Each project in the rural residential district shall have a Management Plan addressing the following:~~
 - (a) ~~HOA protective covenants for architectural control.~~
 - (b) ~~Fencing.~~
 - (c) ~~Irrigation system, including sources of water.~~
 - (d) ~~Stormwater facilities.~~
 - (e) ~~Roads.~~
 - (f) ~~Trails.~~
 - (g) ~~Common areas.~~
 - (h) ~~Privately owned open space.~~
 - (i) ~~Landscape maintenance fund.~~
 - (j) ~~Managed individual wastewater treatment systems.~~
 - (k) ~~Peak season design and annual water requirements (if using agricultural water source).~~
 - (l) ~~Livestock management Plan (if applicable).~~
 - (b) ~~Livestock Management Plans shall address the following:~~
 - 1. ~~Perimeter fencing and containment areas.~~

- ~~2. Gates.~~
- ~~3. Lighting.~~
- ~~4. Landscaping.~~
- ~~5. Barn or outbuilding materials and construction.~~
- ~~6. Maintenance of pasture areas.~~
- ~~7. Treatment of manure.~~
- ~~8. Storage of feed, trailers, equipment, etc.~~

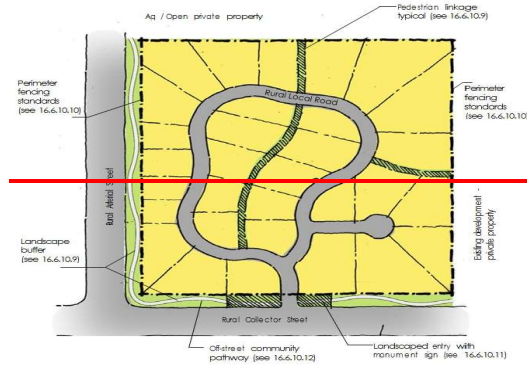
~~(c) In addition to the written Livestock Management Plan, a plot plan is required indicating locations and types of fencing, barns and outbuildings, corrals, pastures, arenas and any other information deemed necessary by the Planning Department.~~

~~Examples of Management Plans and plot plans are available in the Planning Department.~~

Section 16.3.115. Layout Standards standards. (Sec. 16.6.10.6)

(a) Typical subdivision layout.

1. Individual lots shall be accessed by an internal rural roadway system. ~~Subdivisions in the rural residential area shall be designed with an internal rural roadway system to serve lots within the subdivision.~~
2. Each lot shall have frontage onto a roadway.
3. The perimeters adjacent to major roadways shall be landscaped and shall provide pathways for pedestrian linkages. ~~Fencing shall be open and visually interesting~~ maintained along the perimeter street frontage.
4. The main entrance to the a subdivision will typically shall have a monument sign and landscaping.
5. The perimeters adjacent to major roadways shall be landscaped and shall provide pathways for pedestrian linkages.
- ~~5.6. Open space and drainage corridors within the subdivision will shall provide opportunities for pedestrian linkage to adjacent subdivisions. Each subdivision proposal should reflect the Comprehensive Plan.~~

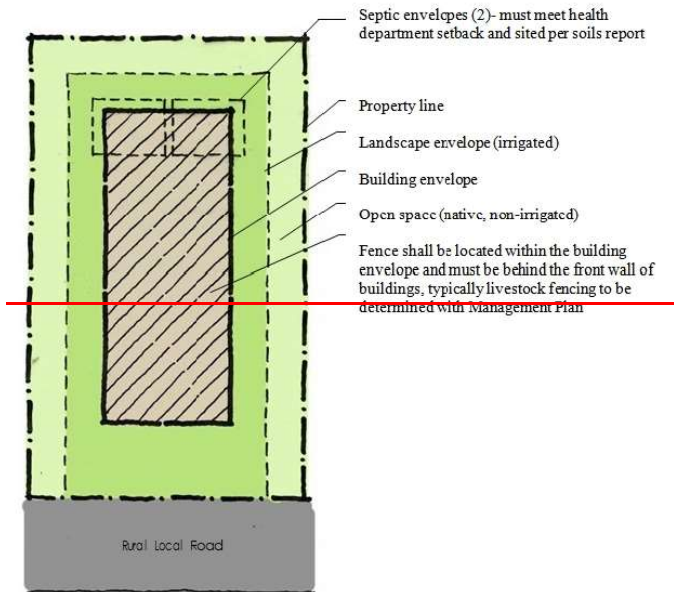


(b) Typical single-family lot layout. The vision for a typical single-family lot is to create a buildable area and identify septic envelopes and open/landscape areas.

(c) Individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) must be shown on building permit plot plan. Just outside of the building envelope is a landscape envelope, intended to be planted with irrigated turf and plantings. The area between the landscape envelope and the property line consists of native, non-irrigated landscaping in order to create a feeling of openness and uniformity between lots. Fencing shall be reviewed and approved by the HOA/Metro District and the Town.

(c) For previously approved subdivisions within the boundaries of the rural residential land use zone that are not governed by building envelopes, the minimum setback shall be as follows:

	Principal Residence	Accessory Building
Front setback	25'	25'
Side setback	7.5'	5'
Rear setback	30'	5'



Notes:

1. ~~Building and landscape envelopes are intended to be conceptual and may vary. Envelopes shall be established on the site Plan, approved by the Architectural Review Committee (ARC), and submitted with the initial building permit application for each lot. Modification to any approved building envelope shall require HOA and Town Planning Department approvals.~~
2. ~~Minimum side and rear setback to any improvement, including irrigated turf, shall be twenty five (25) feet. (Trees and shrubs with drip irrigation are excluded).~~
3. ~~Final location of septic envelopes shall be identified on plot Plan; location and size shall be determined by health department and soils analysis.~~
4. ~~Maximum amount of irrigated area—twenty five thousand (25,000) square feet. The area between the landscape envelope and the property line consists of native, non-irrigated landscaping in order to create a feeling of openness and uniformity between lots.~~
5. ~~Ag/livestock fencing may vary per management Plan.~~

~~Sec. 16.6.10.7. Street standards—Severance Transportation Master Plan.~~

~~Reserved.~~

Section 16.3.120. HOA documents and architectural standards (Sec. 16.6.10.8)

~~Review of architecture shall be by developer's covenants, design guidelines, homeowner's association, or Metro District. Building permit applications must be accompanied by a letter from said entity stating architectural approval.~~

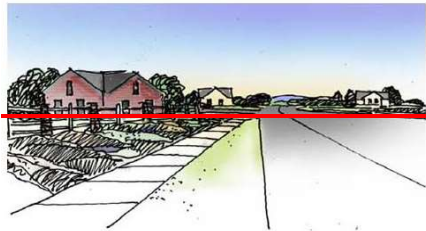
~~Covenants will be recorded with the subdivision plat.~~

Sec. 16.4.130. Edges/landscape (Sec. 16.6.10.9 and 16.6.10.12)

~~(a) The perimeter treatment adjacent to major roadways should include a landscape buffer of varying width with a minimum width of twenty (20) feet. A developer installed fence should be placed inside the property line within an easement on each lot or tract. The landscape should be complementary to the rural character of the surrounding area. The use of shade trees is encouraged along greenbelt community pathways.~~

Section 16.3.125. Fencing (Sec. 16.6.10.10)

- (a) Fencing along [major roadways and public areas](#) shall be of a rural character. The treatment should be consistent within the entire development. Fencing located along collector or arterial roads shall be open rail/open character, wood and set back from the right-of-way a minimum of twenty (20) feet. Fencing shall be made visually interesting and shall avoid creating a "tunnel" effect. Style of fencing for neighborhood should strive for consistency with surroundings and intended design. Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns and incorporating articulation or openings into the design. Varying the alignment or setback of the fence and softening the appearance of fence lines with ~~Plantings~~ [plantings](#) or similar techniques is also encouraged. Privacy fences should not be used [along major roadways and public areas](#). For agriculture uses, T-post fences, wire fences and electric fences are allowed as per the management ~~Plan~~ [plan](#).
- (b) Perimeters not associated with major roadways shall be fenced by the developer with T-post and wire fencing or better. Internal common areas, including pedestrian connectivity pathways and drainage conveyance channels, shall be fenced by the developer using materials consistent with the development. Management and maintenance of all fencing shall be addressed in the developer's management ~~Plan~~ [plan](#).



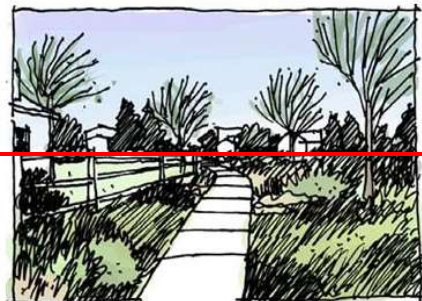
Section 16.3.130. Entries and signage. (Sec. 16.6.10.11)

Entry signs and entry features should be a visual and attractive focal point for the development. The type and size of signs should be appropriate for the size of the subdivision. Rural character is highly encouraged.



Section 16.4.145. Connectivity (Sec. 16.6.10.12)

Pedestrian connectivity within and adjacent to the subdivision is highly encouraged. Each development shall provide a combination of trails, sidewalks or widened streets to accomplish connectivity. Off street pedestrian linkage can be accomplished with the use of open greenways and drainage conveyance corridors with meandering trails or paths. Refer to Typical Subdivision Layout for examples. Each subdivision must contain a twenty (20) foot minimum perimeter landscape buffer with a minimum six (6) foot wide community pathway. Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum ten (10) foot concrete cross section for the entirety of the trail within or adjacent to the property. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider. Projects shall connect to Severance trail network whether that be through newly dedicated neighborhood trails or connections to a previously established Severance trail network.



Sec. 16.6.10.13. Lighting.

