



## TOWN BOARD REGULAR MEETING

June 28, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550  
Please click this URL to join. <https://windsorgov.zoom.us/j/93605093188>  
OR join by telephone at (888) 788-0099 or (877) 853-5247  
Webinar ID:936 0509 3188

## MINUTES

### A. CALL TO ORDER

Mayor Rennemeyer called the meeting to order at 7:00 p.m.

#### 1. Roll call

Mayor Paul Rennemeyer  
Mayor Pro Tem Ken Bennett  
Scott Charpentier  
Barry Wilson  
Julie Cline  
Victor Tallon  
David Sislowski

#### Also Present:

Shane Hale, Town Manager  
Ian McCargar, Town Attorney  
Jess Humphries, Administrative Services Director  
Rick Klimek, Police Chief  
Dean Moyer, Finance Director  
Eric Lucas, Public Services Director  
Omar Herrera, Deputy Director of Engineering  
Carlin Malone, Chief Planner  
John Thornhill, Community Development Director  
Kim Emil, Assistant Town Attorney  
Desa Blair, Civil Engineer  
Karl Gannon, Budget Analyst  
Cheryl Turner, Deputy Director of Finance  
Bobby Shainline, Police Sergeant  
Dillon Walker, Police Officer  
Amanda Griffin, Property & Evidence Tech  
Thomas Olsen, Police Detective  
Brian Smith, Police Sergeant  
McKenzie Payne, Visual Media Coordinator  
Trisha Conway, Deputy Town Clerk  
Karen Frawley, Town Clerk

#### 2. Pledge of Allegiance

Mayor Rennemeyer asked Town Board Member Tallon to lead the pledge of allegiance.

#### 3. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

**Town Board Member Tallon moved to approve the agenda as written, Town Board Member Sislowski seconded the motion. Roll call on the vote**

**resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

4. Board Liaison Reports

- Town Board Member Charpentier - Chamber of Commerce, Clearview Library Board  
Town Board Member Charpentier reported that the Library held its book mobile day out at the park and had one-hundred twenty-two people visit. The Library is continuing to open up post COVID and everything is going well.  
Town Board Member Charpentier reported that the Chamber continues to have open houses every week.
- Town Board Member Wilson - Planning Commission, Larimer County Behavioral Health Policy Council  
Town Board Member Wilson reported that there are no updates to provide from the Planning Commission.  
Town Board Member Wilson reported that there are no updates to provide from the Larimer County Behavioral Health Policy Council at this time.
- Mayor Pro Tem Bennett – Water and Sewer Board, 34, and I-25 Coalition’s  
Mayor Pro Tem Bennett reported that there are no updates to provide from any of the boards as there have been no recent meetings.
- Town Board Member Cline – Tree Board, Poudre River Trail Corridor Authority, Historic Preservation Commission  
Town Board Member Cline reported that the Tree Board met last Tuesday and had the sick tree day visit. There were over fifty homes to visit and had a very good turn out from those that the board had brought in to help diagnose the sick trees. There were an additional fifty on a waiting list that were not able to be checked over.  
Town Board Member Cline reported that the Historic Preservation Commission will met July 14th and there is nothing to report at this time.  
Town Board Member Cline reported that the Poudre River Trail Corridor Authority will be meeting this Thursday. The authority did have a booth at the Play on the Poudre last Saturday held at the Eastman Park Experience. The authority is also trying to finish up their annual report to get out to the stakeholders of the trail.
- Town Board Member Tallon - Parks, Recreation and Culture Advisory Board, Great Western Trail Authority  
Town Board Member Tallon reported that there have been no recent meetings so nothing to report at this time for either board.
- Town Board Member Sislowski - Windsor Housing Authority, Windsor Severance Fire District

Town Board Member Sislowski reported that he was unable to attend meetings due to a conflict so there is nothing to report at this time.

- Mayor Rennemeyer - Downtown Development Authority, North Front Range MPO

Mayor Rennemeyer reported that there is not an update to provide on the North Front Range MPO as there has not been a meeting.

