

**Section 307(b) Showing**  
**ADD: 280C1 Severance, CO**  
**DELETE: 280C2 Cheyenne, WY**

The instant application is being contemporaneously and contingently filed with 301 Applications submitted by the following parties:

- College Creek Media, LLC (“College Creek”), permittee of KYEN(FM) Cheyenne, WY
- Laramie Mountain Broadcasting, L.L.C. (“LMB”), licensee of KRQU(FM) Laramie, WY
- Youngers Colorado Broadcasting LLC (“Youngers”), permittee of KEZZ(FM) Walden, CO

In its application, College Creek proposes to change KYEN(FM)’s community of license from Cheyenne, WY, to the currently unserved community of Severance, CO, modify the allotment reference site coordinates of KYEN(FM), and change from Channel 280C2 to mutually exclusive Channel 280C1. In order to accomplish this community change, the following sub-changes must also occur.

- 1) LMB contingently proposes in its application to modify KRQU(FM)’s antenna site location and change its channel from 283C2 to mutually exclusive Channel 230A in a manner that provides full spacing under Section 73.207 towards the proposed KYEN(FM) facility.
- 2) Youngers contingently proposes in its application to modify KEZZ(FM)’s antenna site location and change its channel from 231C2 to mutually exclusive Channel 231C3 in a manner that provides full spacing under Section 73.207 towards the proposed KRQU(FM) facility.

This exhibit, together with the Comprehensive Technical Exhibits to these Applications, demonstrates that the proposed community of license change constitutes a preferential arrangement of allotments or assignments under Section 307(b) of the Communications Act of 1934, as amended (47 U.S.C. Section 307(b)). Furthermore, as set forth in the Comprehensive Technical Exhibit to each Application, the facilities specified are mutually exclusive, as defined in Section 73.207 of the Commission's Rules, with the current assignments. As confirmed in the Comprehensive Technical Exhibit to each application, there is an assignment or allotment site for the KYEN(FM) facility at Severance that fully complies with Sections 73.207 and 73.315 of the Commission's Rules without resort to Sections 73.213 or 73.215. The Applicant will comply with the local public notice provisions of Sections 73.3580(c)(3), 73.3580(d)(3), and 73.3580(f) of the Commission's Rules, and understands that the exception contained in Section 73.3580(e) of the Commission's Rules does not apply to an application proposing to change the community of license of an FM station. Consequently, the proposed community of license change shall qualify for submission as a minor modification application pursuant to Section 73.3573(g) of the Commission's Rules.

In determining whether a proposed community of license change constitutes a preferential arrangement of allotments under Section 307(b) of the Act, the Commission considers whether the proposal would serve one or more of the Commission's four priorities.<sup>1</sup> Here, grant of the Application would satisfy the third priority by authorizing first local aural

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<sup>1</sup> See *Revision of FM Assignment Policies and Procedures*, 90 FCC 2d 88 (1982) ("*FM Assignment Policies*"). The four priorities are: (i) first full-time aural reception service to a community; (ii) a second full-time aural reception service to a community; (iii) first local transmission service to a community; and (iv) other public interest factors. The second and third criteria have equal priority. *Id.* at 91. See also *Revision of Procedures Governing Amendments to FM Table of Allotments and Changes of Community of License in the Radio Broadcast Services*, 21 FCC Rcd 14212, at ¶ 10 (2006) (Section 307(b) priorities and policies used by Commission since 1982 continue to apply under new application procedures).

transmission service at Severance, CO. The Applications constitute a preferential arrangement of allotments under Section 307(b) as compared to the existing allotment/assignment. The population of Severance has quadrupled since the 2000 Census recorded a population of 597 persons. The U.S. Census Bureau's 2006 Population Estimates for Severance place the community's population at 2,590 persons. Furthermore, a grant of the Applications would not result in a loss of sole local aural transmission service at Cheyenne since it will continue being well served by the nine fulltime aural services of KFBC(AM), KJUA(AM), KRAE(AM), KAIX(FM), KZDR(FM), KQMY(FM), KKPL(FM), KOLZ(FM), and KRRR(FM).

As can be seen in Exhibit 1, attached hereto, is a Gain/Loss study demonstrating that when Channel 280C2 is deleted from Cheyenne and mutually exclusive Channel 280C1 is added to Severance for KYEN(FM)'s use, a net gain in population of 475,699 persons will result under Priority 4. Exhibit 2 is a Cheyenne, Wyoming, Remaining Services Study demonstrating that when KYEN 280C2 is deleted from Cheyenne, no White Area or Gray Area will be created by the proposed community change. Exhibit 3 is an Existing Services Study showing the stations currently serving the gain area.

Since the KYEN(FM) proposal is contingent upon KRQU(FM) changing channels from Channel 283C2 to mutually exclusive Channel 230A at a new site, in an abundance of caution, the composite 307(b) impacts of this downgrade have also been studied by the applicant. Exhibit 4 is a Gain/Loss study demonstrating that when Channel 283C2 is deleted and mutually exclusive Channel 230A is added at Laramie for KRQU(FM)'s use, a net loss in population of

3,718 persons will result under Priority 4. Exhibit 5 is a Laramie, Wyoming, Remaining Services Study demonstrating that the Loss Area will not create any White Area or Gray Area.

Since KEZZ(FM) has not yet commenced operations, the general public has not yet become reliant on its service. Therefore, the channel change for KEZZ(FM) from 231C2 to 231C3 does not impact the 307(b) analysis.

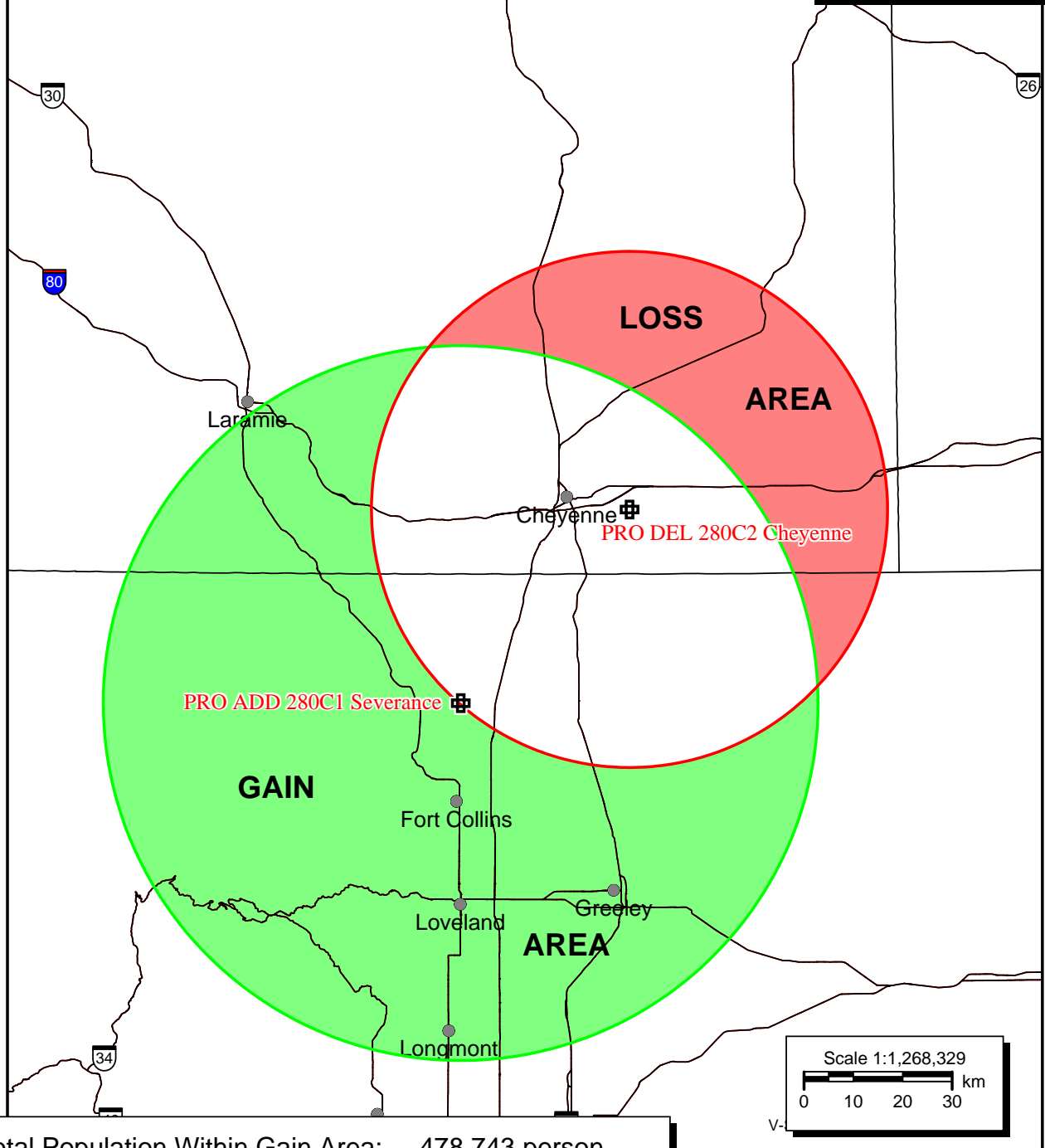
The current KYEN(FM) 70 dBu contour at Cheyenne does not cover the Fort Collins, Colorado, Urbanized Area. However, the proposed KYEN(FM) 70 dBu contour at Severance will encompass more than 50% of that Urbanized Area. As such, the instant proposal is subject to a *Tuck* analysis of Severance, Colorado, which is included in Exhibit 6. As demonstrated in Exhibit 6, the city of Severance is a bona-fide community independent of the Fort Collins Urbanized Area.

Since the proposal triggers Priority Three and provides first local transmission service to the 2,590 residents of Severance, Colorado, and an additional aural service to a net 471,981 residents in Colorado under Priority Four, without depriving any community of its sole local transmission service or creating any White Area or Gray Area, the contingent proposals clearly further the Commission's Allotment Priorities.

**Exhibit 1**

**KYEN(FM) Gain/Loss Study**

**KYEN(FM)  
Gain/Loss Study**



Total Population Within Gain Area: 478,743 person  
Total Area Within Gain Area: 10,738.14 sq. km

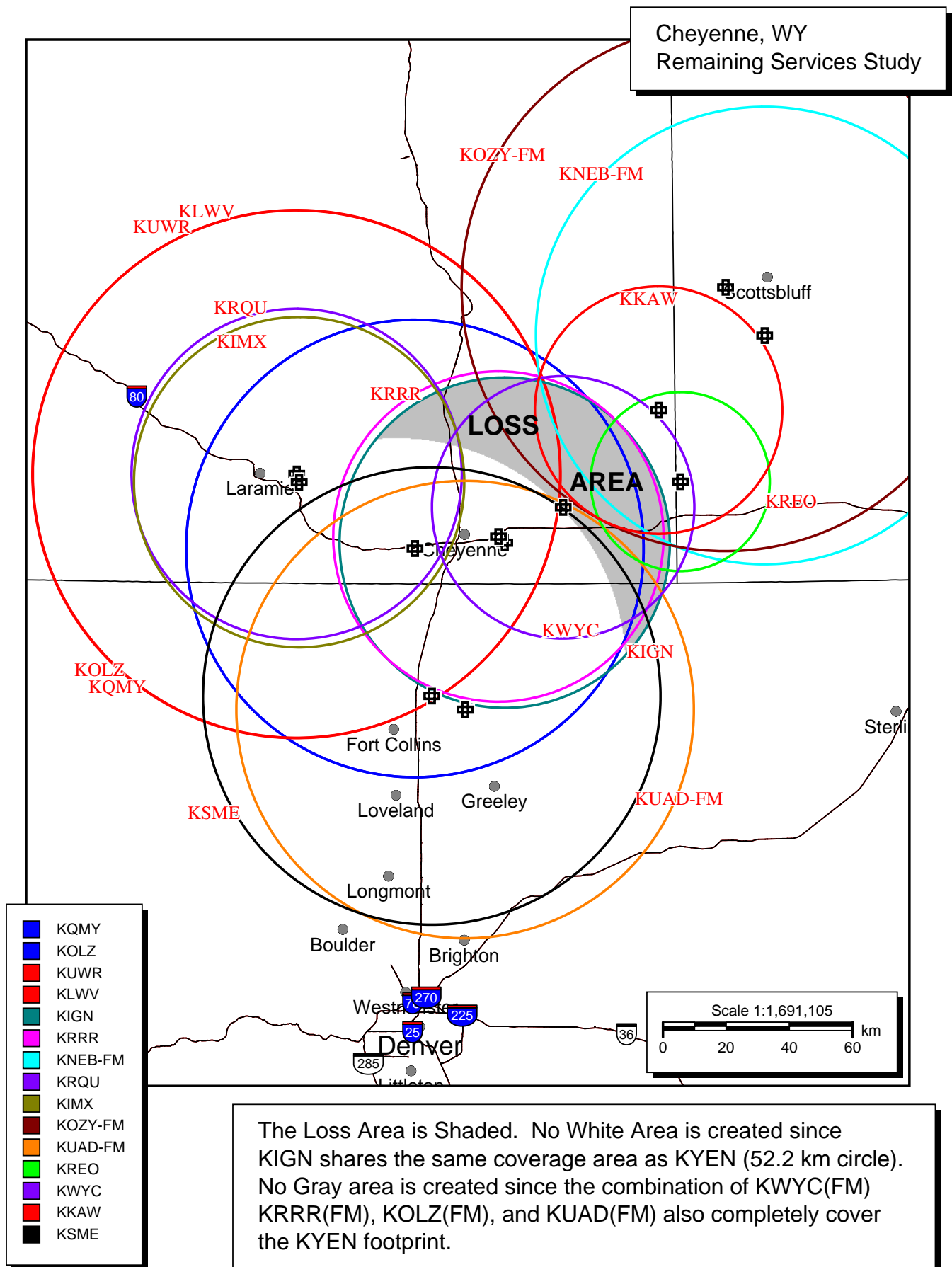
Total Population Within Loss Area: 3,044 persons  
Total Area Within Loss Area: 2,877.4 sq. km