~~All lighting within the Rural Residential Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 1 requirements.
(Ord. 2021-08-52)~~

Section 16.3.135. Managed individual wastewater treatment system standards. (Sec. 16.6.10.14)

- ~~(a) Owners and/or applicants are required to submit documentation of approval for individual wastewater treatment systems (such as underground septic and leach fields and above ground ponds) from Weld County as part of a development or permit application with the Town. The Town does not regulate individual wastewater treatment standards.~~
- ~~(b) Any screening or buffering required for above ground systems shall be provided in accordance with the Town's landscaping and buffering standards of this Code.~~
- ~~(a) The location and extents of such systems shall be reflected on the development application and building permit plot plan drawings when submitted to the Town. Design. Prior to submitting for a managed individual wastewater treatment system permit with the county Department of Public Health and Environment, each owner shall submit his or her design Plans to the Town for review and approval:~~
- ~~1. All systems must be designed and installed in accordance with all applicable county individual sewage disposal system regulations and the Colorado Weld County Department of Public Health and Environment guidelines. The county Weld County Department of Public Health and Environment has final approval of all managed individual wastewater treatment system designs.~~
 - ~~2. All systems must be designed to meet the minimum requirements of the development's managed individual wastewater treatment system design as described in the Town's Environmental Management Handbook.~~
 - ~~3. All managed individual wastewater treatment systems shall be designed for site-specific conditions, including but not limited to maximum seasonal high groundwater, poor soils, and shallow bedrock.~~
 - ~~4. Once the managed individual wastewater treatment system has been approved by the Town, the permit application may be submitted to the county Department of Public Health and Environment.~~
 - ~~5.1. Activities such as landscaping (i.e., the Planting of shrubs and trees) and construction (i.e., auxiliary structures, dirt mounds, etc.) are expressly prohibited in the designated leach field sites. These areas should be maintained through the use of grass.~~
- ~~(b) Inspection:~~
- ~~1. Prior to backfilling the installed managed individual wastewater treatment system and after final inspection and approval by the county, each owner shall notify the Town in writing and submit to the Town a copy of such county approval.~~

Section 16.3.140. Rural residential agriculture sub-zoning. (Sec. 16.6.10.15)

The rural residential agricultural sub-zoning is intended to allow private property owners to annex existing agricultural operations into the Town and continue operations. The process for receiving the rural residential agricultural sub-zoning is the same as any other zoning request and may either come through the annexation process or a rezoning of an existing annexed property. The following are characteristics of the ~~Ag-residential~~agriculture sub-zoning design-option:

- (a) Agriculture component retained.
- (b) Served by domestic water.
- (c) Joint access points to and from county roads to reduce driveways where practical. (Existing agricultural accesses permitted in Weld County may be maintained if no further subdivision is taking place).
- (d) No HOA required.
- (e) No interior fencing required.
- (f) Density:
 - 1. Minimum lot size (septic): Ten (10) acres.
 - 2. Gross density: one (1) dwelling unit per fifteen (15) acres.
- (g) Perimeter treatment:
 - 1. Fencing to be addressed on fencing ~~Plan~~plan.
 - 2. Road right-of-way: same as rural residential.
 - 3. Connectivity to adjacent subdivisions not required.
 - 4. Landscaping that can be native.
- ~~(h) Management Plans should address the following:~~
 - ~~1. Agricultural operations.~~
 - ~~2. Roadway connections.~~
 - ~~3. Maintenance.~~
 - ~~4. Stormwater management report, including release rates and water quality (only required if subdivided or changed from historical usage).~~
 - ~~5. Livestock management Plan.~~
 - ~~6. Road/dust mitigation.~~
 - ~~7. Fencing.~~

Section 16.3.145. Rural residential conservation sub-zoning. (Sec. 16.6.10.16)

The rural residential conservation sub-zoning is intended to allow private property owners to annex large, existing agricultural or open lands into the Town with a restriction on a portion of the property that conserves the land as farmland or open space in perpetuity. As an incentive to the property owner, the owner will be allowed to develop the unencumbered lands into a greater number of lots with more diverse sizes than the rural residential agriculture sub-zoning.

The following are characteristics of the **Ag-residential conservation sub-zoning** design-option:

- (a) Conservation component retained (conservation easement, dedicated open space, agricultural operation).
- (b) Served by domestic water
- (c) Joint access points to and from county roads to reduce driveways where practical
- (d) Reserved.
- (e) HOA (required) on developed lands with provisions for management and maintenance of private lots, improvements, common areas, livestock, infrastructure and other elements of the developed areas (HOA not required on the conservation land)
- (f) No interior fencing required (Fencing along public roadways may be required adjacent to residential lots.)
- (g) Density: defined by the following example and based on percentage of open space
 EXAMPLE: Minimum initial land size = sixty (60) acres (gross). A minimum of sixty percent (60%) (thirty-six [36] acres) shall be perpetually conserved, and on the remaining land (twenty-four [24] acres), two (2) lots will be allowed. If a farmstead already exists, it can be platted as a third lot. With each additional ten (10) acres of contiguous land, sixty percent (60%) (six [6] acres) shall adjoin the original conserved land, and one (1) additional lot shall be allowed. Once platted and developed, no future plats of the initial land that increase the number of lots or reduce the amount of the conserved land will be allowed.

Examples:

1. 70 acres X 60% = 42 acres conserved and 3 lots on 28 acres
2. 80 acres X 60% = 48 acres conserved and 4 lots on 32 acres
3. 100 acres X 60% = 60 acres conserved and 6 lots on 40 acres
4. 120 acres X 60% = 72 acres conserved and 8 lots on 48 acres
5. 160 acres X 60% = 96 acres conserved and 12 lots on 64 acres
6. 180 acres X 60% = 108 acres conserved and 14 lots on 72 acres
7. (Any single home or farmstead can be platted as one [1] additional lot.)

Conservation land shall be contiguous and available for large areas of farming or rural open space. Lots may be clustered or scattered. Minimum lot size = three (3) acres. Diversity of lot sizes is encouraged. Any grouping of lots using a shared access and exceeding four (4) lots shall have an internal roadway designed and shall be built to rural residential specifications of the Town. Groups of two (2), three (3) or four (4) lots shall have a hard-surface shared-access pad connected to the perimeter public roadway. Each shared-access pad shall be concrete measuring forty (40) feet' wide x one hundred (100)' feet long x six (6)" inches thick, with private drives serving individual lots from the shared-access pad. Any shared-access pad shall be owned and maintained by the HOA. Driveways serving individual lots shall be contained within the lot and shall be owned and maintained by the lot owner. Single lot access to the roadways will be discouraged.

(h) Perimeter treatment:

1. Fencing adjacent to right-of-way shall be addressed in fencing Plan. Criteria and maintenance responsibilities shall be described in the HOA documents.
2. Road right-of-way: Right-of-way dedication shall adhere to the Severance Transportation Master Plan. Maintenance of public roadways shall be the responsibility of the Town.
3. Road cross section may be modified at Staff discretion based on proposed number of lots and anticipated traffic. Letter from licensed traffic engineer shall be required in cases in which proposed changes differ from transportation Plan. A minimum dirt road cross section of thirty-two (32) feet will be required adjacent to proposed residential lots for any rural residential conservation development.
4. Connectivity to adjacent subdivisions or undeveloped lands shall be reviewed on a case-by-case basis.
5. Landscaping between the fencing (if applicable) or property line of any lot (excluding conservation lots) and the public roadway shall be native, drought-tolerant grasses. Management and maintenance responsibilities of these areas shall be described in the HOA documents.

~~(i) Management Plans or other HOA documents shall address the following:~~

- ~~1. Conservation method.~~
- ~~2. Land uses.~~
- ~~3. Roadway connections, including public and adjacent property roads.~~
- ~~4. Private and common land management and maintenance.~~
- ~~5. Stormwater management report, including detention on any lot (if applicable), release rates and water quality.~~
- ~~6. Livestock management Plan (if applicable).~~
- ~~7. Maintenance of public roads.~~
- ~~8. Fencing.~~

~~9. Architectural design review (required) for any improvements, including but not limited to homes, outbuildings, livestock corrals or paddocks, internal or perimeter fencing, play equipment, storage facilities, etc.~~

~~10. Inclusion of Windsor Severance Fire District as a review agency for any proposed improvements to evaluate emergency access, fire sprinkler requirements or other site and/or building requirements.~~

~~Sec. 16.6.10.17. Parking standards.~~

~~The number of required parking spaces shall be based on the requirements Section 16.9.40.~~

DRAFT

Division 2 Suburban Perimeter



Section 16.3.210. Intent. (Sec. 16.6.20.1)

- (a) The suburban perimeter residential land use category ~~has a predominance of lower density housing that has~~ includes a mix of residential densities with access to public water, sewer, streets, and open spaces. This district is meant for residential homes and excludes large industries and other large intense uses. Home businesses, civic organizations, and some types of commercial and agricultural uses are allowed but will be limited in size and density. The main purpose of this district is to meet a wide range of housing choices, and to provide neighborhoods that invite walking to gathering places, services and conveniences that are integrated into the rest of the community by a pattern of streets, blocks, and other linkages.

~~(b) The Comprehensive Plan can be fulfilled by encouraging creativity. For example, new neighborhoods are typically designed with meandering streets with a diversity of product. Neighborhood edges adjacent to major roadways include landscaping, meandering pathways, and attractive entry features. Pedestrian connections to the Severance Greenway are encouraged as a part of the roadway system or in greenbelt corridors. Additionally, the suburban perimeter also acts as a transitional land use between the lower density rural residential land uses and the more urbanized Town core.~~

Section 16.3.220. ~~D~~Lot and building standards. ~~ensity~~ (Sec. 16.6.20.2)

- (a) ~~Generally~~ Density, height, and setback criteria. The following Table 16.3.220 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Suburban Perimeter zone district. Supplemental criteria is included below the table.
- ~~1. Gross minimum density: two (2) dwelling units per acre.~~
 - ~~2. Maximum density: determined by market.~~
 - ~~3. Minimum lot sizes: six thousand (6,000) square feet (see typical single family lot layout).~~

- ~~i. Six thousand (6,000) square feet for Single-Family Detached.~~
~~ii. Four thousand (4,000) square feet for Single-Family Attached (Duplex units).~~
~~iii. One thousand and four hundred (1,400) square feet for Townhomes.~~
~~iv. One thousand and six hundred (1,600) square feet for Multi-Family.~~
~~4. Building height not to exceed two (2) stories without additional review.~~

Table 16.3.220. Suburban Perimeter Lot and Building Standards.