Mayor Rennemeyer reported that there will be a joint meeting with the Downtown Development Authority on July 15th. The Downtown Development Authority reelected or elected officers of the DDA. The bylaws were modified for one term to allow Dan Styles to continue to serve for another term as the director of the DDA. The through lot is underway and the timeframe for completion is October. The entertainment district feasibility study is still underway.

5. Public Invited to be Heard

Mayor Rennemeyer opened the meeting up for public comment, to which there was none.

B. CONSENT CALENDAR

1. Minutes of the June 14, 2021 Town Board Meeting - K. Frawley, Town Clerk

2. Resolution No. 2021-35 A Resolution Approving and Accepting the Easement for Water Line Facility from Rocky Mountain Transload, Inc- D. Blair, Civil Engineer Rocky Mountain Transload is located at 31535 Great Western Drive in Great Western Industrial Park 6<sup>th</sup> Filing, Lot 1. It is south of Eastman Park Drive, west of Great Western Drive and east of the railroad tracks. Improvements include a Town owned and maintained fire hydrant and branch line, which require a utility easement.

3. Resolution No. 2021-36 A Resolution Approving and Adopting the June 10, 2021, Intergovernmental Agreement Between the Town of Windsor and Raindance Metropolitan District No. 1 with Respect to New Liberty Road Modifications - O. Herrera, Deputy Director of Engineering

The Town has partnered with the Raindance Metro District to design and construct necessary modifications to New Liberty Road between Colorado Blvd. and the east end of Raindance Subdivision. The street modifications will seek to improve emergency vehicle access and enhance multimodal connectivity.

**Town Board Member Tallon moved to approve the consent calendar as presented, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant for Oil and Gas Facilities - Raindance Subdivision 8<sup>th</sup> Filing, Tract J (Raindance Pad) - Martin Lind, Property Owner, Water Valley Land Development, LLC; Philip Hancock, Applicant, Great Western Petroleum

The applicant, Great Western Petroleum, is requesting a Conditional Use Grant (CUG) to amend an existing CUG, approved on June 12, 2017, to allow oil and gas

facilities in the RMU zone district for a site known as the Raindance Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts, per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities.

The approved CUG for this site allows up to 59 oil and gas wells. The applicant has drilled 14 wells and proposes to drill another 22 wells, for a total of 36 wells.

The purpose behind the request to amend the existing CUG is due to a change in haul route. The existing CUG includes a haul route that extends from WCR 1 (Colorado Boulevard) along Weld County Road 64 to the site. This roadway (WCR 64) has now been developed and the applicant must pursue a different haul route. The applicant has discussed proposed haul routes with staff and determined that the only feasible route would be for Great Western Petroleum to use New Liberty Road from Colorado Boulevard, avoiding the hill from New Liberty Road to 7th Street and 7th Street to Crossroads Boulevard. The applicant has provided a traffic analysis (trip generation study) and accompanying haul route, including hauling route hours. Other than the haul route and the reduction in the number of total wells to be drilled, no other substantial changes are proposed.

The property was previously Lot 5 of Water Valley West Subdivision, which has since been subdivided and now Raindance Subdivision 8th Filing, Tract J. The site area includes approximately 78 acres and is situated between New Liberty Road and the Cache La Poudre River, with the drilling pad located approximately 800 feet south of the river. The Poudre Trail has been rerouted temporarily during construction of the pad sites and golf course. After construction, the trail will be rerouted in a permanent location, as approved by the Poudre Trail Board. The property is currently undeveloped golf course and contains a portion of the Poudre Trail. The property is currently surrounded by trail system to the north and south, undeveloped land (future golf course) to the west and south; a residence along the eastern boundary of the property, two residences to the north, as well as undeveloped and developed single-family residential lots to the east and south. The site area of the Raindance Drill Pad is approximately 5.5 acres and Production Pad 3.83 acres.

Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. Staff recommends that the previously approved CUG conditions of approval (see 2017 Raindance Pad CUG Zoning Certificate) are carried over with this request.

On May 20, 2021, the applicant's representatives held a neighborhood meeting virtually. Please see the enclosed neighborhood meeting summary for a list of questions asked by neighbors and responses from the applicant.