Net Changes:  
Net Population Gain: 475,699 persons  
Net Geographical Gain: 7,860.74 sq. km

## **Exhibit 2**

**Cheyenne, Wyoming**

**Remaining Services**

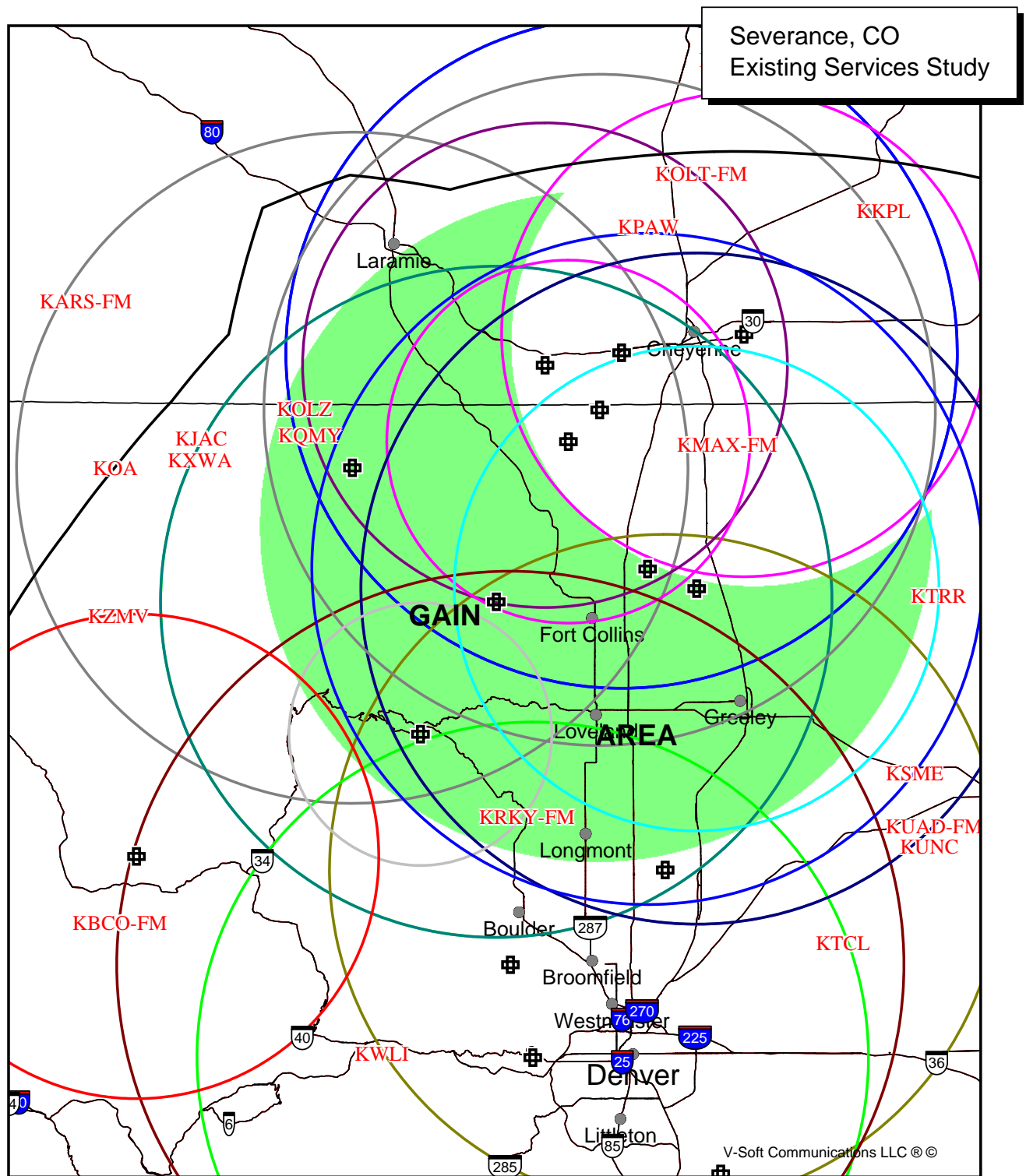




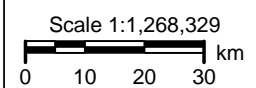
# **Exhibit 3**

**Severance, Colorado**

**Existing Services**



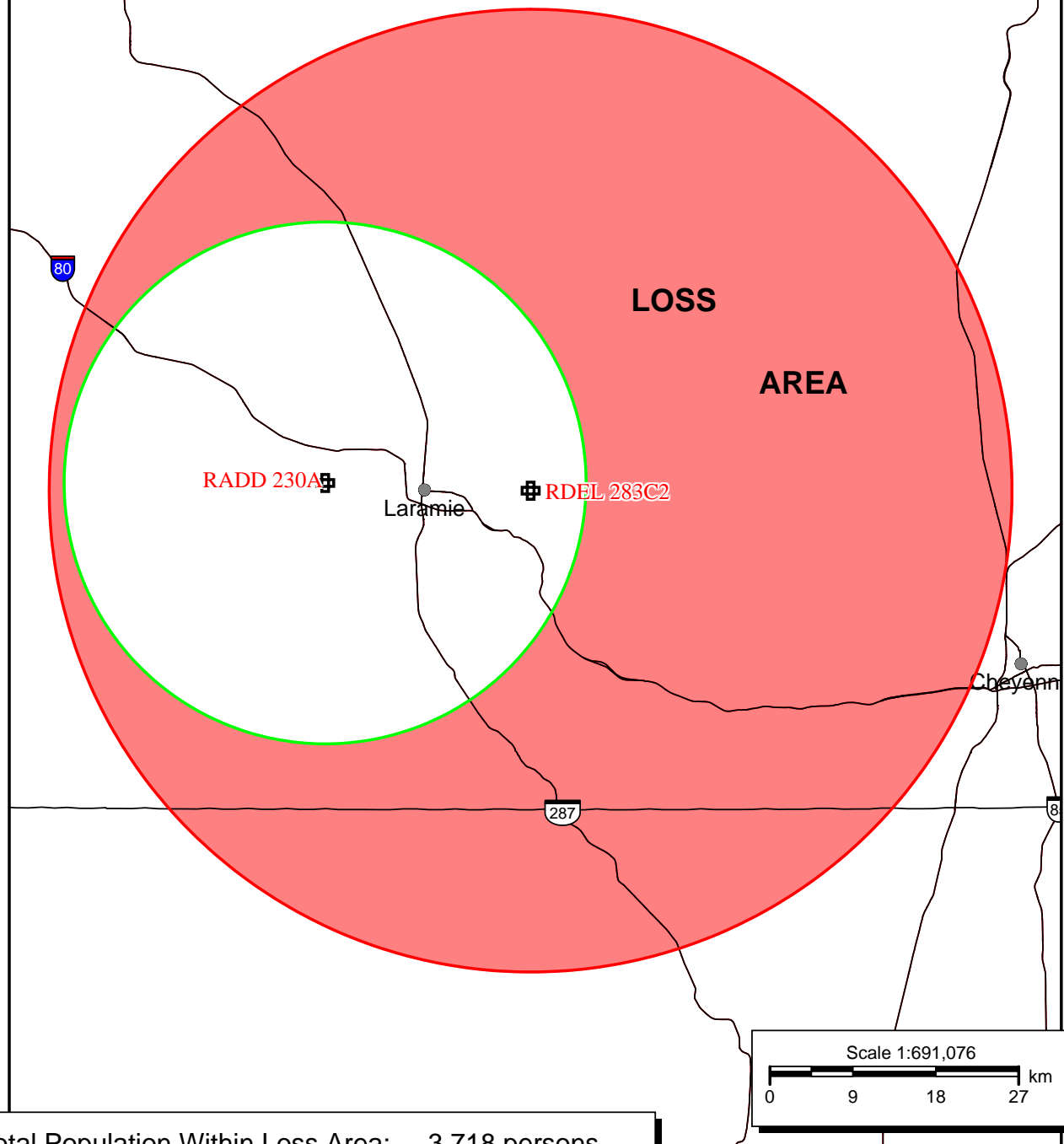
The Gain Area is Shaded. No White Area or Gray Area is eliminated.



**Exhibit 4**

**KRQU(FM) Gain/Loss Study**

KRQU(FM)  
Gain/Loss Study

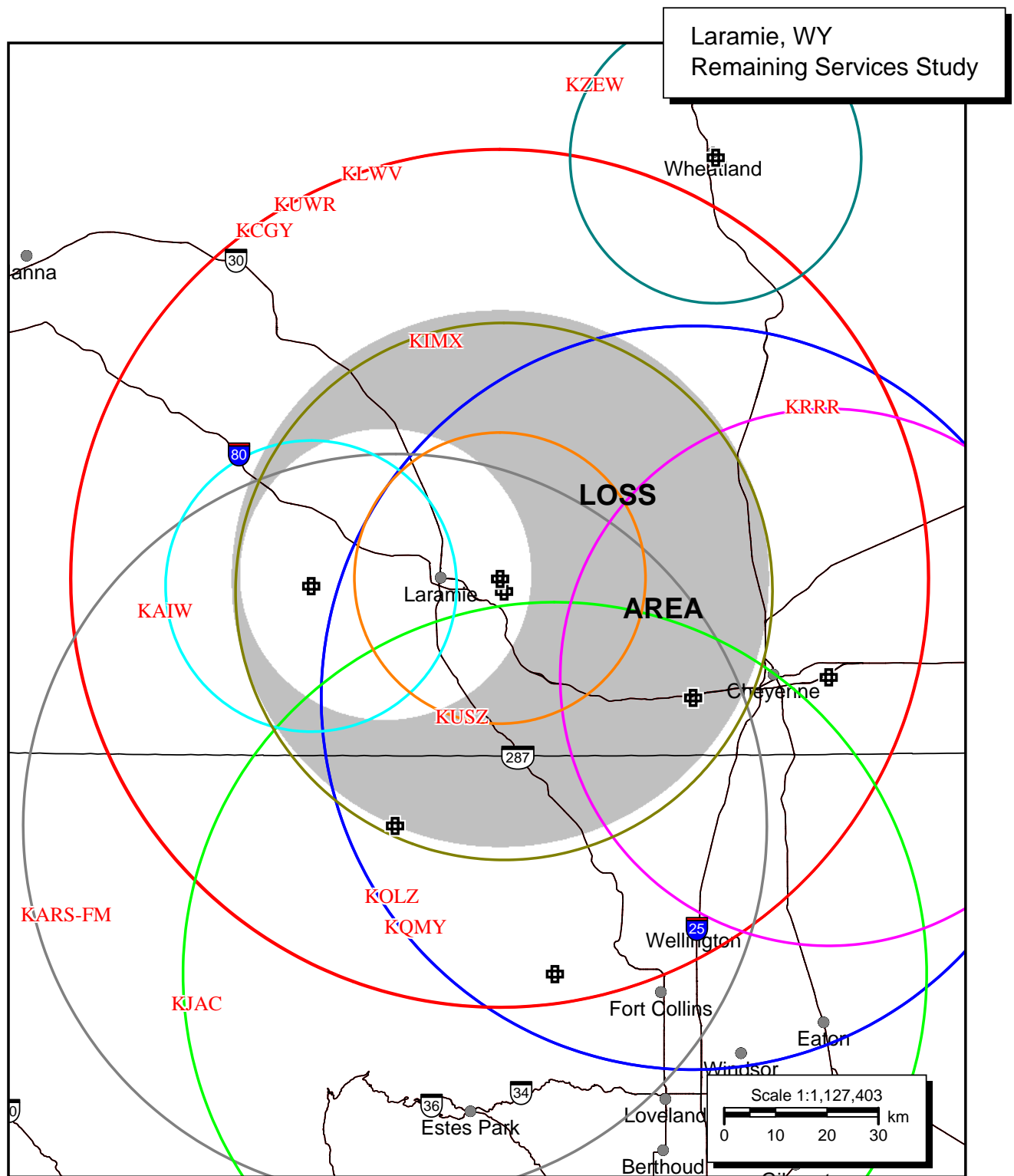


Total Population Within Loss Area: 3,718 persons  
Total Area Within Loss Area: 6,044.22 sq. km

**Exhibit 5**

**Laramie, Wyoming**

**Remaining Services**



The Loss Area is Shaded. No White Area or Gray Area is created since KCGY, KLWV and KUWR cover 100% of the Loss Area.