	<u>Minimum Gross Density</u>	<u>Minimum Lot Size</u>	<u>Minimum Front Setback</u>	<u>Minimum Side Setback</u>	<u>Minimum Corner Side Setback</u>	<u>Minimum Rear Setback</u>	<u>Maximum Height</u>
Residential							
<u>Single-family detached</u>	<u>2 units per acre</u>	<u>6,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Single-family attached (duplex)</u>	<u>2 units per acre</u>	<u>4,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Townhomes</u>	<u>2 units per acre</u>	<u>1,400 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Multi-family</u>	<u>2 units per acre</u>	<u>1,600 square feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>2 stories</u>
<u>Accessory dwelling unit</u>	<u>n/a</u>	<u>n/a</u>	<u>Behind front of principal dwelling</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Accessory Structure</u>	<u>n/a</u>	<u>n/a</u>	<u>25 feet</u>	<u>5 feet</u>	<u>15 feet</u>	<u>5 feet</u>	<u>2 stories</u>
<u>Non-Residential</u>	<u>n/a</u>	<u>n/a</u>	<u>20 feet</u>	<u>10 feet</u>	<u>20 feet</u>	<u>15 feet</u>	<u>2 stories</u>

Commented [JO1]: This includes criteria from this section of code and the Multifamily and Non-Residential Design Standards (moved here)

1. Accessible building elements (e.g., elevator shafts and stairways) are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.
3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
5. Attached accessory structures shall meet the requirements of the main structure.
6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
7. Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.

- (b) ~~Floorplan-Lot Diversity~~. Development Plans shall include a diversity of lot sizes ~~and floorplans~~. On projects of one hundred fifty (150) acres or less, a minimum of four (4) lot sizes is required. On projects of one hundred fifty (150) acres or more, a minimum of six (6) lot sizes is required. This may be met through additional housing types outlined in the following Section C.
- (c) Product Diversity. A mix of permitted housing types shall be included in any individual development plan, ~~as defined in section 16.6.20.2 (2)~~, to the extent reasonably feasible, depending on the size of the parcel. To promote such variety, the following minimum standards shall be met:
1. The following minimum number of housing types is required on any project development plan:
 - i. A minimum of two (2) housing types is required on any project development plan containing less than one hundred and fifty (150) acres, including such plans that are part of a phased overall development.
 - ii. A minimum of three (3) housing types is required on any project development plan containing one hundred and fifty (150) acres or more.
 2. Housing types.
 - i. Single-family attached dwellings.
 - A. Duplex units
 - B. Townhome units
 - ii. Alley loaded design.
 - iii. Patio home design.
 - iv. Multi-family dwellings, by additional review.

~~(d) Open space/parks and connectivity requirements. (See Article 6—Design Standards).~~

Section 16.3.230. Land uses. (Sec. 16.6.20.3)

- (a) Uses by right: (may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)
1. Residential land uses:
 - Accessory dwelling ~~(limited)~~
 - Bed and breakfast establishments
 - Home-based business
 - Single family attached and detached, townhomes, multi-family, and senior housing.
 2. Commercial, retail, or service land uses:
 - Adult day/respice centers
 - Child care centers
 - Long-term care facilities
 - Neighborhood shopping centers
 - Office, financial, medical services, and clinics
- ~~2. Home-based business (Type I)~~

Commented [MLM2]: An Adult Day Center is a certified center that provides Basic and Specialized Adult Day Services to participants, in accordance with a "care plan," on a regularly scheduled basis, and promote social, recreational, physical, and emotional well-being that encompasses the supportive services needed to ensure the optimal wellness of the participant. Specialized adult day services may also be provided to participants who require extensive rehabilitative therapies.

Adult Day Centers are regulated and overseen by the CDPHE.

Commented [MLM3]: Per Colorado regulations, a long-term care facility is a health facility that holds itself out as a nursing home, nursing facility, nursing care facility or intermediate care facility or a health facility that is planned, organized, operated, and maintained to provide supportive, restorative, and preventive services to persons who, due to physical and/or mental disability, require continuous or regular inpatient care.

3. Public, quasi-public, other land uses:

- Golf courses
- Neighborhood parks
- Outdoor recreation
- Places of worship and assembly
- Schools

~~3. Schools~~~~4. Outdoor recreation~~~~(b) Encouraged Uses~~~~1. Bed and breakfast establishments~~~~2. Churches~~~~3. Childcare centers~~~~4.1 Adult day/respite centers~~~~5.1 Long-term care facilities~~~~6.1 Office, financial, medical services, and clinics~~~~7.1 Neighborhood shopping centers~~~~8. Golf courses~~~~(c) Uses requiring additional review~~ Uses by special review.• ~~(b) Home-based business (Type II) — See Article 9, Supplemental Regulations~~

- Workshops/small custom industry

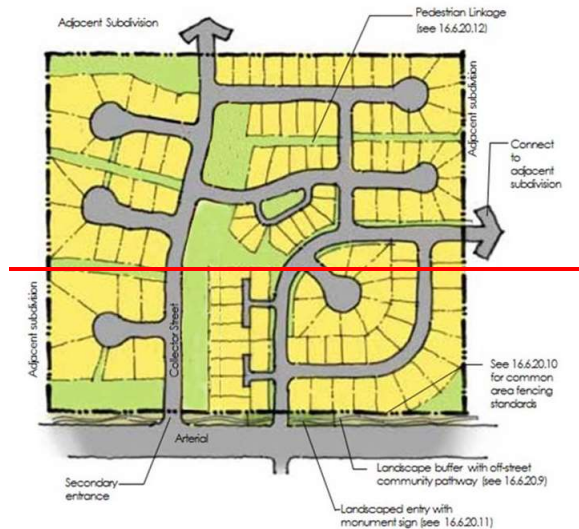
Note: Land uses not identified may be considered with additional review ~~to be~~ determined by ~~Planning Staff~~ Town staff at pre-application meeting. See Section 16.3.4.3 of this chapter.

Section 16.3.240. ~~Standards~~ Layout standards. (Sec. 16.6.20.6)

- (a) *Typical ~~subdivision~~ layout.* Each subdivision proposal should address the appropriate elements of the Comprehensive Plan, as suggested by the following. Subdivisions in the suburban perimeter shall be designed with an internal urban roadway system to serve lots within the subdivision. ~~Streets shall be designed with a curved, linear pattern; grid streets should be avoided. Each lot shall have frontage onto a roadway.~~ The edges adjacent to major roadways shall be landscaped and shall provide community pathways for pedestrian linkages. Landscape buffers adjacent to major roadways should vary in width, and perimeter fencing shall be visually interesting. The main entrance to the subdivision typically will have appropriately scaled monument sign and landscaping. Open space, drainage corridors and roadways within the subdivision can provide opportunities for pedestrian linkage to adjacent subdivisions, the Town Core, and the Severance Greenway. See Articles 5 and 6 for additional criteria, as applicable.

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Note: Roadway Plans must identify collector roadways and adhere to requirements set forth in the [Transportation Master Plan](#).

1. The spacing and frequency of connector streets are to be determined with each application. Connector streets shall connect neighborhoods to perimeter arterial streets and adjacent properties. Please refer to the [Severance](#) Transportation Plan.
2. ~~Limited driveway access and parking to connector streets may be allowed in specific locations. Traffic study may determine the need for a higher volume street design.~~
- 3.2. Internal street design should incorporate the following whenever possible:
 - i. Three ~~and four~~-way intersections.
 - ii. The use of ~~a curves (non-grid)~~ [grid](#) or modified grid.
 - iii. View corridors.
 - iv. [Focal points](#).

- (b) Typical single-family lot layout. Each lot in the suburban perimeter will identify a buildable area (building envelope) and setbacks [on the construction drawings](#) in order to achieve an appropriate building coverage/landscape ratio. ~~The minimum lot size shall be six thousand (6,000) square feet, and diversity~~ [Diversity](#) of lot sizes is highly encouraged. An overall fence [Plan plan](#) shall be reviewed by the Town ~~and administered by the HOA or Metro District~~.

	Principal Residence	Accessory Building
Front setback	20'	25'
Side setback	7.5'	5'
Rear setback	15'	5'
Street Side Setback	15'	15'

~~For uses other than single family, setbacks are case by case and at the discretion of the Planning Commission and Town Council. Setbacks will be considered and approved through the platting process and indicated on the recorded plat.~~

~~**Sec. 16.6.20.7. Street standards—Refer to Severance Transportation Master Plan. (Municipal Code; Sec. 16.6.20.7)**~~

~~Reserved.~~

~~**Section 16.3.250. HOA/Metro documents and architectural standards. (Sec. 16.6.20.8)**~~

- ~~(a) Review of architecture shall be by developer's covenants, design guidelines, homeowner's association, or Metro District. Building permit applications must be accompanied by a letter from said entity stating architectural approval.~~
- ~~(b) Covenants will be recorded with the subdivision plat.~~
- ~~(c) A management Plan for common areas shall be submitted to the Town for review.~~

~~**Sec. 16.4.260. Edges/landscape (Sec. 16.6.20.9)**~~

~~The perimeter treatment adjacent to roadways should include a landscape buffer that of varying width with a minimum width of twenty (20) feet. A meandering community pathway that is a minimum of ten (10) feet wide shall be located within the buffer. The use of shade trees is encouraged along greenbelt community pathways.~~

Section 16.3.270. Fencing. (Sec. 16.6.20.10)

- (a) Lots adjoining greenbelts shall have common area fencing. Common area fencing shall be "articulated" with fence columns, fence details, varying depths of greenbelts, etc.
- (b) All subdivisions shall submit master fence ~~Plans~~ plans that will include fence locations, details and criteria, including:
 1. Perimeter fence/common area fencing, all perimeter fencing shall be wood unless otherwise approved by Board.
 2. Encourage fence height is six (6) feet. Maximum fence height eight (8) feet along arterial and connector streets by variance.
 3. Fence amenities/columns/walls.
 4. Rear and side yard fencing (private).
 5. Side and front-yard fencing visible from right-of-way/greenbelt/common areas.
 6. Master fence Plan, which shall show where in a subdivision each type of fence shall be located.