### **Neighborhood Meeting Notice**

Notice of the neighborhood meeting was provided in accordance with the Town's Municipal Code, as follows:

- May 6, 2021 - Mailing to surrounding property owners within 500 feet of
- the subject site May 8, 2021 - Advertisement in the local newspapers

### **Notice of Public Hearing**

Notification of this public hearing was completed in accordance with the Town's Municipal Code as follows:

- May 26, 2021 - Affidavit of mailing to surrounding property owners within 500 feet of the subject site
- June 4, 2021 - Advertisement in newspapers
- June 3, 2021 - Sign posted on property
- June 3, 2021 - Posted on Town website

The Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

**(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:**

**(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:**

**a. Use structures of minimal size to satisfy present and future functional requirements.**

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

**b. The facilities shall be kept clean and otherwise properly maintained.**

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, landscaping, fencing, and disposal of trash. The applicant shall keep public roadways free from mud and debris.

**c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.**

The site is an existing oil and gas drilling pad. Fourteen wells have been drilled and the applicant proposes to drill 22 more wells. The closest occupied building is 867 feet from the drilling pad. The residential subdivisions of Hilltop and Poudre Heights are located south and east of the proposed drilling site, with the closest home approximately 1,000 feet from the site.

The Poudre Trail is south of the drilling pad and north of the production pad. The applicant has worked with the Town's Parks Department and Poudre Trail Board to create a temporary trail route during construction and plans for permanent trail realignment. Due to the proximity of the Poudre Trail, the approved CUG states that sound walls must be setback a minimum of 30 feet from the temporary trail and permanent trail. Landscape berms, for mitigating visual impacts from the trail and surrounding properties both in the interim and in the long-term, were also conditions of approval.

**(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.**

Due to the proximity of the site to the trail and nearest residences, landscape berms, with evergreen trees, were required for buffering the facility. The drilling was proposed to occur in phases, with the first phase (2017) planned for drilling fourteen wells, and screen/sound walls be provided. As previously stated, fourteen wells have been drilled.

- (3) ***Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.***

The pad sites are located outside of the floodplain.

**Standard Conditions:**

The Town's standard conditions of CUG approval for oil and gas facilities were included with the 2017 approved CUG.

Mayor Rennemeyer read the following statement for this and the following item "I will be recusing myself from these two items due to having the opportunity to enter into a contract with Great Western Petroleum regarding mineral rights that do fall under my personal residence in town to which this Conditional Use Grant tonight would directly be affecting me in that regard. In my absence from the first two items, Mayor Pro Tem Bennett will be conducting the meeting until those items are resolved."

**Board Member Cline moved to open the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Sislowski, Tallon, Wilson; Abstain - Rennemeyer; Motion Passed.**

Town Board Member Wilson stated for both this hearing and the following, "Mayor Pro Tem Bennett, for the record I would like to point out that in my capacity as a Town Board liaison to the Planning Commission. I was present at the Planning Commission meeting during which this matter was previously presented. I wish to state that my participation in the Planning Commission proceeding has in no way influenced me in my capacity as a Town Board member this evening. I will make my decision and cast my vote this evening based solely on the evidence presented during this public hearing."

Per Ms. Malone, at the June 16, 2021 Planning Commission meeting, the Commission forwarded to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions of the updated haul route, and the Town's standard conditions of approval for oil and gas facilities, as amended.

Town Board Member Wilson stated that he believes it is a better route with turning left onto County Road 13.

Town Board Member Sislowski asked for clarification on the information received about the truck hauling would avoid school and commuter traffic with times from 7:00 to 8:30, 2:45 to 3:30, and 4:30 to 6:00 and would be the times that trucks would not be operating? Ms. Fakharzadeh responded that was correct. Town Board Member Sislowski asked if the hauling would operate before 7:00 a.m. or after 6:00 p.m. Mr. Cogner responded that they are twenty-four hour operations. Town Board Member Sislowski stated that elsewhere in the packet material, there is reference to the number of truck trips per day, particularly the completion

phase with one-hundred and thirty-six trips per day and asked from a calendar perspective how long the completion period is? Mr. Cogner stated that the completion phase they are estimating to start in late November to early December and would go through late March to April. Town Board Member Sislowksi stated that his only hesitation is with the amount of traffic, what the damage to the road will be and wants to make sure that if there is damage to the road if there is an obligation to repair the road. Mr. McCargar stated that it could be built into the conditional use grant as well as there is code language that protects the Town that will cover any damages if needed.