**Exhibit 6**

**Severance, Colorado**

***Tuck* Showing**

### **Tuck Analysis**

Severance is located within the Fort Collins, Colorado Urbanized Area. Therefore, this relocation implicates the Commission's policy concerning the potential migration of stations from underserved rural areas to well-served urban areas. *See Elizabeth City, North Carolina and Chesapeake, Virginia*, 9 FCC Rcd 3586 (1994). In making the determination whether to award an urbanized community a first local service preference, the Commission will consider the extent that station will provide service to the entire Urbanized Area, the relative populations and proximity of the suburban and central city, and, most importantly, the independence of the suburban community. *Faye and Richard Tuck*, 3 FCC Rcd 5374, 5377-78 (1988). In this case, from the proposed transmitter site, the proposed Severance facility will place a 70dBu signal over the Fort Collins Urbanized Area. Severance is located 7 miles away from Fort Collins. The 2006 Census population of Severance (2,590) is 2% of the population of Fort Collins (129,467). These figures are similar or superior to those of other suburban communities granted a first local preference. *See, e.g., Ada, Newcastle and Watonga, Oklahoma*, 11 FCC Rcd 16896, 16899 (1996); *D'Iberville and Wiggins, Mississippi*, 10 FCC Rcd 1079 (1995). In any event, the Commission has repeatedly stated that these factors are less important than evidence of a community's independence. *See Headland, Alabama and Chattahoochee, Florida*, 10 FCC Rcd 10352 (1995). The following analysis of the *Tuck* factors demonstrates the independence of Severance from Fort Collins.

***(1) Extent to which the residents of Severance, work in Severance.*** The population of Severance was 2,590 in 2006 (2006 U.S. Census population) and 597 persons in 2000 (U. S. Census population). According to 2000 Census figures, 18 of the 312 employed individuals in Severance, or 6 % work in their place of residence. *See*



Exhibit 1. This compares favorably with other independent communities. *See, e.g., Albemarle and Indian Trail, North Carolina*, 16 FCC Rcd 13876 (2001); *Coolidge and Gilbert, Arizona*, 11 FCC Rcd 3610 (1996).

(2) ***Other media that cover Severance needs and interests.*** The Town of Severance maintains its own web page at [www.townofseverance.org](http://www.townofseverance.org). By accessing this web page, city residents may access a wide variety of facts and events concerning Severance, including information regarding city officials, public services, public and committee meetings, city development and community events. Sample pages are attached. *See* Exhibit 2. Additionally, information about Severance can be found at [www.mytownlive.com/Severance.CO](http://www.mytownlive.com/Severance.CO). This site includes local weather, news and community blogs. *See* Exhibit 2. Therefore, the residents of Severance have other media options to inform them of local needs and interests.

(3) ***Community leaders and residents perceive Severance as being separate from Fort Collins.*** The Town of Severance has its own unique identity that is separate from that of Fort Collins. Severance is an up and coming town whose population has grown 500 percent since the 1990s. Originally, the agricultural community prospered by way of farming and cattle ranching. More recently the area has benefited from an increase in oil production. History points to a little business called Bruce's Bar, famous for their Rocky Mountain Oysters, for putting Severance "on the map". Severance adopted its first comprehensive plan in June 1972, which was known as The Future Development Plan: Severance Colorado. In recent years, the town has developed rapidly into one of the fastest growing communities in the area. In anticipation of its growing community, the citizens have put into motion plans for two new schools, a trail system, a

new water tank and a new Redevelopment Plan for the downtown area. According to the town's website over 3000 new homes have been approved in recent planning and land use processes and plans are currently under review to approve the building of over one thousand more new homes. As noted above, the town's population has increased nearly 500 percent since the 1990s and trends show no signs that the boom will decrease.

The local government has also prepared for the rapidly growing community by taking on the responsibility of providing water and sewer services to community residents and enforcing town codes. The town is currently building a new water tank to meet the daily portable needs of its citizens. For those services that the local government does not provide directly, the town has entered into agreements with various providers to see that the needs of the town are served.

The community is small and family oriented, yet welcomes change and growth. Recently, the town hosted Severance Days-2007. Severance Days is an event that brings the Severance's residents together to celebrate the community with a car show, BBQ cookoff, blindman tractor race, face painting, and numerous other activities. The citizens of Severance have created a town that is independent of any of its surrounding communities. *See Exhibit 3.*

***(4) Severance has its own local government and elected officials.*** The existence of elected government officials and civic activities are also probative of a perception that Severance is, in fact, separate from Fort Collins. *See Detroit Lakes and Barnesville, Minnesota*, 16 FCC Rcd at 22583. The government of the Town of Severance maintains a Mayor-Trustee form of government made up of a Mayor, Mayor-Pro Tem and five (5) Trustees. The primary responsibilities of the Mayor and Trustees are to enact town

ordinances, provide policy direction to the town staff and appropriate funds to conduct town business. *See* Exhibit 4.

The Town also maintains its own Municipal Court. The Court employs a Judge, Court Clerk and Prosecuting Attorney and Bailiff. Severance has several different government departments. Those departments include an Administrative Department, the Finance Department, the Public Works Department and the Office of Code Enforcement. The Planning Commission and Economic Development Committee function in an advisory capacity to the Board of Trustees.

Severance also has a Planning, Zoning and Building Department. The town's population has increased from 597 in 2000 to 2,509 in 2006 according to U. S. Census data. That is an impressive 434% increase, earning the town the title "The Fastest Growing Community in Colorado". Its citizens have organized an in-depth plan to deal with its growing population including plans to develop a new trail system. The community has also petitioned the Mayor to develop its own police force. *See* Exhibit 5.

**(5) *The Town of Severance has its own zip code and Post Office.*** The zip code designated exclusively for the City of Severance is 80546. The U.S. Postal Service operates the Severance Post Office at 320 First Street in Severance. *See* Exhibit 6.

**(6) *The Town of Severance has its own commercial establishments.*** Severance is home to a variety of business and commercial establishments. Some of these businesses identify with the community by using "Severance" in their name, for example, Severance Super Service Gas Station, Severance Liquors, Severance Autobody, Severance Detail Shop, Severance Auto Sales and Severance Self-Storage. There are several other Severance businesses such as Troudt Welding, Parkside Homes, 74 Xpress,

Inc., Sandy's Air Duct Cleaning, Air of Hair Salon, Bruce's Saloon, Buford Homes, Country Waterbed Store, Rosewood Realty and Farmers Insurance Group. Banking services are provided by Colorado Community Bank and First National Bank-Severance. Severance is also home to the Severance Community Church. *See Exhibit 7.*

***(7) Municipal Services are provided by Severance itself independent of Fort Collins.*** As noted previously, the Town of Severance provides municipal services to its residents. The Town also owns and maintains five (5) parks for its residents to enjoy. Those parks include Blue Spruce Park, Brownell Park, Karen Suman Neighborhood Park, Lakeview Park and Summitview Park. *See Exhibit 8.*

The City of Severance is independent of Fort Collins and deserves its first local service. As demonstrated herein, a majority of the *Tuck* factors are present, thereby favoring independence. *See Lake City, Chattanooga, Harrogate and Halls Crossroads, Tennessee*, 20 FCC Rcd 18961 (2005) (majority of *Tuck* factors favored independence of community despite the fact that it was neither incorporated nor listed in U.S. Census); *Talladega and Munford, Alabama*, 20 FCC Rcd 13010, 13012-13 (2005). As such, this community change application should be granted by the Commission. In the event the Commission grants this application, College Creek confirms that it will construct and operate its facility as a Severance station.

**EXHIBIT 1**



## POPULATION FINDER

United States | Colorado | Severance town

Severance town, Colorado

city/ town, county, or zip

severance

state

Colorado

GO

[search by address »](#)

The 2006 population estimate for Severance town, Colorado is 2,590.

[View population trends...](#)

	2006	2000	1990
Population	2,590	597	106

Source: U.S. Census Bureau, 2006 Population Estimates, Census 2000, 1990 Census

[View more results...](#)

Population for all cities and towns in Colorado, 2000-2006:

[alphabetic](#) | [ranked](#)

Map of Persons per Square Mile, City/Town by Census Tract

[2000](#) | [1990](#)

[See more data for Severance town, Colorado on the Fact Sheet.](#)

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.



## U.S. Census Bureau American FactFinder

### POPULATION FINDER

United States | Colorado | Fort Collins city

**Fort Collins city, Colorado**

city/ town, county, or zip

fort collins

state

Colorado

GO

[search by address »](#)

**The 2006 population estimate for Fort Collins city, Colorado is 129,467.**

**[View population trends...](#)**

	2006	2000	1990
<b>Population</b>	129,467	118,652	87,758

Source: U.S. Census Bureau, 2006 Population Estimates, Census 2000, 1990 Census

**[View more results...](#)**

Population for all cities and towns in Colorado, 2000-2006:

[alphabetic](#) | [ranked](#)

Map of Persons per Square Mile, City/Town by Census Tract:

[2000](#) | [1990](#)

[See more data for Fort Collins city, Colorado on the Fact Sheet.](#)

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U.S. Census Bureau

American FactFinder

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Result contains 1 row.

	P027002	P027003	P027004
	Workers 16 years and over: Living in a place	Workers 16 years and over: Living in a place; Worked in place of residence	Workers 16 years and over: Living in a place; Worked outside place of residence
Severance town, Colorado	312	18	294

NOTE: A hyphen (-) indicates that data are not available for this geographic area for the selected data element (column) in your custom table. Please consult the [Census 2000 Summary File 3 \(SF 3\) - Sample Data Technical Documentation \(PDF 6.92MB\)](#) for more information.



**EXHIBIT 2**

3

3

3



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## Welcome to Severance



Town of Severance Welcome Sign - "Where the Geese Fly and the Bulls Cry"

without losing its small-town feel. This rural-rooted community of approximately 2,500 residents serves as a gateway to the larger surrounding communities. The population of Severance has increased nearly

500% since the 1990's.



Bruce's Bar - east side

Severance was "put on the map" by Bruce's Bar, famous for their Rocky Mountain Oysters. Unfortunately with the demise of owner Bruce Ruth, Bruce's Bar has closed. Severance now enters into a new phase of its history where growth and development will keep it "on the map".

[Printer-friendly](#)

### NOTIC

The Board of Tr meeting regular scheduled for O 2007 has been to October 8, 20

### NOTIC

LETTER FROM MAYOR'S DESI  
Click on Boards Commissions

### REMIND

Water Restriction effect.  
Click on Town Departments - L at the bottom of is a link to the water restriction the search box.

Footer

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Mon., Oct. 08, 2007  
11:30:32 AM

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Town Data

MTL Merchandise

Satellite Images

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Real Estate

Recreation

Transportation

Beauty & Personal Care

Health

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Denver, CO

Welcome to:

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Click to enter our photo contest for this town!

K

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for cheap flights

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Find Any Business In Severance, CO Or Any Town!

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Severance, CO



At 8:55 AM

Clear

43°F

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Click for forecast

## The Best Of Severance, CO

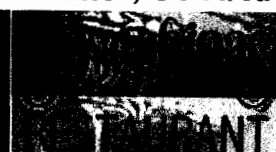
## The Best Of The Severance, CO Area



Colorado Bank & Trust



Colorado R.R. Museum



POW! 1

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# Severance News

Local news for Severance, CO continually updated from thousands of sources on the web.

News

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Wire

Classifieds

### Kodak employees evacuated

Posted by roboblogger 2 hrs ago | via Greeley Tribune

Kodak employees were evacuated early Monday morning after smoke was detected in the ventilation system of the thermal media building, No.

Comment?

### Student growth continues in Re-4

Posted by roboblogger Yesterday | via Windsor Tribune

I continue to be amazed at the student growth that the Windsor-Severance Re-4 School District sees.

Comment?

### **NEW** Severance Local

#### Weather

(updated 1 hr ago)

64°F

Hi: 70°F

Lo: 35°F

More Severance Weather

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## SEVERANCE FORUM

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Security at issue in Mercado hearing	Bastian	19 hr
University Schools security guard fac...	Gene Phagan	Sun
U.S. citizens must band together to protect our...	Kulturkampf	Sun

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### Expo brings Windsor businesses to the...