7. Terminations of common area fencing (encouraged to have a column/fence amenity).
8. Fencing ornamented with details that shall be uniform throughout the development (standard dog-eared privacy fence not allowed).
9. All common area fencing and private fencing that is visible from right-of-way/greenbelt/common areas shall have a common fence color, as identified on the master fence Plan.



Section 16.3.280. Entries and signage. (Sec. 16.6.20.11)

Entries shall contain the following features:

- (a) Located adjacent to arterial/connector street intersections or primary access to the project.
- (b) Appropriately scaled monument/signage at primary access to identify the project.
- (c) Adequate landscaping on both sides of primary project access to create an enhanced entry experience.
- (d) Access to subdivisions that is limited to main entry roads adjoining arterial or collector roads.

The number accesses may vary, depending on size and location of development and results from traffic impact study. [See Article 4 for minimum access point requirements.](#) Driveways shall not have access directly onto adjacent county roads. The entries to the development should provide a focal point with signage and landscaping.



Commented [MLM4]: Staff to confirm this is the correct article as the Code reorganization process continues.

~~Sec. 16.4.290. Connectivity (Sec. 16.6.20.12)~~

~~Pedestrian connectivity within and adjacent to the subdivision is required. Each development shall provide a combination of trails and sidewalks within the subdivision to provide connections to the Severance Greenway and trail corridor. Off-street pedestrian linkage can be accomplished by the use of open greenway/corridors with meandering trails or paths. Refer to Typical Subdivision Layout for example. Each subdivision adjacent to arterial streets must contain a perimeter landscape buffer with an off-street community path that is a minimum of six (6) feet wide. Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum ten (10) feet concrete cross section for the entirety of the trail within or adjacent to the property. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider.~~



~~Sec. 16.6.20.13. -- Lighting.~~

~~All lighting within the Suburban Perimeter Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 2 requirements.~~

~~Sec. 16.6.20.14. Parking standards.~~

~~The number of required parking spaces shall be based on the requirements in Section 16.9.40.~~

Division 3 Town Core



Section 16.3.310. Intent. (Sec. 16.6.30.1)

- (a) The Town ~~core~~ Core district serves as the heart of the community with a broad range of complimentary land uses. ~~will be the heart of the community and will continue to include a diversity of uses.~~ It is desirable to encourage a variety of commercial, retail, service, restaurant, entertainment and other uses interspersed with residential homes, lofts and apartments.
- ~~(b) The vision of the Town core is to develop/redevelop into a vibrant and somewhat eclectic place for residents and visitors to live, shop, work, dine, recreate and gather while supporting a theme reminiscent of a charming and active small town. To achieve this, the Town recognizes the importance of allowing the market to direct development with minimal regulatory and/or design constraints. Concurrently, property owners and developers must recognize the importance of supporting the overall theme of the Town core area and employ design elements, materials and site planning techniques that reinforce this vision. All participants need to acknowledge that the Town core area will continue to be a dynamic place where uses may change and properties may be altered to reflect changes in the marketplace and in response to the growth of the community that coincide with the Comprehensive Plan.~~

Section 16.3.320. Lot and building standards. ~~Density.~~ (Sec. 16.6.30.2)

- (a) Density, height, and setback criteria. The following Table 16.3.320 includes the maximum density, lot size, setback criteria, and maximum height allowed within the Town Core zone district. Supplemental criteria is included below the table.
- ~~(a) Density shall not exceed fifteen (15) units per acre.~~
- ~~(b) Building height shall not exceed three (3) stories without additional review.~~
- ~~(c) Setbacks shall adhere to the standards as follows:~~

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

Table 16.3.320. Town Core Lot and Building Standards.

	<u>Maximum Gross Density</u>	<u>Minimum Lot Size</u>	<u>Minimum Front Setback</u>	<u>Minimum Side Setback</u>	<u>Minimum Corner Side Setback</u>	<u>Minimum Rear Setback</u>	<u>Maximum Height</u>
<u>Residential</u>							
<u>Single-family detached</u>	<u>15 units per acre</u>	<u>6,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Single-family attached (duplex)</u>	<u>15 units per acre</u>	<u>4,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Townhomes</u>	<u>15 units per acre</u>	<u>1,400 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Multi-family</u>	<u>15 units per acre</u>	<u>1,600 square feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>3 stories</u>
<u>Accessory dwelling unit</u>	<u>n/a</u>	<u>n/a</u>	<u>Behind front of principal dwelling</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Accessory Structure</u>	<u>n/a</u>	<u>n/a</u>	<u>25 feet</u>	<u>5 feet</u>	<u>15 feet</u>	<u>5 feet</u>	<u>2 stories</u>
<u>Non-Residential</u>	<u>n/a</u>	<u>n/a</u>	<u>20 feet</u>	<u>10 feet</u>	<u>20 feet</u>	<u>15 feet</u>	<u>3 stories</u>

Commented [J05]: This includes criteria from this section of code and the Multifamily and Non-Residential Design Standards (moved here)

1. Accessible elements are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.
3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.

Commented [J06]: Language relocated from Article 6 - Design Standards

4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
5. Attached accessory structures shall meet the requirements of the main structure.
6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
7. Steeple, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.
8. A height and shadow study may be required by the Town as part of the review of a three-story structure and shall be required for any requests over three stories.
9. Where applicable, building heights shall transition to adjacent residential properties and be no greater than two (2) stories taller than the tallest adjacent residential structure. Appropriate buffering and landscaping shall be incorporated as required in this Code.

Section 16.3.330. Land uses. (Sec. 16.6.30.3)

- (a) Uses by right (may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal).
1. Residential land uses:
 - Accessory dwelling ~~(including "carriage units") associated with a permitted use~~
 - Bed and breakfast establishments
 - Family ~~child care homes- care, day care and elderly day care homes~~
 - Adult day centers
 - Home-based business
 - Long-term care facilities
 - Multi-family dwellings
 - Senior/age-restricted housing
 - Single-family dwellings, attached or detached
 2. Mixed land uses:
 - Flex buildings (start as residential and shift to commercial over time)
 - Live/work units and buildings
 - Mixed-use buildings (residential, commercial, office, workshops, etc.)
 3. Commercial, retail, or service land uses:
 - Administrative, office, and research facilities
 - Appliance sales and service facilities
 - Automobile service and repair—minor facilities
 - Banks and financial institutions
 - Bars/taverns/microbreweries
 - Business offices (contractors, electronic repair, small engine, motorcycle)
 - Car/motor vehicle washes

- [Child ~~day~~-care centers](#)
- [Commercial and retail businesses, indoor sales, and service](#)
- [Entertainment facilities, commercial theaters, etc.](#)
- [Equipment \(small\) rental establishments without outdoor sales](#)
- [Gasoline/fueling stations](#)
- [Greenhouses, whether public or private](#)
- [Grocery stores](#)
- [Hospitals](#)
- [Hotels/motels \(no room limit\)](#)
- [Inns \(up to twelve \(12\) rooms\)](#)
- [Laundromats and dry-cleaning retail outlets](#)
- [Medical and dental offices and clinics](#)
- [Movie theaters](#)
- [Office building](#)
- [Parking lots and parking garages \(as principal use\)](#)
- [Passenger terminals or park-n-rides](#)
- [Personal and business service shops](#)
- [Professional offices](#)
- [Push carts \(sidewalk vending\)](#)
- [Restaurants](#)
- [Retail sales stores](#)
- [Vehicle sales facilities, including sales of automobiles, motorcycles, RVs, boats, and trucks](#)
- [Veterinary clinics](#)
- [Workshops and custom small industries, including art studios with/without sales](#)

~~2.4.~~ 4. Public, quasi-public, other land uses:

- [Accessory buildings and uses incidental to the principal use](#)
- [Clubs and lodges](#)
- Community gardens
- [Conference/convention center](#)
- Farmer's markets
- Fire stations
- Municipal use facilities
- Museums
- Parks and open spaces
- Parks and playgrounds—neighborhood
- Outdoor amphitheaters
- [Places of worship and assembly](#)
- Public or other nonprofit recreational use facilities
- Public utility main lines and substations

- Rest stops
- Schools (all types)

~~(d) Encouraged Uses:~~

~~Residential or mixed uses:~~

- ~~• Senior housing~~
- ~~• Bed and breakfast establishments~~
- ~~• Family care, day care and elderly day care homes~~
- ~~• Flex buildings (start as residential and shift to commercial over time)~~
- ~~• Long term care facilities~~
- ~~• Mixed use buildings (residential, commercial, office, workshops, etc.)~~
- ~~• Live/work units and buildings~~

~~3. Commercial, retail or service land uses:~~

- ~~• Administrative, office and research facilities~~
- ~~• Appliance sales and service facilities~~
- ~~• Automobile service and repair — minor facilities~~
- ~~• Banks and financial institutions~~
- ~~• Bars/taverns/microbreweries~~
- ~~• Business offices (contractors, electronic repair, small engine, motorcycle)~~
- ~~• Car/motor vehicle washes~~
- ~~• Child day care centers~~
- ~~• Commercial and retail businesses, indoor sales, and service~~
- ~~• Entertainment facilities, commercial theaters, etc~~
- ~~• Equipment (small) rental establishments without outdoor sales~~
- ~~• Gasoline/fueling stations~~
- ~~• Greenhouses, whether public or private~~
- ~~• Grocery stores~~
- ~~• Home based business Type I~~
- ~~• Hospitals~~
- ~~• Hotels/motels (no room limit)~~
- ~~• Inns (up to twelve [12] rooms)~~
- ~~• Laundromats and dry cleaning retail outlets~~
- ~~• Medical and dental offices and clinics~~
- ~~• Movie theaters~~
- ~~• Office building~~
- ~~• Parking lots and parking garages (as principal use)~~
- ~~• Passenger terminals or park n rides~~
- ~~• Personal and business service shops~~
- ~~• Professional offices~~
- ~~• Push carts (sidewalk vending)~~
- ~~• Restaurants~~

- ~~Retail sales stores~~
- ~~Vehicle sales facilities, including sales of automobiles, motorcycles, RVs, boats, and trucks~~
- ~~Veterinary clinics~~
- ~~Workshops and custom small industries, including art studios with/without sales~~
- 4. ~~Public, quasi-public, other land uses:~~
 - ~~Accessory buildings and uses incidental to the principal use~~
 - ~~Clubs and lodges~~
 - ~~Conference/convention center~~
 - ~~Religious institutions~~

(b) ~~Uses requiring additional review~~ Uses by special review.