**Town Board Member Tallon moved to close the public hearing, Board Member Cline seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Sislowksi, Tallon, Wilson; Abstain - Rennemeyer; Motion Passed.**

2. Conditional Use Grant (CUG) for Oil and Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Martin Lind, Property Owner, Water Valley Land Company, LLC; Philip Hancock, Applicant, Great Western Petroleum  
Please refer to public hearing item materials.

**Town Board Member Tallon moved to approve the Conditional Use Grant for Oil and Gas Facilities, Town Board Member Sislowksi seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Sislowksi, Tallon, Wilson; Abstain - Rennemeyer; Motion Passed.**

3. Public Hearing - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments LLC; and Tyler Smith, Planner, Lot Holding Investments LLC

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a final subdivision known as Greenspire Subdivision 4th Filing. The property encompass approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for condominiums and townhomes.

Plat characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- 5.5 acres of tracts for open space, drainage, access
- Open space: 3.6 acres (31.1%)
- Dedicated open space (1.6 acres / 13.8%)
- Drainage, utility, access (3.92 / 33.7%)

This application was submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which requires that the Planning Commission approve the Preliminary Subdivision and a Preliminary Site Plan for multifamily residential development proposals. A neighborhood meeting was required with the preliminary subdivision application, which was processed concurrently with the site plan application. The Planning Commission has reviewed both the Final Subdivision and Final Site Plan applications and have forwarded recommendations on each of these applications to the Town Board.

#### **Relationship to Comprehensive Plan**

The application is consistent with the following goals and objectives of the Comprehensive Plan:

## **Chapter 5b – Growth Framework**

**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

### **Objectives**

1. Prioritize new growth in areas currently served by Town infrastructure and services.

*Staff comment:* The development is part of an existing neighborhood and provides the last portion of the development on the east side of the Cache La Poudre Irrigation Company ditch along Greenspire Drive.

3. Develop new neighborhoods adjacent to the Town core.

*Staff comment:* The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

*Staff comment:* Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company ditch, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the ditch to the northeast, continuing easterly along the Greeley No. 2 Canal.

## **Chapter 5c – Residential Areas Framework**

**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

### **Objectives**

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility. *Staff comment:* The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network. Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning. Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8<sup>th</sup> Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

### **Notifications**

This public hearing was noticed in accordance with the Town's Municipal Code as follows:

- June 3, 2021 – affidavit of mailing to surrounding property owners within 300 feet
- June 4, 2021 - advertisement in local papers
- June 3, 2021 - sign posted on property
- June 3, 2021 - notice posted on Town website

**Town Board Member Tallon moved to open the public hearing, Town Board Member Sislowski seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

Per Ms. Malone, at the June 16th meeting, the Planning Commission forwarded to the Town Board a recommendation of approval of the final major subdivision and resolution as presented.



Mayor Rennemeyer asked where the existing church is located on the map? Ms. Malone showed the slide with the map and stated that it has been platted but not built. Mayor Rennemeyer asked what the price point of the townhomes? John Hall with Lot Holding Investments responded that the price point as of now with the market is high three-hundreds, low four-hundreds and all three bedroom units. Mayor Rennemeyer asked what the range of square footage is for the price? Tyler Smith with Lot Holding stated that they go between twenty-two hundred to thirty-one hundred.

Town Board Member Sislowski asked if this property is dual tap? Mr. Hale responded that they are and would allow non potable water. Town Board Sislowski asked for clarification on where the trail would connect. Ms. Malone pointed out on the map where the connection will be located.

Shawn MacKrory, 593 Hillspire Drive, addressed the board about his concerns with this development. Mr. MacKrory stated that his first concern is traffic and parking and the volume and nature of parking, but especially concerned about the traffic on Greenspire. During the Planning Commission meeting, it was said that the traffic concerns are not a concern for the Planning Commission because there are three outlets. Only two of those three exist at this time, and if a third is eventually built, is not expecting that for quite some time. The other concern is parking, and the amount of street parking that happens should be considered.