Posted by roboblogger on Friday Oct 5 | via Windsor Tribune

Expo brings Windsor businesses to their clients Cameron Dykstra, 4 of Windsor, plays on one of the Windsor-Severance Fire Protection District fire trucks at the The Windsor Business Expo & Trade Show, Tuesday ...

Comment?

### The Great Western Trail divide continues

Posted by roboblogger on Wednesday Oct 3 | via Fort Collins Coloradoan

### Featured P

### How far do y hometown?

Vote Result

Click on an option

Same street

Same City

Same Metro .

Same State

Different Stat

Different Cou

As Far as Hu

60 comments

Create

### Who's Editing



**Robol**  
I edit thi  
humans



Editor's note: Part two of a two-part look at the Great Western Trail Authority.

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### Residents asked to submit questions f...

Posted by roboblogger on Monday Oct 1 | via Windsor Tribune [✉](#)

Residents asked to submit questions for Q&A This November's election is an important one in Windsor and Severance history.

[Comment?](#)

### Students hurry up and wait at one light

Posted by roboblogger on Saturday Sep 29 | via Windsor Tribune [✉](#)

Using both sides of the street Windsor Middle School students cross at the intersection of 9th Street and Main Street on Thursday in Windsor.

[Comment?](#)

### Chairman vows trail shall become reality

Posted by roboblogger on Friday Sep 28 | via Windsor Beacon [✉](#)

Despite lawsuits nipping at their heels, the Great Western Trail Authority is determined to get the first phase of the trail up and running.

[Comment?](#)

### It's good to have friends

Posted by roboblogger on Wednesday Sep 26 | via Windsor Tribune [✉](#)

Windsor school teachers Laurie Purdy, left, and Don Love walk door to door Saturday with information for voters on Issues 3A and 3B.

[Comment?](#)



### FREE Classifieds on Topix!

Buy and sell anything in your neighborhood and surrounding areas! It's Fast, Easy, Safe, and best of all it's 100% Free!

### Business report

Posted by roboblogger on Monday Sep 24 | via Greeley Tribune [✉](#)

She was recognized for five years of commitment and with a lifetime

Ads by Google

### Severance CO Real Estate

Search Severance real estate MLS listings. Auto emails. Photos. Free  
www.cohomefinder.com

### Greeley Newspapers

Local Newspapers in Greeley CO. Website, address, maps & more.  
Dexonline.com

### Why Did I Get Married?

Written & Directed by Tyler Perry. In Theaters Oct 12.

See the Trailer

WhyDidIGetMarriedTheMovie.com

### Attorneys for Executives

Severance Agreements, Noncompetes Sarbanes-Oxley, Whistleblowers  
www.rickseymourlaw.com

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### Most Active Categories

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Admin/Office  
Retail/Food  
Miscellaneous

#### Services (1)

Therapeutic  
Automotive  
Miscellaneous

### Featured Ad



**Ian McF**  
**Note**

### Most Popular I


1. Anti-gay 'quack

### Severance Info

achievement of \$100,000 in personal sales during the company's annual sales convention.

 [Comment?](#)

## Allard brings home resolution to honor first-responders

Posted by roboblogger on Saturday Sep 22 | via Greeley Tribune 

Being involved with farmers and ranchers for most of his life, Sen. Wayne Allard has called on first responders many times to help him through a situation.

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Severance, Colorado is located in Weld County and is part of the Greeley Metro Area. Zip codes in Severance include 80546.

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### **EXHIBIT 3**

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## **Severance Colorado**

### **Small Town**

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### **About Severance: History**

---

#### **Community Character and Culture**

The crossroads of Weld County roads 74 and 23 have defined the character of Severance for many years. The main features of this intersection include a gas/service station, a town welcome sign and a tavern that helped put Severance "on the map". Beyond this intersection, Severance transitions to a mix of older homes in what could be called "old town", and the new subdivision developments that have been built in the last few years.

During interviews conducted with a number of residents they attempted to describe the small town culture of Severance. Many comments described the friendly people, willingness to help in time of trouble, social events and the bond of "fraternity" that still comes with living in a place like Severance. People in the Town were also credited with having a fairly wide streak of both independence and creativity.

#### **Regional Context**

The Town of Severance lies in a part of northern Colorado that features some of the richest farmland in the State. For generations, this traditionally agricultural community has prospered or suffered depending on the whims of Colorado weather and trends in the prices of cattle, beets, corn and other commodities. Farming has been augmented by oil production in this region over recent decades. Weld County, including the Severance area, is rich in oil deposits, and wellheads dot the landscape. The community has been home to some of the greatest risk-takers in America: farmers, and later, oil drillers.

In the 1990's a new crop began to take root in the Severance area. First seen in nearby communities like Fort Collins, Greeley and Loveland, the cash crop of this decade became the "planting" of streets, utilities and homes on productive agricultural lands. This new "crop" called development, has also come to the Severance area. Currently, the hillsides and farmlands around Severance are in the process of development and plans allow for 3,244" new residences in the Town.

Severance is at a crossroads. While still a small town with the feel of a small agricultural community, over 3,000 new homes have been approved in recent planning and land use processes. This new development will define the community in the years to come. Decisions made now will determine whether or not Severance maintains the small town feel cherished by its residents.





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## About Severance: History



Bruce's Bar

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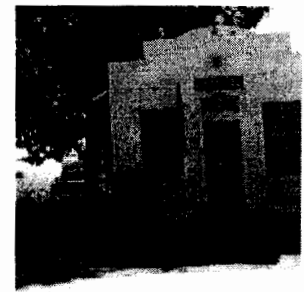
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### Regional Context

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[Community Character and Culture](#)



Severance Post Office

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Construction in Severance 2006

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## **Severance Colorado Small Town**

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### **About Severance**

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#### **Location:**

Centrally located approximately 5 miles east of Fort Collins, 5 miles northwest of Greeley and 5 miles north of Windsor.

#### **Transportation:**

Major highways serving Severance are Interstate 25, U.S. Highways 34 & 85 and State Highways 14, 257 & 392.

**Population:**    **Approximately 2500**

#### **Services:**

Maintains its own water and waste water systems. We have agreements with various providers to provide additional utilities and services. These include police, fire, utilities, trash service, education and health providers

#### **Church:**

The Severance Community Church meets in the Old Town Hall.

#### **Commercial:**

Businesses currently found in the community include 2 banks, a café, pizza parlor, 3 in-home daycares, a detail shop, computer repair, a liquor store, 2 hair salons, auto body, welding shop, waterbed store, storage units, post office, 2 gas station/convenience stores, car wash, real estate agency, motorcycle shop, and a pottery shop.

#### **Recreation:**

Currently own and maintain 5 parks and are in the process of developing a trail system. Closely located to three larger cities, recreation activities are numerous.

For information and pictures of the Town parks please click on the Recreation link to the left.

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## Severance Colorado Small Town

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### Welcome to Severance

---

The idyllic Town of Severance is tucked away in northern Weld County Colorado midway between Greeley and Fort Collins, just far enough away to escape the hustle and bustle of the larger cities without losing its small-town feel. This rural-rooted community of approximately 2,500 residents serves as a gateway to the larger surrounding communities. The population of Severance has increased nearly 500% since the 1990's.

Severance was "put on the map" by Bruce's Bar, famous for their Rocky Mountain Oysters. Unfortunately with the demise of owner Bruce Ruth, Bruce's Bar has closed. Severance now enters into a new phase of its history where growth and development will keep it "on the map".

**NOTICE**

The Board of Trustees meeting regularly scheduled for October 1, 2007 has been changed to October 8, 2007.

**NOTICE**

LETTER FROM THE  
MAYOR'S DESK  
Click on Boards &  
Commissions

**REMINDER**

Water Restrictions are  
in effect.  
Click on Town  
Departments - Utilities  
at the bottom of the  
page is a link to the  
water restrictions or  
use the search box.

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## Severance Colorado Small Town

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### Boards & Commissions

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The Town of Severance operates under a Mayor-Trustee form of government. The Mayor is elected to serve a four-year term.

#### Letter From the Mayor's Desk

September 27, 2007

Greetings to all. It looks like we made it through the summer months and a very warm summer it has been.

Water consumption in our community reached record levels this summer. Our highest usage was in July, with usage of over 23 million gallons.

New housing starts have slowed down somewhat, which we anticipated, but we will still achieve the number of new homes that we budgeted for this year. A number of annexations and developments are being reviewed currently which total over one thousand new homes. We do not anticipate these developments actually being developed for several years with the slow down in demand for new housing. The foreclosures, the credit crunch, the high cost of fuel and the fact that 2008 is a national election year will all contribute to a slowing of housing demands in our community. I predict that it will pick back up in late 2008 and slowly regain some momentum in 2009.

We have two new schools planned to be built in our community over the next several years, a middle school and an elementary school. This should help parents and students alike in avoiding long commutes to their respective schools.

Your Board, Planning Commission, Economic Development Committee and the Downtown Redevelopment Committee are working to develop a new Downtown Redevelopment plan which should be completed here shortly. It presents a futuristic view of what Severance will eventually look like on 1st and 4th Streets.

Planning is always a challenge, as you must plan for not only today, but many years down the road and carefully review future needs, like traffic, parking, infrastructure, storm water drainage etc. Your Planning Commission devotes a good deal of its time to considering all these matters and should be commended for their efforts. The Board certainly appreciates them.

The Town of Severance now has five parks to maintain and two out of the five are irrigated with non potable water. It is the intent of the Town to provide non potable water to two more of those parks within the next year and to eventually have all parks on non potable water.

It is the intent of the Board to poll the community on amenities that are desirable to the community prior to the end of the year. We always appreciate participation in these polls as it gives us a pulse on the desires of the community. It also aids economic development to focus on those commercial entities that the citizens of the community desire. It is a useful tool in assisting a commercial entity in considering our community for their business site.

November brings another regional and local election period and I strongly encourage all to vote in these elections as their outcome affects us all. Voting is a right that one should not take lightly, as you vote could well dictate your future and that of others. So please take the time to vote---it's **IMPORTANT**.

Thank You  
Pierre De Milt  
Mayor, Town of Severance



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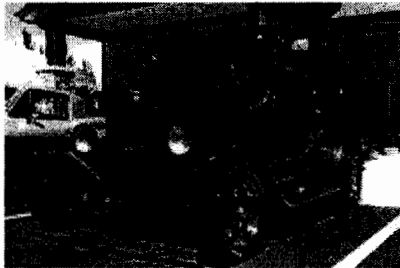
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## NEWS & EVENTS



Severance Days - Car Show

Committee's



Car Show Entry

### BBQ COOKOFF

1st - Tom Peterson

2nd - TJ Sanders

3rd - Darren Doerscher

SEVERANCE  
DAYS 2007

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CONGRATULATIONS TO THE WINNERS  
OF:

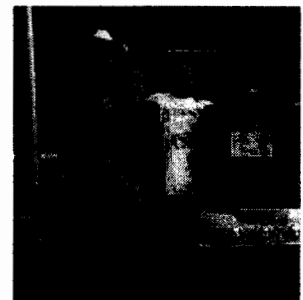
THE CAR SHOW:  
Peoples Choice -  
Harold  
Stromberger



Car Show Entry

Choice - Rob Winter

Mayor's Choice -  
Buz Tapply



Tom Peterson & Family 1st Place  
Cookoff



T.J. Sanders - 2nd Place BBQ Cookoff



Darren Doerscher - 3rd Place BBQ Cookoff - in cowboy hat - with the judges  
align=left> **BLINDMAN TRACTOR RACE**  
Jack & Bev Schneider (no picture available)



Keep It Straight



You Go Girls!

align=left>





Mayor Pierre De Milt at Severance Days 2007  
align=center>



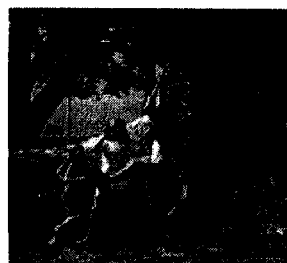
Kids Parade Participants



Kids Games



Face painting - on the arm



Fun and Games

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## Comprehensive Plan

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-  [Comp Plan - Element 4 - Community Services](#)
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## **Executive Summary**

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This Comprehensive Plan is a plan for the short-term and long-term growth and development of our town, Severance, Colorado. It is designed to be used by Town officials, staff, and citizens as a set of policies to guide community development decisions, to assist with community facility budgeting, and as a tool to guide future development of residential, commercial, employment, cultural and educational opportunities for the residents of the Severance.

For this Plan to function as an effective advisory tool, it is necessary to have the capability to respond to changing conditions such as increased population and demand for public services, housing supply, legislative policies, technological development, economic circumstances and other issues our citizens believe to be relevant.

The purpose of the Severance Comprehensive Plan is to provide a roadmap for the future of the community and preserve our Town's quality of life, rural atmosphere, and small town feel.

### **Planning in Colorado's Small Towns**

Colorado has a strong tradition of local government control with respect to land use planning. Unlike some other states, Colorado does not have a statewide land use plan. Land use planning regulations, such as zoning, sign codes and building codes are, for the most part, locally designated.