1. Residential land uses:
 - Boarding and rooming houses
 - Group homes
 - Safe houses for adults or children with up to eight (8) persons
 - Single-room occupancy boarding houses
 - ~~Two family (duplex) dwellings.~~
 - ~~Zero-lot-line single- or two-family dwellings.~~
2. Commercial, retail or service land uses:
 - Agricultural, noncommercial
 - ~~and a Agriculture, commercial uses (ranching, farming, grazing, etc.)~~
 - Automobile service and repair—major facilities
 - Cremation facilities
 - Dry cleaning facilities ~~Plants~~
 - Equipment rental (heavy) establishments with outdoor sales
 - Fireworks sales—temporary
 - Kennels small animal
 - Mini-storage facilities—enclosed
 - Recycling processing and sales Facilities (including biofuel)
 - Retail and supply yard establishments with outdoor storage
 - Roadside or temporary retail stands/tents
 - Farm implement, heavy equipment, and mobile/manufactured home sales facilities
 - Storage facilities for outdoor storage of RVs, boats, trailers, etc
 - Truck depots
 - Truck maintenance facilities
 - ~~Home Based Business Type II~~
3. Public, quasi-public, other land uses:
 - Alternative power generation facilities

- Bus shelters
- Cemeteries
- Wireless telecommunications facilities

4. Industrial land uses:

- Heavy industrial facilities

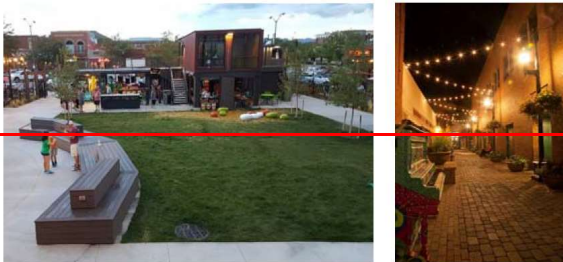
Note: Land uses not identified may be considered with additional review as determined by Town staff.

~~(c) Open space/parks and connectivity requirements (see section 16.12.250).~~

~~Note: Land uses not identified may be considered with additional review to be determined by Planning Staff at pre-application meeting. See Section 16.3.40 of this Code.~~

Sec. 16.3.340. Design standards (Sec. 16.6.30.4)

The following design standards including applicable Corridor Plan standards shall apply within the Town Core:



~~(a)~~

~~(b)~~

~~(c) Plazas and outdoor gathering spaces are encouraged. Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian. Site amenities, such as seating, outdoor dining, trash receptacles and bike racks for public use, shall be required.~~



~~(d)~~



(e)

(f)

(g) Varied setbacks to buildings are encouraged to create interest along the streetscape. Gathering spaces, outdoor dining, patios, etc., are encouraged. Buildings on the south side of the road are encouraged to be set back from the right of way to reduce shading on the public sidewalk and street.



(h)

(i)

(j) Sidewalk Plantings, outdoor seating and activity on the public sidewalk is encouraged. A minimum of a four (4) foot clear walkway needs to be maintained. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider. Street trees are encouraged. Creative pedestrian scale signage and displays of art are encouraged.



(k)

(l)

(m) Utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in locations that have the least impact on views from the public right of way as practical. Trash enclosures shall be masonry with steel gates to match building architecture.

Sec. 16.6.30.5. Parking standards.

The number of required parking spaces shall be based on the requirements in Section 16.9.40.

Sec. 16.6.30.6. Street standards—Refer to the Town of Severance Transportation Plan. (Municipal Code; Sec. 16.6.30.6)

Reserved.

Sec. 16.4.350. Architectural standards (Sec. 16.6.30.7)

The following shall be the architectural standards for the Town core:

~~Creative and unique architectural and site design are encouraged.~~



~~Where there are large windows and/or entries facing the public right-of-way, awnings are encouraged. Architecture that is reflective of the regional character of urban buildings is encouraged, including red or tan brick, sandstone, awnings, etc. Varied building heights, styles, colors and building details are encouraged.~~



~~Residential scale buildings that have the appearance of a historic home that has been renovated for commercial use are encouraged. These types of building are strongly recommended on the south side of the street and at the edges of the urban core to act as a transition to adjacent land uses.~~



~~In the southern part of the Town core, it is expected that the buildings will be adjacent to the public right-of-way with parking behind or beside the building.~~

~~In the Town core, it is expected that deliveries, utilities and some parking will be behind the buildings and accessed by alleys. The transition from the Town core to surrounding land uses needs to be addressed carefully on an as-needed basis.~~

~~Architectural design of homes should reflect early twentieth (20th) century traditional, dominated by porches, steeper roofs, mixed materials, etc.~~

~~New residential development in the Town core should have detached sidewalks with a minimum six (6)-foot tree lawn. Alleys are encouraged and may be gravel, not paved.~~

~~Sec. 16.4.350. Edge/landscape/connectivity (Sec. 16.6.30.8)~~

- ~~(a) Edges of commercial developments shall have high-quality landscaping. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure that there are no more than twenty (20) contiguous parking spaces. Parking lot landscaping shall be review by Town Staff, be appropriate depending on proposed land use and adhere to any Corridor Plan standards.~~

~~Parking lots shall be buffered from view from the public right-of-way with practical landscaping.~~

~~Entryways and areas visible from public streets shall have some type of landscape component. Examples could include window boxes, hanging baskets, large pots and Planting beds.~~

- ~~(b) Where a subdivision either borders or includes portions of the Great Western Trail the developer will be required to pave the trail with a minimum ten (10) foot concrete cross-section for the entirety of the trail within or adjacent to the property.~~

Section 16.3.360. Fencing. (Sec. 16.6.30.9)

Front-yard fencing in the Town ~~core~~ Core shall be open wood picket or wrought iron and shall not exceed forty-two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between ~~users~~ lots or to screen users shall be allowed per review and approval as a part of a final plat or site Plan plan approval. Privacy fencing shall not exceed six (6) feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.



Section 16.3.370. Entries and signage. (Sec. 16.6.30.10)

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced ~~Plantings~~ plantings as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development and in conformance with ~~16.9.30~~ the sign regulations of this Code.

~~Sec. 16.6.30.11. Lighting.~~

~~Lighting shall be consistent with the architecture and should consist of pedestrian-scale cut-off lighting so that no light spills beyond the boundary of the project. Parking lots, pedestrian ways and building entries shall be appropriately lit. All lighting within the Town Core Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 3 requirements. Neighboring uses shall be considered through the review process.
(Ord. 2021-08-52)~~

DRAFT

Division 4 Development Nodes



Section 16.3.410. Intent. (Sec. 16.6.40.1)

- (a) The Development Nodes Zone District (see the end of Section 16.6.40.4 for locations and descriptions) ~~captures are surrounding~~ key intersections ~~in areas~~ within the Town's Growth Management Area (GMA) but outside the Town Core Zone District area ~~core area~~. These ~~development~~ nodes are important to the future economic vitality of the community and are planned ~~have the potential~~ to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses. ~~The development node zoning includes one (1) sub-zoning as outlined below, allowing for more specific industrial uses and intending to be contemplated at the time of annexation and zoning;~~
- (b) Development Node Industrial Sub-zoning (see Sections 16.6.40.4 16.3.440) is intended for the concentration of more industrial land uses and will include separate requirements intended to provide adequate mitigation to potential impacts.
- (c) ~~It is recognized that the development node areas are not presently served with full urban infrastructure, and it could take several years for this infrastructure to reach each node. However, it is desirable to promote development of these areas and, therefore, development of these areas could occur in stages.~~ The Town expects that future development within these ~~development nodes~~ areas will ~~would~~ be a collective vision created through collaboration between the landowner/developer and the Town, incorporating the guiding principles of the comprehensive plan and other adopted Town plans ~~Severance: HomeTown Vision Comprehensive Plan~~. The Town shall adhere to these guiding principles while evaluating the development proposals within the development nodes.
- (d) ~~Ultimately, t~~The uses, development patterns, and standards for this zone district ~~presented in this division are expected to result in~~ are intended to promote and guide development that is

suitable to the location, aesthetically complementary to the overall vision of the Town, economically viable, and conforming to the Comprehensive Plan. ~~Until the marketplace, combined with appropriate levels of infrastructure, supports the full implementation of this division, flexibility and real time assessments will guide the review and approval of developments within the development node areas.~~

Section 16.3.420. Density Lot and building standards. (Sec. 16.6.40.2)

(a) Density, height, and setback criteria. The following Table 16.3.420 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Development Node zone district. Supplemental criteria is included below the table.

Table 16.3.420. Development Node Lot and Building Standards

	<u>Minimum Gross Density</u>	<u>Minimum Lot Size</u>	<u>Minimum Front Setback</u>	<u>Minimum Side Setback</u>	<u>Minimum Corner Side Setback</u>	<u>Minimum Rear Setback</u>	<u>Maximum Height</u>
<u>Residential</u>							
<u>Single-family detached</u>	<u>8 units per acre</u>	<u>6,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Single-family attached (duplex)</u>	<u>8 units per acre</u>	<u>4,000 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Townhomes</u>	<u>8 units per acre</u>	<u>1,400 square feet</u>	<u>20 feet</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>3 stories</u>
<u>Multi-family</u>	<u>8 units per acre</u>	<u>1,600 square feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>3 stories</u>
<u>Accessory dwelling unit</u>	<u>n/a</u>	<u>n/a</u>	<u>Behind front of principal dwelling</u>	<u>7.5 feet</u>	<u>15 feet</u>	<u>15 feet</u>	<u>2 stories</u>
<u>Accessory Structure</u>	<u>n/a</u>	<u>n/a</u>	<u>25 feet</u>	<u>5 feet</u>	<u>15 feet</u>	<u>5 feet</u>	<u>2 stories</u>
<u>Non-Residential</u>	<u>n/a</u>	<u>n/a</u>	<u>20 feet</u>	<u>10 feet</u>	<u>20 feet</u>	<u>15 feet</u>	<u>3 stories</u>

1. Accessible elements are permitted to extend above the maximum building height.
2. An attached dwelling unit with a shared party wall may have a zero (0) foot side yard setback on the side of the lot where the dwelling units combine.
3. The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.