Town Board Member Sislowski asked if Planning staff could address the concerns brought forth by Mr. MacKrory? Ms. Malone responded that this item is only for the plat and the site plan will address the parking. Mr. Hale responded that there have been safety concerns in and around the church on Greenspire, staff has talked with others who have raised concerns and have been doing assessments to see how to make the area safer.

Mayor Rennemeyer stated looking at the map in the packet shows that Greenspire Drive is already the main thoroughfare and it doesn't appear there is another avenue, is Greenspire Drive already an expanded road? Mr. Herrera stated that Greenspire Drive is considered a local street and not considered a collector road. With the roadway planning efforts that have gone on in the area, the newly adopted transportation master plan would look at the zoning patterns in the area and take into account which roads need to be part of the major system. This area was not identified as one that needs to be included in the major system. With that said, the issue with the safety concern with people speeding on Greenspire. Staff is analyzing data now and looking at making improvements along Greenspire Drive. Mayor Rennemeyer asked based off the traffic study now and the addition of these units, Greenspire Drive is able to handle the new traffic? Mr. Herrera stated that from a vehicle capacity point of view, it is designed to handle the traffic from a volume traffic.

**Town Board Member Tallon moved to close the public hearing, Mayor Pro Tem Bennett seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

4. Resolution No. 2021-37 A Resolution Approving a Final Major Subdivision – Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC  
Please see public hearing item materials.

**Town Board Member Tallon moved to approve Resolution No. 2021-37, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

5. Final Site Plan for Multifamily Residential - Greenspire Subdivision 4th Filing Townhomes - John Hall, Applicant, Lot Holding Investments, LLC; Tyler Smith, Planner, Lot Holding Investments, LLC

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a final site plan known as Greenspire Subdivision 4th Filing Townhomes Site Plan. The property encompasses approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums and townhomes with a density range of 10-12.5 dwelling units per acre.

Site Plan characteristics:

- 11.6 total acres
  - 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
  - Density: 8.0 du/ac
  - Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
  - Playground / open space area - centrally located
  - Extension of trail system along Cache La Poudre Irrigation Company canal / Greeley No. 2 Canal
  - Parks - Park requirement met with park land surrounding Windsor Lake
  - 3-plex, 4-plex, 5-plex building types
  - Front porches, tree-lined streets, alley-loaded garages
  - Two garage spaces + two driveway spaces
  - Parking space totals: 386 spaces provided (186 required)

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021.

### **Relationship to Comprehensive Plan**

The application is consistent with the following goals and objectives of the Comprehensive Plan:

#### **Chapter 5b – Growth Framework**

**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

**Objectives**

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.

*Staff comment:* The development is part of an existing neighborhood and

provides the last portion of the development on the east and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

- 3. Develop new neighborhoods adjacent to the Town core.

*Staff comment:* The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

- 5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

*Staff comment:* Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

## Chapter 5c – Residential Areas Framework

**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

### Objectives

- 1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

*Staff comment:* The development will provide increased multi-modal connectivity

within the neighborhood, to Windsor Lake, and surrounding trail network, extending east to Hollister Lake Road, Winter Farm Subdivision and Village

East Subdivision to WCR 21 (Village East Subdivision 8<sup>th</sup> Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

## Relationship to Strategic Plan

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

## Notifications

There are no notification requirements for a final site plan.

Per Ms. Malone, a few years ago the Town Board requested staff to look at the parking requirements and as a result, the number of parking spaces required for multi-family zoned property was increased to two parking spaces per unit.

Mayor Rennemeyer asked for clarification that the developer will be adding the trail connection at their expense, Ms. Malone responded that was correct.

Per Ms. Malone, at the June 16th Planning Commission meeting, the Commission forwarded to Town Board a recommendation of approval of the final site plan as presented.

Town Board Member Sislowski asked what the formula is for required parking? Ms. Malone stated that it is two spaces per three bedrooms.

Town Board Member Cline asked if the garage itself is considered two parking spaces, to which Ms. Malone responded that was correct.

Mr. Hall, applicant, stated that it is important to note that the developer has exceeded the parking requirement by adding the addition of the two additional parking spaces behind the garage of each townhome.