The Local Government Land Use Control Enabling Act (Colorado Revised Statutes 29-20-101, from HB 74-1034) grants counties and municipalities broad authority to plan for and regulate the use of land, with no restrictions, conditions, or procedures prescribed for local governments. According to this statute, each local government within its respective jurisdiction has the authority to plan for and regulate the use of land. This is accomplished through adopting a master plan for the physical development of the jurisdiction (Colorado Revised Statutes 31-23-206) and adopting and maintaining Subdivision and Zoning Regulations. The Town's Subdivision Regulations govern the division and platting of land. The Zoning Ordinance governs the location, type and density of land uses within the Town's municipal boundaries.

## **History of Comprehensive Planning in the Town of Severance**

Severance adopted its first comprehensive plan in June 1972. Known as The Future Development Plan: Severance Colorado (prepared by A.M. Vorhees and Associates), the plan emphasized the provision of facilities and services for new developments. The plan was updated in 1998, and titled Severance, Colorado: A Comprehensive Plan. The plan was prepared as a policy document, intended to be a flexible tool that the Town could easily amend in response to new proposals and changing conditions. It recognized the importance of the Town's transition from a local, agriculturally based economy, to a more regional economy and growing status as a bedroom community.

## **2003 Plan**

The current comprehensive plan, titled Town of Severance Comprehensive Plan, reflects the desire of our community members to preserve Severance's rural small town atmosphere, environment, and quality of life while benefiting the community with harmonious, fiscally balanced development. The need to balance Severance's booming residential development with compatible commercial developments has been a major issue in the planning process, and is reflected throughout the document and in the Future Land Use Plan.

This plan is not only a tool to guide future development; it is a statement by our community about Severance's identity and sense of place. While the Comprehensive Plan is advisory in nature, the policies adopted herein are meant to assist the Town Planning Commission, Town Board, citizens and developers to make decisions that positively impact Severance.

The 2003 Plan process began in 2001. Public input gathered through numerous public meetings and a Steering Committee of residents of the Town and landowners from the surrounding unincorporated area guided the Policies and Strategies of the Plan, as well as the Future Land Use Plan.

## **Future Land Use Plan**

A new element of the Severance Comprehensive Plan is the Future Land Use Plan. This plan, and accompanying map collectively describe a Growth Management Area of almost 27 square miles for the Town (including current town limits), within which preferred land use patterns have been designated for future growth. The Future Land Use Plan Map was developed through a hands-on

## Town of Severance Comprehensive Plan

process with the Steering Committee and citizens, and refined during numerous public meetings to arrive at consensus. Depending on the rate of growth, it is anticipated that the Future Land Use Plan should be sufficient to absorb and guide growth in the community for a period of 20-70 years. The Plan identifies key areas to help balance residential development with commercial, agricultural, industrial, and open space needs.

The Future Land Use Plan includes the following categories: Residential (low, medium and high density); Commercial (four types - town center, neighborhood, community, business park); Employment (business parks, planned industrial); Public (parks, and open space); and Public Institutional / Semi-Public (schools, recreational, municipal uses).

### **Windsor / Severance Intergovernmental Agreement**

The Towns of Windsor and Severance entered into an Intergovernmental Agreement for the area to the north and south of the State Highway 392. This agreement recognizes each community's commitment to planned growth; to regulating the location and activities of development which may result in increased demands for services; to provide for the orderly development and extension of urban services; to simplifying governmental structure; to promote economic viability of both towns; and to raising revenue sufficient to meet the needs of both communities.

### **Growth and Community**

The population of Severance has increased nearly 500 percent since the 1990's, and regional trends show no signs that this boom will decrease. Severance has absorbed much of the residential growth caused by its proximity to the employment centers of nearby Greeley, Windsor, and Fort Collins. In addition, much of the growth occurring now and in the future in Weld County will likely be concentrated in urbanized, incorporated towns such as Severance. This new growth will require that the Town make informed choices regarding infrastructure spending and extension of services. Our community recognizes the importance of a mutually sustaining relationship between commerce, employment, and housing and the need for growth to "pay it's own way".

### **Land Use**

Current land use activity in Severance reflects Weld County's strong agricultural heritage. It is this very factor that gives the Town its rural, small town atmosphere. However, the rapid residential development that has occurred since the 1990's has fundamentally changed the way Severance will look and grow. Preservation of agriculture is a high priority of community members, and several



regional commercial and employment could eventually develop and provide much needed tax revenue to the Town as well as key local goods and services to the Severance community and region.

As the community grows the need for variety of modes of travel will become apparent, including bike paths, trail connections, transit, and pedestrian amenities. Regional planning and cooperation with Weld County and the State of Colorado will help assure that transportation improvements serve the needs of residents and visitors both now and in the future.

### **Housing and Economic Development**

There are currently 16 subdivisions in the Town, most of which are platted for single-family homes. The community is actively pursuing a greater variety of housing types and land use mixes. Policies that support infill of existing neighborhoods and mixed-use development are being implemented, with the intent of making lower-cost housing available and reducing infrastructure costs.

Residents understand the fundamental link between attainable, quality housing and economic well-being. Severance is close to a large number of corporate facilities including Eastman Kodak, ConAgra, State Farm Insurance, Hewlett-Packard/Agilent, Wal-Mart, Anheiser-Busch and a host of other firms. Severance is also close to three major colleges. National and international business and educational communities have already made the decisions to invest in this region of Colorado. It is vitally important that Severance make the most of its proximity to these employment centers by providing a variety of housing types. These decisions are related to the quality of life in Town, the nature of the population, access to higher education and economic factors.

### **Implementation**

The Severance Comprehensive Plan contains goals, policies, and implementation strategies. When used in conjunction with Zoning and Subdivision Regulations, the Plan is an affective tool for guiding growth and development of the Severance community. More specialized plans will be necessary to further refine aspects of the Comprehensive Plan.

Developer negotiations, including new annexations, subdivisions, and planned unit developments offer another opportunity for implementation of the Comprehensive Plan through the on-going review of specified public improvements as new applications are processed.

Regional land use changes that affect the Town, such as development proposals in neighboring communities, state and county road improvement projects, regional park and trails initiatives, and County land uses applications, all should be reviewed in light of the Severance Comprehensive Plan to ensure coordination and continued effectiveness of the community's vision.

#### **Amending and Updating the Severance Comprehensive Plan**

As Severance changes, so should the Severance Comprehensive Plan. Changes to the Plan will be necessary to ensure that it remains responsive to changing economic, social and environmental conditions. Needed changes to the Plan may be accomplished in two ways:

##### **A. Updates.**

The Planning Commission of the Town of Severance may issue the following updates and clarifications to the Comprehensive Plan:

- 1) Revised maps or other technical appendices reflecting current data;
- 2) Minor changes regarding baseline mapping information such as streets and subdivisions; and
- 3) Correction of errors either in the text or mapping which may include outdated information, grammatical errors, incorrect symbols and graphics, or reorganization of text due to amendments.

##### **B. Amendments.**

Other than an update issued by the Town Planning Commission, the Town Board may amend, extend, or add to the Comprehensive Plan from time to time. This would include:

- 1) Technical or legal corrections in the Plan.
- 2) Updates to data in the Plan.
- 3) Revisions to land use depictions.
- 4) An overall update of the Plan, which should be conducted at least every five years.

## Town of Severance Comprehensive Plan

In accordance with all respective public hearing requirements, and in consultation with the Board of Trustees, the Planning Commission shall be responsible for making amendments to the Plan. Adoption of amendments shall be in compliance with all requirements as outlined in the Colorado Revised Statutes and Town of Severance policies and regulations. If the amendment is related to a land use application, the amendment may be processed with the applicable application process.

## **Acknowledgements**

---

### **Town Council**

Mayor: Pierre DeMilt

Trustees:

Dawn Brodzeller

Roberta Haas

David Romano

Neal Weckwerth

Randy Nicholson

Bary Brim

### **Steering Committee**

Greg Bowdish

Dawn Brodzeller

Lauren Felte

Roger Kegerreis

Sally Krosky

David Lind

Grace Niswender

Jack Schneider

Beth Sowder

Neal Weckworth

### **Planning Commission**

Jon Ridout, Chair

Pierre DeMilt

Neal Weckwerth

Eva Maestas

Thaddeus Sowder

### **Town Staff**

John Holdren, Town Manager

Greg Bell, Attorney

Patricia Lesh, Clerk

Kathy Lamprecht, Treasurer

Mike Ketterling, Engineer

Amelia Tuttle, Planner

Turner, Code Enforcement Officer

Jerry Mongan, Sewer Plant Operator

### **Consultant**

Community Matters, Inc.

5601 S. Nevada St. Littleton, CO, 80120, (303) 730-0397

Barb Cole, President

Debra Pearson, Vice-President

Mary Roberts, Vice-President

Mark Leese, Vice-President

Roy Fronczyk, Senior Associate

Cindy Orton, Planning Associate

Peter Walter, Planning Associate

## **Element 1. Community Background**

### **1.1 Regional Context**

The Town of Severance lies in a part of northern Colorado that features some of the richest farmland in the State. For generations, this traditionally agricultural community has prospered or suffered depending on the whims of Colorado weather and trends in the prices of cattle, beets, corn and other commodities. Farming has been augmented by oil production in this region over recent decades. Weld County, including the Severance area, is rich in oil deposits and wellheads dot the landscape. The community has been home to some of the greatest risk-takers in America: farmers, and later, oil drillers.

In the 1990's a new crop began to take root in the Severance area. First seen in nearby communities like Fort Collins, Greeley and Loveland, the cash crop of this decade became the "planting" of streets, utilities and homes on productive agricultural lands. This new "crop", called development, has also come to the Severance area. Currently, the hillsides and farmlands around Severance are in the process of development and plans allow for 3,244<sup>1</sup> new residences in the town.

As Severance enters a phase of its history where growth and development issues take up an increasing portion of the town's energy and effort, it is following in the footsteps of Windsor, Eaton, Greeley and the other cities and towns on the northern front range of Colorado. Northern Colorado has been one of the fastest growing areas of the entire nation in the past 10 years with the construction of thousands of homes, millions of square feet of retail space, and the corresponding region-wide investment in infrastructure necessary to support these activities.

Severance is at a crossroads in 2003 as this plan is being developed. While still a small town (2,546 acres within Town limits) with the feel of a small agricultural community, over 3,000 new homes have been approved in recent planning and land use processes. This new development will define

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<sup>1</sup> Town of Severance (Approved Final Plats = 989 Units, Approved Preliminary Plats = 599 Units, Annexed = 1,026 Units, Potential Annexed = 630 Units).

the community in the years to come. Decisions made now will determine whether or not Severance maintains the small town feel cherished by its residents.

## 1.2 Community Character and Culture

The crossroads of Weld County roads 74 and 23 have defined the character of Severance for many years. The main features of this intersection include a gas/service station, a town welcome sign and a tavern that helped put Severance “on the map”. Beyond this intersection, Severance transitions to a mix of older homes in what could be called “old town”, and the new subdivision developments that have been built in the last few years. Other businesses currently found in the community include a liquor store, storage units, auto body, welding shop, and waterbed manufacturer & store.

During interviews conducted for this plan, a number of residents attempted to describe the small town culture of Severance. Many comments described the friendly people, willingness to help in times of trouble, social events and the bond of “fraternity” that still comes with living in a place like Severance. People in the town were also credited with having a fairly wide streak of both independence and creativity.

## 1.3 Role of a Comprehensive Plan

By developing a comprehensive plan, Severance is placing a portion of the dreams, hopes and goals that it holds as a community, into printed form for all to see. By printing and adopting this plan, the people of Severance make statements that will guide decisions, development and growth in their community.

### Plan Organization

The Town of Severance Comprehensive Plan contains guiding Goals, Policies and Implementation Strategies that have been discussed by Steering Committee members, and elected and appointed officials. Some of the Goals and Policies from the Town’s 1998 Comprehensive Plan have been restated or modified for inclusion in this updated Comprehensive Plan.

A Goal is a statement that describes what the Severance community would like to achieve. Collectively, Goals begin to identify what the Town should be like in the future. A Policy is a course or method of action that is adopted as a means to achieve the Goals of the community. Finally, an Implementation Strategy identifies specific steps, or actions, that need to be taken to fulfill a Policy and ultimately achieve a Goal.

No codes or ordinances are found in a comprehensive plan; it is an advisory document. Still, the Goals, Policies and Implementation Strategies developed by Severance citizens and its elected and appointed officials set the stage for:

- Decisions that protect the health, safety and welfare of the citizens in Severance,
- Actions that improve the physical, social and economic environment of the Town, and
- Understanding that decisions on short-term, individual actions can be based on the long-range impact of those decisions.
- Future planning for infrastructure, including capital improvement planning and the identification of revenue sources for infrastructure and community services.