4. The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
5. Attached accessory structures shall meet the requirements of the main structure.
6. Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
7. Steeple, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than twenty (20) percent.
8. A height and shadow study may be required by the Town as part of the review of a three-story structure and a use by special review approval shall be required for any requests over three stories.
9. Where applicable, building heights shall transition to adjacent residential properties and be no greater than two (2) stories taller than the tallest adjacent residential structure. Appropriate buffering and landscaping shall be incorporated as required in this Code. See Article 5 – Development Standards and Article 6 – Design Criteria.
10. The Town may approve a reduced side and rear setback through a use by special review process in the Development Node Zone District when the following criteria are met:
 - a. The reduced setback shall be no less than ten (10) feet from all property lines;
 - b. The reduced setback is not adjacent to the Suburban Perimeter Zone District containing single-family housing;
 - c. The height of the building within the reduced setback area is no more than a single story in height; and
 - d. Required easements, utilities, and landscaping and buffering criteria can be accommodated within the reduced setback area.

~~(a) Density in residential areas is encouraged to be a minimum of eight (8) units per acre.~~

~~(b) Building height shall not exceed three (3) stories without additional review.~~

~~(c) Setbacks shall adhere to the standards set forth by the following:~~

~~1. Single-family residential dwellings shall match the criteria set forth in the Suburban Perimeter section of this Code.~~

~~2. Multi-family residential dwellings shall match the criteria set forth in the multi-family design and development standards of this Code.~~

~~Non-residential commercial and office uses shall match the criteria set forth in the non-residential commercial and office design and development standards of this Code.~~

~~Instances where setback criteria are not explicitly stated or for all other uses not identified in this section, setback criteria shall be determined through the platting and/or site plan review process.~~

Section 16.3.430. Land uses. (Sec. 16.6.40.3)

(a) Uses by right. (may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal)

1. Residential land uses:

- Bed and breakfast establishments
- Family child care homes ~~care,~~
- Adult day centers ~~care and elderly day care home~~
- ~~Flex buildings (that start as residential and shift to commercial over time).~~
- Long-term care facilities
- Multi-family dwellings ~~(four [4] or more units).~~
- ~~Multi-family dwellings (less than four [4] unit)~~ Senior housing
- Single-family attached dwellings and townhomes

2. Mixed land uses:

- Flex buildings (that start as residential and shift to commercial over time)
- Live/work units and buildings
- Mixed-use buildings (residential, commercial, office, workshops, etc.)

3. Commercial, retail, or service land uses:

- Administrative, office, and research facilities
- Appliance sales and service facilities
- Automobile service and repair (minor) facilities
- Banks and financial institutions
- Bars/taverns/microbreweries
- Business offices (for contractors, electronic repair, small engine, motorcycle)
- Car/motor vehicle washes
- Child day-care centers
- Commercial and retail businesses with indoor sales and service
- Entertainment facilities, commercial theaters, etc.
- Equipment (small) rental establishments without outdoor sales
- Gasoline/fueling stations
- Greenhouses, whether public or private
- Grocery stores
- Hospitals
- Hotels/motels (no room limit)
- Inns (no room limit)
- Laundromats and dry-cleaning retail outlets
- Medical and dental offices and clinics
- Movie theaters
- Office buildings
- Parking lots and parking garages (principal use)
- Passenger terminals or park-n-rides

- Personal and business service shops
- Professional offices
- Restaurants
- Retail sales—general stores
- Retail sales buildings
- Vehicle sales businesses, including automobiles, motorcycles, RVs, boats, and trucks
- Veterinary clinics for small animals with no outside kennels
- Veterinary hospitals for large animals

4. Public, quasi-public, other land uses:

- Accessory buildings and uses incidental to the principal use
- Clubs and lodges.
- Community gardens
- Conference/convention centers.
- Farmer's markets
- Fire stations
- Municipal use facilities
- Museums
- Outdoor amphitheaters
- Parks and open spaces
- Parks and playgrounds—neighborhood
- Places of worship and assembly ~~Religious assembly facilities.~~
- Public or other nonprofit recreational use facilities
- Public utility main lines and substations
- Rest stops
- Schools, public and private

~~(a) Encouraged Uses.~~

~~3. Commercial, retail or service land uses:~~

- ~~• Administrative, office and research facilities.~~
- ~~• Appliance sales and service facilities.~~
- ~~• Automobile service and repair (minor) facilities.~~
- ~~• Banks and financial institutions.~~
- ~~• Bars/taverns/microbreweries.~~
- ~~• Business offices (for contractors, electronic repair, small engine, motorcycle).~~
- ~~• Car/motor vehicle washes.~~
- ~~• Child day care centers.~~
- ~~• Commercial and retail businesses with indoor sales and service.~~
- ~~• Entertainment facilities, commercial theaters, etc.~~
- ~~• Equipment (small) rental establishments without outdoor sales.~~

- ~~Gasoline/fueling stations.~~
- ~~Greenhouses, whether public or private.~~
- ~~Grocery stores.~~
- ~~Hospitals.~~
- ~~Hotels/motels (no room limit).~~
- ~~Inns (no room limit).~~
- ~~Laundromats and dry-cleaning retail outlets.~~
- ~~Medical and dental offices and clinics.~~
- ~~Movie theaters.~~
- ~~Office buildings.~~
- ~~Parking lots and parking garages (principal use).~~
- ~~Passenger terminals or park-n-rides.~~
- ~~Personal and business service shops.~~
- ~~Professional offices.~~
- ~~Restaurants.~~
- ~~Retail sales—general stores.~~
- ~~Retail sales buildings.~~
- ~~Vehicle sales businesses, including automobiles, motorcycles, RVs, boats, and trucks.~~
- ~~Veterinary clinics for small animals with no outside kennels.~~
- ~~Veterinary hospitals for large animals.~~

2. ~~Public, quasi-public, other land use~~ Accessory buildings and uses incidental to the principal use.

~~Clubs and lodges.~~

~~Reserved.~~

~~Conference/convention centers.~~

~~Religious assembly facilities.~~

(b) ~~Uses requiring additional review~~ Uses by special review.

1. Residential land uses:

- Boarding and rooming houses
- Group homes
- Safe houses for adults or children with up to eight (8) persons
- Single-family detached dwellings
- Single-room occupancy boarding houses
- ~~Two family (duplex) dwellings.~~
- ~~Zero-lot-line single or two-family dwellings.~~

2. Commercial, retail or service land uses:

- Agricultural, commercial and a

- ~~Agriculture, noncommercial~~ ~~uses (ranching, farming, grazing, etc.)~~
- Automobile service and repair (major) facilities
- Cremation facilities
- Dry cleaning Plants
- Equipment rental (heavy) establishments with outdoor sales
- Kennels for small animals
- Roadside or temporary retail stands/tents
- Sales of farm implements, heavy equipment, mobile/manufactured homes

3. Public, quasi-public, other land uses:

- Alternative power generation facilities
- Bus shelters
- Wireless telecommunications facilities (no antenna)

~~(a) Open spaces/parks and connectivity requirements (see section 16.12.250).~~

Note: ~~Land uses not identified may be considered with additional review as determined by Town staff.~~ ~~Land uses not identified may be considered with additional review to be determined by Planning Staff at pre-application meeting. See Section 16.3.40 of this Code.~~

Section 16.3.440. Development node industrial sub-zoning. (Sec. 16.6.40.4)

Development node industrial sub-zoning is contemplated and approved at the time of annexation for a specific property. Upon approval of an annexation and zoning with this designation, the following land uses become allowed rather than by additional review. The following list of uses is not necessarily comprehensive, and during the annexation and zoning process, additional uses may be included by annexation agreement. Additional standards for setbacks, landscaping, fencing, and infrastructure are outlined as follows. Any other requirements are determined through development review.

(a) Industrial land uses:

- Laboratory and/or research facilities
- Light industrial facilities
- Manufacturing Plants, including assembly, sales, and service of commodities
- Retail supply yards and storage facilities
- Recycling facilities (including biofuel) processing and sales facilities
- Solar facilities (see ~~Section 16.11.160, Article 9 for Solar Facility~~ Facilities Development)
- Storage facilities (both indoor and outdoor)
- Truck depots and truck maintenance facilities
- Warehouse, distribution, and wholesale use facilities
- Workshops and custom small industry facilities, including art studios with/without sales

(b) *Architectural Standards.*

Architectural standards within the development node industrial zone shall mimic the materials and type shown for standard development node uses such as commercial (see ~~Section~~

~~16.6.40.5 Article 6 of this Code). In some cases, with Town Council approval, architectural requirements may be waived.~~

~~(c) Landscape Requirements:~~

~~(d) For uses that do not already have specific setback requirements (such as oil and gas or solar), a boundary with a dissimilar land use is required at a minimum to incorporate a landscaped setback of twenty (20) feet. Setback design will be dependent on site constraints and proposed use intensity.~~

~~(d)(a) Parking requirements:~~

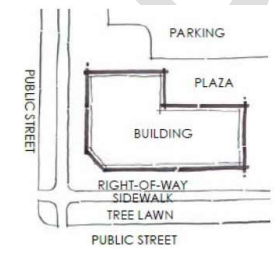
~~1. Parking requirements shall meet the standard of the parking table in Section 16.6.40.5. Parking is required to be screened and, where possible, shall be located away from the frontage of major roadways.~~

~~(e)(b) Lighting and sound: Industrial land uses that abut residential development will be required to submit both a lighting Plan (photometric) and sound study for proposed operations. Plans will be reviewed, and additional setbacks or requirements may be added to minimize impacts on neighboring properties. All lighting within the Development Node Zoning District shall comply with the Dark Skies Ordinance Lighting Zone 3 requirements.~~

Section 16.3.450. Design standards~~Layout standards.~~ (Sec. 16.6.40.5)

The Town's adopted development and design criteria can be found in Article 5 – Development Standards and Article 6 – Design Criteria. The intent of these regulations are to promote creative and unique developments and projects within the Development Node district. Examples of the intended character represented by the criteria in Articles 5 and 6 are illustrated below.