**Town Board Member Tallon moved to approve the final site plan for multifamily residential in the Greenspire Subdivision, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

6. Ordinance No. 2021-1625 An Ordinance Amending Section 10-11-10 of the Windsor Municipal Code to Allow the Consumption of Alcoholic Beverages Upon Town-Owned Sidewalks and Alleyways in Conformity With Permits Issued by the Town's Local Liquor Licensing Authority

This Ordinance modifies restrictions built into Ordinance No. 2018-1575 (October 22, 2018), under which Town Board approved consumption of beer and wine in Town parks and open space. The specific restriction is found in Code Section 10-11-10 (a), which prohibited consumption of beer and wine on or in any sidewalk or alley. This Ordinance will allow consumption of alcoholic beverages on and in Town sidewalks and alleys in accordance with permits issued by the Town's Liquor License Authority.

The Ordinance will enable liquor-licensed establishments to expand their service areas into sidewalks and alleyways controlled by the Town. The permit process will be administered by the Planning Department as an initial point of contact, with the Town Clerk's Office taking any additional steps required for liquor-licensed premises.

NOTE: CDOT-controlled sidewalks (Main Street) will require CDOT approval; we do not control the sidewalks within CDOT right-of-way. We believe CDOT will be receptive to these permits in the post-COVID era, but recognize that we cannot approve permits for sidewalks controlled by CDOT.

Mayor Rennemeyer asked if this stemmed at all from the COVID modification of premises, to which Mr. McCargar responded that it does.

**Mayor Pro Tem Bennett moved to approve Ordinance No. 2021-1625, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

7. Presentation of 2020 Annual Audit Report

Tyra Litzau of BDO USA, LLP, Certified Public Accountants, is presenting the 2020 Audit Report at the Town Board meeting on June 28, 2021. As in previous years, we received an unmodified audit opinion, which is the best opinion possible. I recommend approval of the audit as presented. The resolution to formally accept the report appears on the agenda for your Regular Town Board meeting on June 28, 2021. Following your approval, the “draft” watermark will be removed from the report and the report will be sent to the State and other required agencies. Please contact me with any questions.

Tyra Litzau with BDO USA, LLP provided a presentation of the annual audit to the Board.

8. Resolution No. 2021-38 A Resolution Accepting the Audit Report for 2020 Prepared by BDO USA, LLP, Certified Public Accountants

Mayor Pro Tem Bennett thanked the staff for all the work and the quality of work done on the budget.

**Town Board Member Tallon moved to approve Resolution No. 2021-38, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

D. COMMUNICATIONS

1. Communications from Town Attorney

Per Mr. McCargar, the 12th of July work session will have a water attorney update.

2. Communications from Town Staff

Per Mr. Lucas, reminder of the 4th of July fireworks will be held on Sunday back out at Boardwalk Park. Also, expressed his gratitude to all the staff who will be working to ensure a safe event.

a.Windsor Police Department May 2021 Statistical Report

3. Communications from Town Manager

Per Mr. Hale, reminder about the Larimer County Elected Officials barbeque on Wednesday evening at Horsetooth Reservoir. There will be a special meeting on July 15th at 5:30 with the DDA and Tribe.

4. Communications from Town Board Mayor Pro Tem Bennett reminded the Board about the Water Literate Leaders program is beginning and encourages anyone who has not been a part of it to register to attend. July 22nd the Colorado Water Summit will be held in Loveland.

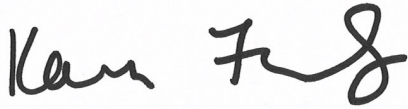
Mayor Rennemeyer stated that Coffee with the Mayor will be starting up again and will be held at the Windsor Community Rec Center on Friday,

July 16th from 10:00 to 11:00 in the morning. Pints with Paul will be a new monthly event that will be held on Wednesday, July 14th from 4:30 to 6:30 p.m. at Peculiar Ales.

E. ADJOURN

**Town Board Member Tallon moved to adjourn, Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

Upon a motion duly made, the meeting was adjourned at 9:16 p.m.

A handwritten signature in black ink, appearing to read "Karen Frawley". The signature is written in a cursive style with a large, stylized "F" and "L".

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Karen Frawley, Town Clerk