This plan serves as the foundation upon which regulatory documents are based. The Town of Severance zoning ordinance, subdivision regulations and other codes are all tools that can and should be used to implement this plan.

## **1.4 Data and Trends**

### **Population Trends**

Between 1990 and 2000, the population of Severance has increased by nearly 500 percent. This is a significant difference from the less than 4 percent population increase between 1980 and 1990. According to the 2000 U.S. Census, the population in Severance was 597 people. As shown in Table 1, the population of the town was 106 persons in 1990. Severance experienced an increase of 491 citizens or 463.2% growth rate over the ten-year period. This population growth rate exceeds that of Weld County (37.3 percent) and the State of Colorado (30.6). (See Table 1 below).

Table 1. Historic Population in Weld County, Colorado, 1990 - 2000.

Community	1990	1995	2000	% of County	% Increase 1990-2000
Greeley	60,454	67,443	76,930	42.52	27.3
Johnstown	1,579	1,851	3,827	2.12	142.4
Milliken	1,605	1,710	2,888	1.60	79.9
Severance	106	168	597	0.33	463.2
Windsor	5,062	5,288	9,612	5.31	89.9
(Weld County)	131,821	157,173	180,936	N/A	37.3

Assumptions: Communities will retain the same proportion of growth as present.

Source: Colorado Department of Local Affairs, and Community Matters, Inc.

The population increase associated with the Town of Severance and other northern Colorado Communities can be attributed to the “spillover” effect coming from the three major growth centers of the region. As the cities of Greeley, Fort Collins and Loveland have expanded they have “pushed” growth to the surrounding communities. Thus towns such as Severance, Windsor, Johnstown and Berthoud have all shown significant growth ranging from 80% for the Town of Milliken to 463% for the Town of Severance during the decade of the 1990’s.

Table 2. Projected Population in Weld County, Colorado, 2005 - 2025.

Community	2005	2010	2015	2020	2025	Change 2000-2025	Units 2.5 pph	Annual avg. Units
Greeley	91,423	017,198	124,546	146,700	171,375	94,445	37,778	1,511
Johnstown	4,548	5,333	6,245	7,298	8,525	4,698	1,879	75
Milliken	3,432	4,024	4,713	5,507	6,434	3,546	1,418	57
Severance	709	832	974	1,138	1,330	733	293	12
Windsor	11,423	13,394	15,686	18,329	21,412	11,800	4,720	189
(Weld County)	215,022	252,124	295,279	345,033	403,066	222,130	88,852	3,554

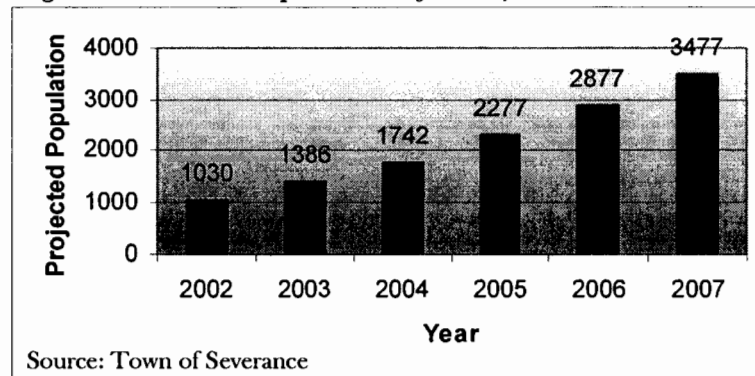
Assumptions: Communities will retain the same proportion of growth as present.

Source: Colorado Department of Local Affairs, Community Matters, Inc.



Town staff has developed a separate population projection for Severance for the years 2002-2007 based on the current and projected local and regional conditions, rather than the historical rates used by the Department of Local Affairs for the State of Colorado. Population figures using this technique indicate more aggressive growth for the Town, as shown in Figure 1.

**Figure 1. Five-Year Population Projections, 2002-2007**



As shown in Table 2 and Figure 1, population projections for Severance and the region show no sign of diminishing. Weld County is projected to increase from 181,000 people in 2000 to 403,000 in 2025. The county population is projected to more than double in the next twenty-five years with an average annual increase of 8,900 people per year. It is anticipated that the communities such as Severance, Windsor, Milliken and Johnstown will accommodate a larger percentage of the growth in Weld County. A contributing factor is Weld County's policy of encouraging development requiring urban levels of public utilities such as water, sewer and other community services into existing cities and towns. Figure 1 illustrates these impacts, with a population nearing almost 3,500 people in Town at the end of 2007.

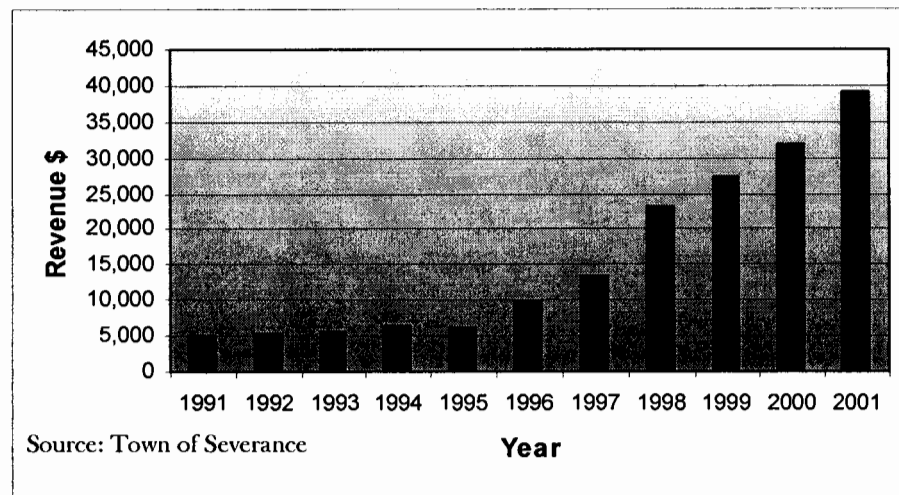
### **Economic Trends**

The mid-1990's brought a significant increase to the Town's revenues. Before 1995, the Town's revenues remained fairly steady with the highest revenue being \$43,079 in 1994. In 1995, however, with the increasing population and new housing construction, the Town's revenues more than doubled. By the year 2000, Town revenues were over five times greater than what was seen in the early part of the decade.

### Property Tax Revenue

Between 1991 and 2001, the Town's property tax revenue base increased nearly 87 percent.

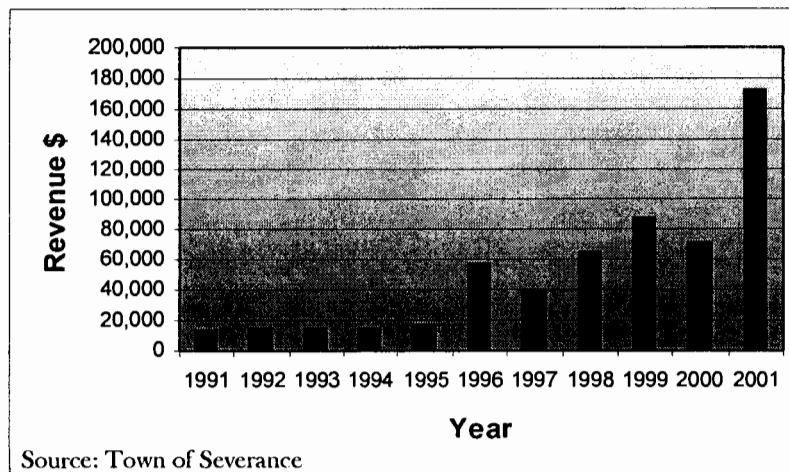
Figure 2. Town of Severance Property Tax Revenue: 1991-2001



### Sales & Use Tax Revenue

In November 2001, recognizing needed infrastructure and other community capital improvements, the Board of Trustees forwarded to the voters a ballot issue to increase the Sales

Figure 3. Town of Severance Sales and Use Tax Revenue: 1991-2001



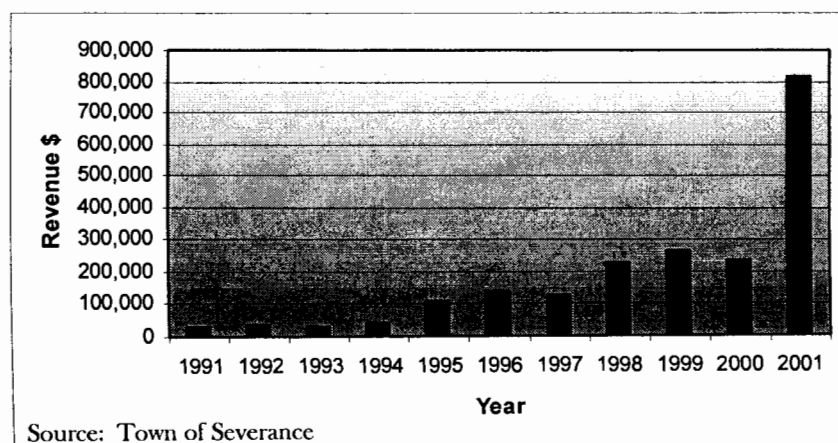
and Use Tax from 2%, where it remained for the prior two decades, to 3%. Ordinance 2001-12 provides the Town with the authority to expend the additional revenues for capital expenses and

ordinary expenses. Additionally, the Town entered into an Intergovernmental Agreement (IGA) with the Town of Windsor. This Intergovernmental Agreement (IGA) states that the two towns will share all sales, use and property tax revenues collected by each municipality within a specified Cooperative Planning Area one-quarter (1/4) mile on either side of SH 392, stretching between Weld County Road 19 and Weld County Road 23. As development occurs within this Cooperative Planning Area, the revenues are allocated according to a formula that allows two-thirds (2/3) to be distributed to the collecting municipality and one-third (1/3) to the other municipality. This agreement also calls for the development of a Corridor Development Plan that addresses various issues relating to cooperation between the municipalities and allows for its adoption in stages. These issues include establishing consistent Urban Growth Boundaries and agreements on types of allowed land uses. As well, the agreement specifies that no septic systems will be allowed in the Severance/Windsor Cooperative Planning Area along SH 392 and that water and sewer service is to be made available by the Town of Windsor within this Cooperative Planning Area, regardless of whether the property is annexed into Windsor or Severance.

### Total Revenue

Total revenue for the Town has grown about 700% since the mid-1990s. This reflects the rapid population growth in Severance and the major increase in the number of built lots that occurred in 2001. As Severance continues to grow and develop, property tax revenue will continue to increase at pace with new building activity. The sales and use tax revenues are more volatile, overall, and Severance, with less than one percent of the existing land uses devoted to commercial uses, currently does not have a substantial retail base for sales tax revenues. The next Element, Land Use and Growth Management, contains detailed information on current land uses in Severance.

Figure 4. Town of Severance Total Revenues 1991-2001



## **Element 4. Community Services**

### **4.1 Community Services**

As communities grow, they are often approached to help provide a range of services and activities that are beyond the basic community services like police and fire protection. These broader community services can be important elements of a town's character and identity, as well as add to the community's competitive edge as a desirable place to live. Amenities such as health care, cutting edge emergency services, schools, libraries, and cultural facilities are important areas for the Town to monitor and support as it expands.

### **4.2 Emergency Services**

The Windsor - Severance Fire Protection District (WSFPD) covers 110 square miles in Weld and Larimer Counties. The WSFPD is managed by a five member Board of Directors and has a paid staff of fifteen supported by a large volunteer network of 45 firefighters. There are two stations in the District, one in Windsor and the other located on 1st Street in Severance. The new Windsor station, completed in 2001, is manned 24/7 and has an ISO rating of 5. Plans are underway for a new manned station in Severance.

The WSFPD provides fire suppression, prevention, education and emergency medical services, including Basic Life Support (BLS) and Emergency Medical Services support. Fire response is provided for all fire and HASMAT emergencies. Ambulance services for patient transport is provided by Weld County Ambulance Service and AirLife of Greeley.

Law enforcement in Severance is provided by the Weld County Sheriff. A report is provided by an assigned deputy to the Town Board at a monthly meeting. Municipal Court is held one time per month at the Town Hall.

### **4.3 Private Utilities**

Private utilities include telephone, electric and natural gas services. While not controlled by the Town, these services are critical to future growth and development. Poudre Valley Rural Electric Association and Excel Energy provide electricity to the lands within the Growth Management Area. Excel also supplies natural gas to the area. Telephone service is offered by Qwest and broadband service is available to the Growth Management Area.

### **4.4 Health Care**

Physician services are currently not available in the Town of Severance. The closest hospitals are in Fort Collins and Greeley and there are two clinics nearby in Windsor. The Windsor-Severance Fire Protection District provides emergency medical services, with patient transport to area hospitals and clinics by Weld County Ambulance Service and Airlife of Greeley.

### **4.5 Schools and Education**

Severance is served by three different school districts. The far western southwestern portions of the Growth Management Area are in the Windsor RE-4 District. Central and southeastern portions are in the Eaton RE-2 District. The northern portion of the Growth Management Area is in the Ault-Highland RE-9 District.