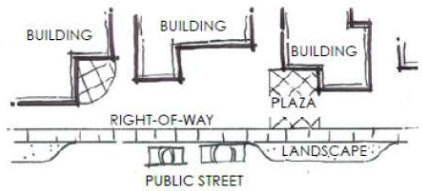
- (a) Public Street Orientation Diagram. In areas where a state highway or arterial street is not present, buildings shall be oriented toward the public right-of-way to keep parking lots behind the buildings.



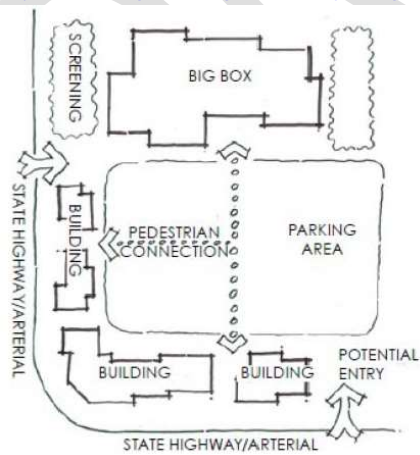
- (b) State Highway/Arterial Orientation Diagram. Where property abuts a state highway or arterial street, large landscape buffers are required. Delivery areas and trash enclosures shall be screened from the public right-of-way.



- (c) On-Street Parking Diagram. In areas where the right-of-way is narrow, on-street parking, a variety of building setbacks and building edges articulated toward the street are encouraged.



- ~~(c)~~(d) Big Box Orientation Diagram. Big box retailers shall be oriented away from the right-of-way with frontage buildings to screen parking.



The following shall be the design standards for the development nodes:



Plazas and outdoor gathering spaces are encouraged. Mountain views will be preserved when applicable.



Creative and appropriately scaled building signage is encouraged.



Varied setbacks to buildings are encouraged to create interest along the streetscape. Gathering spaces, outdoor dining, patios, etc., are encouraged. Buildings on the south side of the road are encouraged to be set back from the right of way to reduce shading on the public sidewalk and street.



Sidewalk Plantings, outdoor seating and activity on the public sidewalk is encouraged. A minimum of four (4) feet clear walkway needs to be maintained.



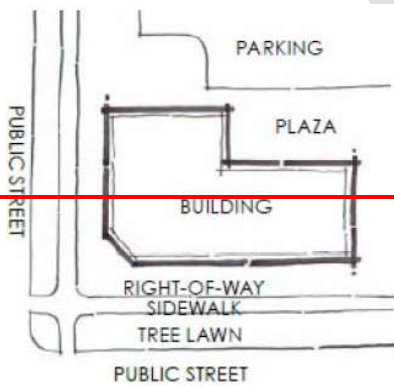
~~Street trees and dissection of large parking lots with landscaping are encouraged.~~



~~Condensed and creative pedestrian-scale signage is encouraged within projects.~~



~~Pedestrian walks and spaces shall be provided as necessary to ensure that projects are easily navigated and enjoyable for the pedestrian. Sidewalks adjacent to all school sites and parks require a minimum width of five (5) feet or wider.~~



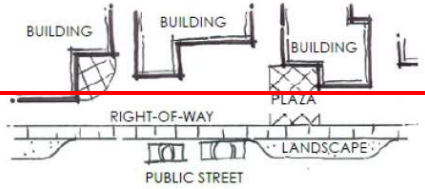
Public Street Orientation Diagram

~~In areas where a state highway or arterial street is not present, buildings shall be oriented toward the public right of way to keep parking lots behind the buildings.~~



State Highway/Arterial Orientation Diagram

Where property abuts a state highway or arterial street, large landscape buffers are required. Delivery areas and trash enclosures shall be screened from the public right of way.

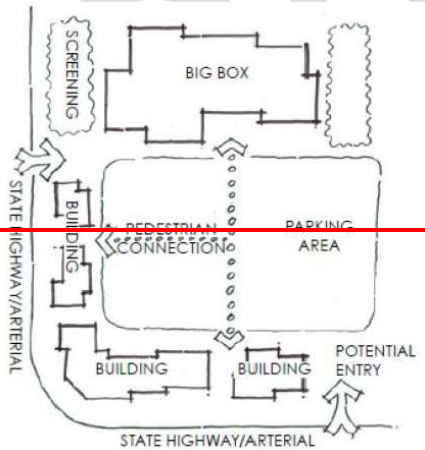


On-Street Parking Diagram

In areas where the right of way is narrow, on-street parking, a variety of building setbacks and building edges articulated toward the street are encouraged.

Big-Box Orientation Diagram

Big-box retailers shall be oriented away from the right of way with frontage buildings to screen parking.





Buildings that back to the public right-of-way, parking lots, utility pedestals and trash enclosures shall be buffered with landscaping. Trash enclosures shall be located in places that have the least impact on views from the public right-of-way, as practical. Trash enclosures shall be masonry with steel gates to match building architecture.

Sec. 16.6.40.5.1. Parking standards.

The number of required parking spaces shall be based on the requirements in Section 16.9.40.

Sec. 16.4.460. Street standards (Sec. 16.6.40.6)

Street standards within the development nodes that are not a state highway shall comply with the standards set forth in the Severance Transportation Master Plan.

Sec. 16.4.470. Description of nodes (Sec. 16.6.40.7)

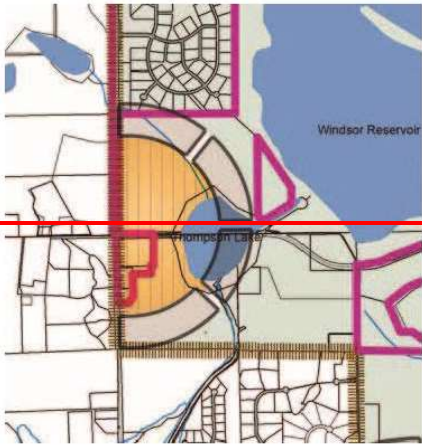
- (a) Corner of Colorado Highway 14 and Colorado Highway 257. This intersection of two (2) busy state highways has high traffic counts, good access into the north end of Fort Collins on Highway 14, south on Colorado Highway 257 to Severance and Windsor and east on Highway 14 to Ault and Highway 85. The landowner/developer shall meet with the Town and the Colorado Department of Transportation to determine allowable access points onto state highways located within the development nodes.



Corner of Colorado Highway 14 and Colorado Highway 257

- (b) Corner of Colorado Highway 257 and Weld County Road 74 (Harmony Road). The west side of this intersection is in the Town of Windsor GMA. The east side at the intersection is in the Town of Severance GMA. The properties adjacent to this intersection are within the boundaries of an

intergovernmental agreement with the Town of Windsor that further defines the land uses, etc. This intersection has high traffic counts, with Highway 257 being a key transportation link between Severance and Windsor and to Highway 14 to the north. Harmony Road is quickly becoming a very busy thoroughfare that becomes a key street in the Town core area of Severance. To the east, it connects to Eaton, and to the west, it is becoming a heavily developed corridor through Timnath and Fort Collins with an important link to Interstate 25. The majority of the traffic from the Severance area going to Fort Collins or Interstate 25 will utilize the Harmony Corridor. The landowner/developer shall meet with the Town, the Town of Windsor, the county and the Colorado Department of Transportation to determine allowable access points onto state highways and county roads located within the development node.



Corner of Colorado Highway 257 and Weld County Road 74 (Harmony Road)

- (c) Colorado Highway 392 Corridor (north side). The Highway 392 corridor development node is intended to be primarily commercial and industrial with surrounding higher intensity residential land uses. This corridor is governed by a land use and revenue sharing intergovernmental agreement between the Town of Severance and the Town of Windsor. Commercial and industrial land is a required use for a portion of the corridor. The landowner/developer shall meet with the Town, the Town of Windsor and the Colorado Department of Transportation to determine allowable access points onto Highway 392 within the development node.



Colorado Highway 392 Corridor (north side)

(Ord. 2021-08 §2)

Sec. 16.4.480. Architectural standards (Sec. 16.6.40.8)

The following shall be the architectural standards for the development nodes in addition to Corridor Plan standards where appropriate:



~~Creative and unique architecture and site design are encouraged.~~



~~Distinctive architectural feature elements that create focal points and destination backdrops are encouraged.~~

~~Architecture that is reflective of the regional character of urban buildings is encouraged, including red or tan brick, sandstone, exaggerated roof overhangs, awnings, etc.~~



~~Varied building heights, styles, colors and building details are encouraged.~~



~~In the development nodes, it is expected that deliveries, utilities and some parking will be behind the buildings and accessed by alleys. The screening of these facilities and transition from the development nodes to surrounding land uses need to be addressed carefully on an as-needed basis.~~

~~Sec. 16.4.460. Edges/landscape (Sec. 16.6.40.9)~~

~~Edges of commercial development shall have high quality landscaping. Berms, meandering walks, a mix of irrigated turf, shrub beds, ornamental trees, evergreen trees and shade trees are encouraged. Parking lots are required to have landscaping per industry standards. The ends of parking bays shall have landscape islands, which shall be strategically placed to ensure that there are no more than twenty (20) contiguous parking spaces.~~



~~Parking lots shall be buffered from view from the public right of way with practical landscaping.~~



~~Entryways and areas visible from public streets shall have some type of landscape component. Examples include water features, fire pits, window boxes, hanging baskets, large pots and Planting beds.~~

Section 16.3.460. Fencing. (Sec. 16.6.40.10)

Front-yard fencing in the development nodes shall be open wood picket or wrought iron and shall not to exceed forty-two (42) inches in height. Brick or stone columns are encouraged. Privacy fencing between users or to screen users shall be allowed per review and approval as a part of a final plat or site ~~Plan~~ [plan](#) approval. Privacy fencing shall not exceed six (6) feet in height and shall be minimized and placed so that the visual impact to surrounding uses and the public right-of-way is minimized. Landscape buffering in place of or associated with privacy fencing is encouraged. Privacy fencing, if located adjacent to the public right-of-way, shall be separated from the public right-of-way by a landscape buffer.

Section 16.3.470. Entries and signage. (Sec. 16.6.40.11)

Entries to commercial areas shall be identified by high-quality, ground-mounted signs and/or monumentation. Landscaping shall identify entries with enhanced ~~Plantings~~ [plantings](#) as shown (flower beds, ornamental trees, etc.). Signage shall be designed to be appropriate to the scale of the development [and consistent with the sign regulations of this Code.](#)



~~Sec. 16.6.40.12. — Lighting.~~

~~Lighting shall be consistent with the architecture and should consist of pedestrian scale cut-off lighting so that no light spills beyond the boundary of the project. Parking lots, pedestrian ways and building entries shall be appropriately lit.~~

~~Note: The Town of Severance would like to thank Fort Collins, Loveland, Niwot, Highlands, Erie, Frisco, Carbondale, Aspen, and Basalt for image examples used in this Code.~~

~~Sec. 16.4.480. Utility services. (Sec. 16.6.40.13)~~

~~The following is a list of utility services that are available at each development node:~~

- ~~(a) Corner of Colorado Highway 14 and Colorado Highway 257: This intersection has a localized sanitary sewer Plant and is served by North Weld County Water District with potable water.~~
- ~~(b) Corner of Colorado Highway 257 and Weld County Road 74 (Harmony Road): This intersection has Planned sanitary sewer provided by the Town of Windsor and is served with potable water from North Weld County Water District. Although sanitary sewer is Planned for this area, it is recognized by the Town that limited commercial and industrial uses may still occur prior to the extension of centralized sanitary sewer facilities.~~
- ~~(c) Highway 392 Corridor (north side): This area will be served by the Town for sanitary sewer and by the North Weld County Water District for potable water.~~

Division 5 Supplemental Use Regulations

Section 16.3.510. Reserved.

Section 16.3.520. Home-based businesses ~~Type I and Type II.~~ (Sec. 16.9.20)

Home-based businesses must meet the following standards:

- (a) In addition to the family occupying the dwelling containing the home-based business, there shall not be more than one (1) outside employee working at the site of the home-based business.
- (b) The home-based business shall not exceed one thousand (1,000) square feet or thirty percent (30%) of the total floor area of the dwelling, whichever is less, or can be located in an accessory building not to exceed five hundred (500) square feet. The home-based business shall be conducted entirely within the dwelling or designated accessory building, [except as required for state-licensed in-home family child-care](#).
- (c) The home-based business shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and must not change the residential character thereof.
- (d) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home-based business, including advertising signs larger than two (2) square feet in total size. No other displays or advertising that solicit or direct persons to the address other than the single sign limited to two (2) square feet in total area are permitted.
- (e) There must be no exterior storage on the premises of material or equipment used as a part of the home-based business unless it is enclosed and lot coverage requirements for accessory uses are met.
- (f) No equipment or process shall be used in such home-based business that creates any glare, fumes, odors, or other objectionable conditions detectable to the normal senses off the lot if the occupation is conducted in a single-family dwelling or outside the dwelling unit if conducted in other than a single-family dwelling.
- (g) The following uses, because of their tendency to go beyond the limits permitted for home-based businesses and thereby impair the use and value of the residential area, shall not be permitted as home-based businesses: medical marijuana center, medical marijuana optional premises cultivation operation, medical marijuana-infused products manufacturing; auto repair or motorized implement repair; dance, music or other types of instruction (if more than four [4] students are instructed at one [1] time); the painting of vehicles, trailers or boats; private schools with organized classes; welding shops; nursing homes and any retail or wholesale sales

to consumers upon the premises not incidental to the home-based business (e.g., hair care products at a hair stylist).

(h) All exterior aspects of the home-based business operation shall not disrupt the residential character of the area.

~~(i) The maximum number of vehicle trips per day for clients who may visit the home-based business per day is fifteen (15). No traffic, services, or deliveries shall be generated by the home occupation that is abnormal to a residential neighborhood. In general, this shall be limited to:~~

- ~~1. No more than one customer vehicle parked at the property at a time, except for drop off of children for childcare or instruction.~~
- ~~2. No more than ten client visits per week, except for drop off of children for childcare or instruction.~~
- ~~3. Delivery of products or materials is limited to that normally associated with residential purposes.~~
- ~~4. All parking necessary for the use shall meet the neighborhood design standards, and be confined to the garage, driveway or street directly in front of the dwelling.~~

~~(j) The property shall comply with all Town building codes and property maintenance standards.~~

~~(k) Use of utilities shall be limited to that typically associated with residential purposes.~~

~~(l) Any home-based business not meeting these criteria or otherwise denied a permit by the Town may only be approved by a special use permit.~~

Section 16.3.530. Accessory dwellings.

~~(a) *Intent.* The regulations in this section are intended to address the construction, conversion, expansion, or improvement of accessory dwellings within the Town and to ensure all accessory dwellings are constructed, converted, expanded or improved, and occupied, in compliance with the Town's adopted life safety codes and building regulations, including but not limited to, building, fire, utility, or stormwater codes.~~

~~(b) *Administrative approval required.* To ensure compliance with the regulations in this section, an application and administrative approval shall be required to construct, convert, expand, or improve any accessory dwelling within the Town. For purposes of this section, "improve" or "improvements" means any alteration, repair, addition, expansion, reconstruction, replacement, renovation, or any work in or upon a building or structure for which a building permit is required pursuant to the Town's adopted building regulations.~~

~~(c) *Application requirements; fees.* Applications for the construction, conversion, expansion, or improvement of any accessory dwelling shall be made in writing and shall include all~~

information, documents, and plans necessary for the Town to determine whether the accessory dwelling complies with the standards set forth in this section. The applicant shall pay all fees established by resolution of the Town Council.

(d) Town Staff review and decision. When the Town Staff has determined the application for the construction, conversion, expansion, or improvement of an accessory dwelling to be complete, the Town Staff shall review the application to determine if the application complies with the standards set forth in this section, and shall approve, approve with conditions, or deny the application. Upon the Town Staff's approval of the application, any building permits required for the accessory dwelling shall be issued to the applicant.

(e) Standards. The following standards apply to all accessory dwellings for which construction, conversion, expansion, or improvements commences on or after the effective date of this ordinance.

1. There shall be no more than one (1) accessory dwelling on a residential lot.
2. No portion of a lot on which an accessory dwelling is located may be subdivided from, or legally described differently than, the lot containing the principal residential unit.
3. No portion of a structure containing an accessory dwelling may have ownership different from the ownership of the principal dwelling unit.
4. The accessory dwelling shall be affixed to an engineered permanent foundation.
5. An internal or attached accessory dwelling shall be separated from the principal dwelling by a firewall meeting building and fire codes.
6. Accessory dwelling utilities shall be connected through the principal residential dwelling. Additional water dedication or water or sanitary sewer tap upsize may be required to account for increase in demand beyond the expectation of the original dedication or capacity of the original tap.
7. Prior to issuance of any building permit for an accessory dwelling, the applicant shall furnish to the Town a statement by the water service provider and wastewater service provider confirming each provider's capacity to service the property upon the construction of the proposed accessory dwelling. If the property is served by a well or onsite wastewater treatment system, the applicant shall furnish information sufficient for the Town to determine that such facilities are adequate to service the accessory dwelling.
8. The accessory dwelling shall comply with any application residential design standard.
9. For purposes of calculating residential density, each accessory dwelling shall count as one-half (1/2) dwelling unit.
10. The size of an accessory dwelling unit shall be no larger than the size of the principal dwelling unit on the same lot as the accessory dwelling unit.

Section 16.34.540. Reserved.

**TOWN OF SEVERANCE PLANNING COMMISSION
RESOLUTION NO. PC-2025-05R**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SEVERANCE, COLORADO, MAKING A RECOMMENDATION TO THE TOWN
COUNCIL TO APPROVE AMENDMENTS TO ARTICLE 3 OF CHAPTER 16, "LAND
USE CODE," OF THE SEVERANCE MUNICIPAL CODE REGARDING ZONING**

WHEREAS, in accordance with Section 16.19.120 of the Severance Municipal Code, Town staff may initiate amendments to the text of the regulations in Chapter 16, "Land Use Code," of the Severance Municipal Code ("Code"); and

WHEREAS, Town staff has proposed amendments to Article 3 of the Land Use Code (the "Proposed Amendments") regarding regulations for the Town's zoning districts and supplemental use regulations, in the form attached to this resolution as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, in accordance with Section 16.19.120 and 16.19.10, the Planning Commission shall review text amendments to the Land Use Code at a public hearing; and

WHEREAS, on February 19th, 2025, the Planning Commission held a duly noticed public hearing¹ to consider the Proposed Amendments; and

WHEREAS, after considering any public testimony at the public hearing and the presentation by Town staff, and after reviewing the Proposed Amendments according to the criteria in Section 16.19.120(b) of the Land Use Code, the Planning Commission desires to recommend the Town Council approve the Proposed Amendments as presented.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
OF THE TOWN OF SEVERANCE, COLORADO, AS FOLLOWS:**

1. The Planning Commission recommends the Town Council approve the proposed amendments to Article 3 of Chapter 16, "Land Use Code," of the Severance Municipal Code, regarding regulations for the Town's zoning districts and supplemental use regulations, in substantially the same form attached to this resolution as **Exhibit A**.

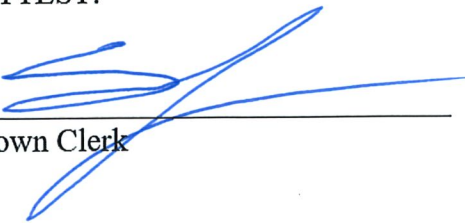
RESOLVED AND APPROVED this 19 day of February, 2025.

PLANNING COMMISSION OF THE
TOWN OF SEVERANCE, COLORADO



¹ Notice of the Planning Commission's public hearing on the Proposed Amendments was published on February 1st, 2025, on the Town of Severance's website, <https://www.townofseverance.org/256/Public-Notices>, in accordance with Section 16.19.40(b)(4) and Tables 19.10 and 19.40 in Article 19 of the Land Use Code.

ATTEST:



Town Clerk



APPROVED AS TO FORM:

DocuSigned by:


B0660C6FFDD54DA...
Town Attorney