None of the School Districts serving Severance currently have any school facilities within the Town. As residential development continues to grow in Severance the need for a local elementary school may be warranted. Current land use regulations allow the Town to require sites within new subdivisions to be reserved for schools as needed and appropriate for the growth generated. However, decisions regarding school locations, construction, and population served are made at the discretion of the School District. The Town can advise the School District, where appropriate, in such decisions to ensure compatibility with other Town goals and policies. Such sites are usually first dedicated to the Town and then conveyed to the School District upon planning new school construction.

The Town recognizes the importance of schools and quality education to the existing and future community. Excellent schools contribute to a Town's desirability and can be a key economic development factor in attracting quality residential development.

## 4.6 Goals, Policies & Implementation Strategies

### OVERALL GOAL – COMMUNITY SERVICES

ENSURE THAT A WIDE RANGE OF PUBLIC SAFETY, SOCIAL, PRIVATE UTILITY, CULTURAL AND EDUCATIONAL SERVICES ARE PROVIDED TO THE TOWN IN A FISCALLY SOUND MANNER.

ENCOURAGE AND OFFER A WIDE RANGE OF SOCIAL, CULTURAL, AND EDUCATIONAL OPPORTUNITIES AND COMMUNITY SUPPORT NETWORKS COMMENSURATE WITH TOWN GROWTH TO ENHANCE THE LIVES OF ALL SEVERANCE CITIZENS AND TO FOSTER AND DEVELOP A STRONG COMMUNITY IDENTITY.

### GOAL: EMERGENCY SERVICES

CONTINUE TO COOPERATE WITH SURROUNDING TOWNS AND SERVICE DISTRICTS, INCLUDING WELD COUNTY FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES, AND INFORM ALL PROVIDERS OF EMERGENCY RESPONSE SERVICES OF LONG RANGE PLANNING EFFORTS TO ENSURE THE ADEQUATE PROVISION OF EMERGENCY SERVICES AS GROWTH OCCURS.

#### *Policies*

1. Review development fees every three years to ensure that adequate fees are being charged to pay for the costs of emergency services to the new development.
2. Establish emergency response needs and adequate response times (including current and expected service levels, response to target hazards, populations with special needs, and urban/agricultural interface) for new development proposals.
3. Provide adequate, coordinated, and efficient law enforcement to all areas of the Town as it grows.

### GOAL: PRIVATE UTILITIES

INFORM ALL UTILITY PROVIDERS OF LONG RANGE PLANNING EFFORTS SO THAT FUTURE CAPACITY NEEDS OF THE COMMUNITY CAN BE ACCOMMODATED IN A TIMELY AND EFFICIENT MANNER.

#### *Policies:*

1. Coordinate with all utility providers on long-range and current planning efforts.
2. Provide information to all utility providers regarding growth projections and locations for new growth.
3. Provide for review of new development proposals by all utility providers, inform prospective developers of their comments, and consider their input during the review process.

**GOAL: HEALTH CARE**

PROVIDE FOR HEALTH CARE FACILITIES SUCH AS LOCAL MEDICAL OFFICES AND CLINICS IN LAND USE REGULATIONS AND WHEN PLANNING NEW GROWTH AND DEVELOPMENT.

***Policies:***

1. Encourage the development of health care facilities and offices in the Town of Severance and include such facilities and offices as allowed uses in areas designated for commercial and business development.
2. Provide land use, demographic and economic data to assist in the planning for medical facilities.

**GOAL: SCHOOLS AND EDUCATION**

SUPPORT HIGH QUALITY EDUCATIONAL PROGRAMS AND FACILITIES FOR ALL RESIDENTS OF THE TOWN OF SEVERANCE.

***Policies:***

1. Coordinate efforts with the Weld County School District in areas of joint concern, including the location of schools and shared recreational and cultural facilities.
2. Require growth to pay its share of new schools/expansions through the dedication of school sites or cash-in-lieu of land as part of the development review process.
3. Support private efforts to create schools for the residents of Severance, such as charter schools.
4. Provide long range planning information, such as demographic and new development proposals, to the School District to ensure adequate planning for new schools is coordinated with new growth and development.
5. Participate with the School District in the design of school facilities to ensure easy, safe and appropriate access from and to neighborhoods and other community facilities.

***Community Services - Implementation Strategies***

1. Achieve the goals and policies of the Comprehensive Plan through the efficient, equitable and fair operation of municipal government and the private sector. Maintain an effective development review process, which provides for a complete and thorough review of new development while providing opportunities for public notice and comment.
2. Support the development and implementation of a long-range community service plan and management program that efficiently guides community services in the Town.
3. Address regional community service issues affecting Weld County, Severance and adjacent communities through open discussions and, where appropriate, through intergovernmental/interagency agreements.



## Appendices

### Map 2. Generalized Existing Land Use

#### Appendix A: Existing Land Use

The amount of existing land devoted to a land use category is identified in Table 7, below. Land uses in this statistical analysis are categorized based on a parcel's current actual use; ownership and zoning are not factors in this analysis. For example, the Stone Creek and Park Ridge tracts are zoned for residential but are currently used for agricultural purposes. These tracts are shown in Table 7 as an agricultural use. Table 7 also counts vacant lots in a platted tract as vacant land even though a lot may have been purchased by a homeowner who would eventually build on the lot.

Table 1. Existing Land Use in the Town of Severance and the Growth Management Area

Land Use Category	Town of Severance		Unincorporated Weld County		Total Influence Area	
	Acres	% Total	Acres	%	Acres	% Total
Residential	190.3	7.3%	391.4	2.3%	581.7	3.0%
Commercial	9.0	0.3%	0.0	0.0%	9.0	0.0%
Public	1.3	0.0%	10.2	0.1%	11.5	0.1%
Agricultural	1,245.2	47.9%	14835.1	87.8%	16,091.3	82.4%
Livestock	0.0	0.0%	195.1	1.2%	195.1	1.0%
Utilities	0.0	0.0%	15.9	0.1%	15.9	0.1%
Open	193.1	7.4%	1,377.7	8.1%	1,570.8	8.0%
Vacant	785.8	30.0%	23.4	0.1%	809.2	4.1%
ROW	184.8	7.1%	56.6	0.3%	241.4	1.2%
Total Acres	2,620.5		16,905.4		19,525.9	
Total Square Miles	4.1		26.4		30.5	

Source: Weld County Assessors Records, Aerial Photography and Field Survey, October 2001

#### Existing Land Uses - Town of Severance

The Town of Severance contains a limited mix of existing land uses that are described as follows and shown on Map 2, Existing Land Use Map, in the Appendix.

***Residential Land Use.*** Residential land use includes all structures for permanent residence either owner or renter occupied. This classification includes all types of housing including attached homes, multi-floor buildings containing rental apartments or condominiums, dormitories, institutions and mobile homes.

The only type of residential use found in the Town of Severance is single-family detached homes. There are approximately 262 single-family homes, which encompass just over 190 acres and represent 7.3% of the total land in the community.

***Commercial Land Use.*** This category includes all retail establishments selling commodities or personal retail services to the consumer and all commercial residential establishments including hotels and motels.

There are 9.0 acres of commercial land in the community that consists of a bar/restaurant, a service station, automotive repair shop and a mini-storage facility. The 9.0 acres of commercial land represent 0.3% of the total land area in the community.

***Public Uses.*** This category includes establishments and operations that are financed by public funds as part of governmental functions. This includes cultural, educational, medical, recreational, fire and law enforcement facilities.

There are a small number of public facilities in the community that includes Town Hall, parks, the volunteer fire department building and the U.S. Post Office. There are 1.3 acres of land devoted to public uses in the community.

***Agricultural and Livestock.*** This category consists of all operations associated with the growing of agricultural crops, plants or trees, and the keeping, grazing or feeding of livestock for animal products, animal husbandry or value increase.

Agricultural activities are the largest single category of land use in the community with over 1,256 acres or 47.9% of the total. As previously mentioned much of the agricultural lands in the Town have been zoned for development and it is anticipated that at some point in time the land would be converted to residential activities.

***Utilities.*** Included in this category are structures and facilities related to telephone, cellular phone, radio and television systems; gas and electric utilities systems; and water supply, sewerage and disposal facilities.

There are no facilities in this classification in the town, but there are electric transmission lines and substations located in the Growth Management Area, as well as the wastewater treatment plant.

***Open and Open Lands.*** This category includes land dedicated for open lands in subdivisions, publicly dedicated open lands, the water surface of irrigation reservoirs and lands associated with the freeboard needed for irrigation reservoirs in and around the community.

There are approximately 193 acres of open land in the community and consists of the water surface and freeboard of Drake Lake, Franklin Lake and the open space land assumed to be dedicated to the Town at Soaring Eagle Ranch.

### **Existing Land Uses – Growth Management Area**

The Town of Severance during the 2002 Comprehensive Plan process identified a “Growth Management Area” which encompasses the area studied in the development of this plan. The Growth Management Area represents a geographical area in which development and growth will have an impact on Town services and capacities. The Growth Management Area generally extends from State Highway (SH) 14 on the north, to SH 392 on the south. The eastern boundary is WCR 27 and to the west the boundary is SH 257. The southwest boundary of the area is generally coterminous with the Town of Windsor Growth Management Area.

The existing land uses in the Growth Management Areas are depicted on the Existing Land Use Map and are also described in Table 2. The Growth Management Area is relatively large and covers approximately 26.4 square miles (excluding the Town of Severance) and is about 6½ times the size of the Town of Severance. The area is unincorporated Weld County and contains relatively little urbanized development.

***Residential Use.*** There are only three subdivisions in the Growth Management Area, which are almost completely built out. Other residential uses include individual farmsteads and five to ten-acre tracts that exist along county roads.

***Commercial Use.*** There is no existing commercial development in the Growth Management Area.

***Public Use.*** Public use is confined to a 10-acre tract of Weld County land along WCR 74 that is adjacent to the Town of Severance.

***Agricultural and Livestock.*** Agricultural and livestock uses dominate the landscape in the Growth Management Area. Almost 88% of the land is classified as Agricultural with another 195 acres classified as Livestock. The livestock users include Mountain View Lamb Feeders.

**Utilities.** Power lines and substations throughout the Growth Management Area represent “Utility” land uses. The Town of Severance wastewater treatment plant is, according to records, outside the Town limits in unincorporated Weld County. Public right-of-way land comprises 56.6 acres (0.3%).

**Open Lands.** The lands classified as open lands are primarily associated with the irrigation reservoirs which include the very large Windsor Reservoir and the smaller Gress Reservoir, Law Reservoir, Loop Lake and Angel Lake. There are also some 23.4 acres in the Growth Management Area categorized as vacant land (0.1%).

## Appendix B: Glossary of Planning Terms

**Affordable Housing:** Housing which has a sales price or rent within the means of a low or moderate-income household as defined by local, state or federal legislation.

**Annexation:** The incorporation of land into a municipality, resulting in a change in the boundaries of that municipality.

**Annexation Plan (AP):** Colorado State law requires municipalities with a population over 2,000 to develop and annually review an Annexation Plan. Severance is approaching a population of 800 residents and may desire to begin discussions concerning such a Plan. The Plan identifies areas that the Town would be willing to annex and provide urban-level services, if it is determined to be in the best interest of the Town, Weld County, and the applicant. The Annexation Plan does not commit the Town to annex land, and gives the property owner no legal rights regarding annexation.

**Arterial (Major):** Major arterials permit relatively unimpeded movement of heavy through traffic within the metropolitan area. Major arterials link communities and major land use concentrations.

**Arterial (Minor):** Minor arterials are intended to permit relatively unimpeded movement of through traffic within the area. However, traffic is generally less heavy, and the roadways are more local in nature than major arterials.

**Buffer:** An area of land established to separate land uses, or a natural area designed to intercept pollutants and manage other environmental concerns or provide for open space.

## **EXHIBIT 4**

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## Boards & Commissions

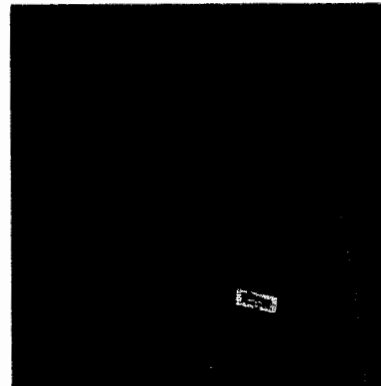
The Town of Severance operates under a Mayor-Trustee form of government. The Mayor is elected to serve a four-year term.

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### Letter From the Mayor's Desk

September 27, 2007



Mayor Pierre De Milt - serving your community since 1998

Greetings to all. It looks like we made it through the summer months and a warm summer it has been.

Water consumption in our community reached record levels this summer. The highest usage was in July, with usage of over 23 million gallons.

New housing starts have slowed down somewhat, which we anticipated we still achieve the number of new homes that we budgeted for this year. The number of annexations and developments are being reviewed currently with over one thousand new homes. We do not anticipate these developments being developed for several years with the slow down in demand for new homes. The foreclosures, the credit crunch, the high cost of fuel and the fact that 2008 is a national election year will all contribute to a slowing of housing demand in our community. I predict that it will pick back up in late 2008 and slowly regain momentum in 2009.

We have two new schools planned to be built in our community over several years, a middle school and an elementary school. This should help our students and students alike in avoiding long commutes to their respective schools.

Your Board, Planning Commission, Economic Development Committee, Downtown Redevelopment Committee are working to develop a new Downtown Redevelopment plan which should be completed here shortly. It presents a new view of what Severance will eventually look like on 1st and 4th Streets.

Planning is always a challenge, as you must plan for not only today, but years down the road and carefully review future needs, like traffic, infrastructure, storm water drainage etc. Your Planning Commission devotes a great deal of it's time to considering all these matters and should be commended for their efforts. The Board certainly appreciates them.

The Town of Severance now has five parks to maintain and two out of

are irrigated with non potable water. It is the intent of the Town to provide potable water to two more of those parks within the next year and to eventually all parks on non potable water.

It is the intent of the Board to poll the community on amenities that are important to the community prior to the end of the year. We always appreciate participating in these polls as it gives us a pulse on the desires of the community. It is an economic development tool to focus on those commercial entities that the citizenry desires. It is a useful tool in assisting a commercial entity in choosing a site for their business in our community for their business site.

November brings another regional and local election period and I encourage all to vote in these elections as their outcome affects us all. We know it is right that one should not take lightly, as your vote could well dictate your future and that of others. So please take the time to vote---it's **IMPORTANT**.

Thank You  
Pierre De Milt  
Mayor, Town of Severance

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## Boards & Commissions: Board of Trustees

Operates under a Mayor-Trustees form of government. The Mayor is elected to serve a four-year term. The voters elect six trustee members to overlapping four year terms.

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Meetings are held on the **first and third Monday** of each month at 6:00 p.m. in the meeting room at the Town Hall.

### Board Members:

Mayor, Pierre De Milt

Mayor Pro-Tem, Dawn Brodzeller

Trustee, Chip Goode

Trustee, Mike Kinney

Trustee, Randy Nicholson

Trustee, Ron Tausan

Trustee, Geoff McQueen

Board of Trustee members may be contacted by calling Town Hall at 970-686-1218

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## Town Departments: Municipal Court

The Severance Municipal Court is responsible for hearing traffic violations, criminal misdemeanors and violations of Town Code.

[Printer-friendly Version](#)

Court is held at the Severance Town Hall every other month on the first Tuesday of the month at 4:00 p.m.

### Severance Municipal Court

PO Box 122

231 W 4<sup>th</sup> Ave

Severance CO 80546

(970) 686-1218

(970) 686-6250 Fax

[deputyclerk@townofseverance.org](mailto:deputyclerk@townofseverance.org)

Judge: Keith McIntyre

Prosecuting Attorney: Jed Scott

Court Clerk: Betty Mauch

Bailiff: John (JT) Turner

Tickets can be paid at the Town Hall during the regular office of 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m.

If the "Penalty Assessment" box is checked on the front of your ticket you may acknowledge guilt and pay the fine within 20 calendar days of when the ticket was issued to pay no additional court costs and receive an automatic point reduction. Applies to offenses of four points or less.

### 2007 SCHEDULED COURT DATES:

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## Town Departments

Consists of several different departments to serve the community. Due to our small staff, responsibilities are often shared.

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### MAJOR DEPARTMENTS:

**Administration:** Responsible for overall Town operations.

**Public Works:** Water and sewer, parks, streets and infrastructure.

**Code Enforcement:** Animal control and code enforcement.

**Finance:** Budget, banking, investments, accounts receivable, accounts payable, payroll, p sales tax, recordkeeping and more.

**Utilities:** Utility billing, new service connects, disconnects and customer utility accounts.

**Municipal Court:** Responsible for hearing and ruling on traffic violations, criminal misdeme: violations of Town Code.

If you would like to visit the page of a specific department, please click on the department na navigation bar on the left.

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## Town Departments: Administration



Severance Town Hall

(970) 686-1218  
(970) 686-6250 fax

Town Administrator

**John C. Holdren**  
(970) 686-1218 ext. 302  
[manager@townofseverance.org](mailto:manager@townofseverance.org)

Town Clerk/Treasurer

**Patricia J. Lesh**  
(970) 686-1218 ext. 303  
[clerk@townofseverance.org](mailto:clerk@townofseverance.org)

Deputy Clerk/Treasurer

**Betty Mauch**  
(970) 686-1218 ext. 304  
[deputyclerk@townofseverance.org](mailto:deputyclerk@townofseverance.org)

Administrative Assistant

**Carole Speer**  
(970) 686-1218 ext. 300  
[assistant@townofseverance.org](mailto:assistant@townofseverance.org)

The  
Administration  
Department

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includes the Town Administrator, Town  
Clerk/Treasurer, Deputy Clerk/Treasurer  
and the Administrative Assistant.

Town of Severance

231 W 4<sup>th</sup> Avenue  
PO Box 122  
Severance, CO 80546

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## Town Departments: Public Works



Public Works Equipment

Consists of the  
Public Works  
Director, Plant  
Operator and three employees.

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Public Works Director / Plant Operator

**Brad Trujillo**  
(970) 686-1218 ext. 306

Public Works Employees:

**Jim Hunter, Brian Sonner, Patrick Lothamer**

The Public Works Department provides a wide range of services to the community. Most of service are provided behind the scenes and may go unnoticed until there is an interruption o

These services include, but are not limited to:

- Operation of the water and sewer treatment systems.
- Maintenance of water and sewer infrastructure.
- Water quality.
- Maintenance of streets, alleys, unimproved roadways, drainage and storm sewer
- Maintenance and installation of street and road signs.
- Snow removal.
- Vehicle and equipment maintenance for Town vehicles.
- Parks maintenance

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## Town Departments: Code Enforcement

The Code Enforcement Officer is responsible for enforcing the Town Code, including animal complaints, parking, noise, weeds, etc.

[Printer-friendly Version](#)

Code Enforcement Officer:

**John (JT) Turner**  
(970) 686-1218 ext. 307  
[code@townofseverance.org](mailto:code@townofseverance.org)

### [Animal Control](#)



### [Property Issues](#)

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## Town Departments: Finance

All financial affairs including investments, bank accounts, bank reconciliations, budget, accounts receivable, accounts payable, payroll, maintenance of all financial records, reporting and advice of financial affairs are handled by the Town Clerk.

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Town Clerk/Treasurer

Patricia J. Lesh  
(970) 686-1218 ext. 303  
[clerk@townofseverance.org](mailto:clerk@townofseverance.org)

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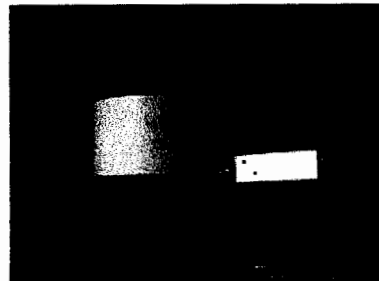


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## Town Departments: Utilities



Town of Severance Water Tank

payments.

### SHUT OFF NOTICE

If payment is not received for two consecutive months, you will receive a Shut Off Notice. It will reflect the total amount due and a final payment/shut off date.

A reconnect fee of \$50 will be charged to you if your service is shut off. It **must** be paid before water service will be turned back on.

### DOOR HANGER

If payment is not received prior to the shut off date, a door hanger will be placed on the property indicating the date and time the shut off will occur.

### WATER AND SEWER RATES

Water meters are read each month to determine your water usage.

Note: residences in the subdivisions of Belmont Farms, Soaring Eagle Ranch and Casa Lor septic systems.

Water Rates:

\$24.50 for the first 5,000 gallons  
 \$2.55 per 1000 for the next 10,000 gallons  
 \$2.80 per 1000 for usage over 15,000 gallons

Sewer Rate:

\$23.00 per month

### TRASH SERVICE

### UTILITY BILL

[Printer-friendly Version](#)

Utility Bills are mailed the last business day of every month and are due by the 15th of the month following the billing.

Payments may be made at the Town Hall or by mail a drop box on the south side of the Town Hall at the for payments after hours.

Note: We are not able to accept credit card or debit

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## Agenda & Minutes

The Board of Trustees meets on the first and third Monday of each month at 6:00 p.m. at the Severance Town Hall in the Board meeting room.

[Printer-friendly Version](#)

NOTE: The Board of Trustees regular meeting scheduled for October 1, 2007 has been changed to October 8, 2007

The Planning Commission is scheduled to meet on the third Wednesday of each month at 6:00 p.m. at the Severance Town Hall in the Board meeting room.

The Severance Town Hall is located at 231 West 4th Avenue (on the corner of West 4th and Mahogany Way) 970-686-1218.

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## Severance Colorado Small Town

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### Town Departments: Utilities

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#### UTILITY BILL

Utility Bills are mailed the last business day of every month and are due by the 15th of the month following the billing.

Payments may be made at the Town Hall or by mail. There is a drop box on the south side of the Town Hall at the west end for payments after hours.

Note: We are not able to accept credit card or debit card payments.

#### SHUT OFF NOTICE

If payment is not received for two consecutive months, you will receive a Shut Off Notice. This notice will reflect the total amount due and a final payment/shut off date.

A reconnect fee of \$50 will be charged to you if your service is shut off. It **must** be paid before your water service will be turned back on.

#### DOOR HANGER

If payment is not received prior to the shut off date, a door hanger will be placed on the property indicating the date and time the shut off will occur.

#### WATER AND SEWER RATES

Water meters are read each month to determine your water usage.

Note: residences in the subdivisions of Belmont Farms, Soaring Eagle Ranch and Casa Loma are on septic systems.

##### Water Rates:

\$24.50 for the first 5,000 gallons  
\$2.55 per 1000 for the next 10,000 gallons  
\$2.80 per 1000 for usage over 15,000 gallons

##### Sewer Rate:

\$23.00 per month

#### TRASH SERVICE

Provided by independent companies. Please see your local phone book.

**EXHIBIT 5**

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## Boards & Commissions: Planning Commission

Functions in an advisory capacity to the Board of Trustees.

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Consists of the Mayor, one Board of Trustees member, three full-time members and one alternate member who are appointed by the Board of Trustees.

Meets as needed on the third Wednesday of the month at 6:00 p.m. in the meeting room at t Hall.

### Board Members:

Chairman, Scott Bailey

Vice Chairman, Lauren Felte

Commissioner, Pauline Brown

Commissioner, Chip Goode (Board of Trustees)

Commissioner, Mayor, Pierre De Milt

Planning Commission members can be contacted by calling Town Hall at 970-686-1218.

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**MINUTES**  
**TOWN OF SEVERANCE**  
**PLANNING COMMISSION**  
**PUBLIC HEARINGS**  
**6:00 P.M.**  
**REGULAR MEETING 2006-04PC**  
**Immediately following Public Hearings**

**September 27, 2006**

The Planning Commission for the Town of Severance, County of Weld, State of Colorado, met in regular session in the Severance Town Hall, 231 West Fourth Avenue, Severance, Colorado, on the 27th day of September 2006 at 6:00 p.m.

Commissioners Present:

Scott Bailey  
Pierre De Milt  
Lauren Felte  
Randy Nicholson

Absent Commissioners:

Thaddeus Sowder

Staff: John Holdren, Town Administrator  
Patricia J. Lesh, Town Clerk/Treasurer  
Amelia Tuttle, Town Planner

Audience: Ewald Ochsner, Craig Bohannon, Jim Bornhoft, Aaron Everitt, Lule Quint, Junior Gilson, Matt Nlakely, Ed Hyatt, Tom Francis, Tammy McDonald, Paulette Yauk

\*\*\*\*\*

**MEETING PROCEDURE:** Comments from the Public are welcome at two different times during the course of the meeting: 1) Comments on items not scheduled on the Agenda will be heard under Public Comments. 2) Comments on all scheduled Agenda Items will be heard immediately following the presentation by Staff or the Petitioner. Please wait until you are recognized by the Chairman and keep comments as brief as possible. The Town Planning Commission will act on Agenda items after comments from the Staff and the Public have been heard.

**I. Roll Call Planning Commission Meeting 2006-04, September 27, 2006**

Commissioners Bailey, De Milt, Felte, and Nicholson were present. Chairman Sowder was absent.

Notice is hereby given that on the 27th day of September 2006 and 18th day of October 2006, at the hours of 6:00 p.m., or as soon after as possible, at the Severance Town Hall, located at 231 West Fourth Avenue, Severance, Weld County, Colorado, the Planning Commission of the Town of Severance and the Town Board of Trustees will hold respective public hearings to receive comments on the proposed property rezoning, from A to R-1, and preliminary plat for subdivision of property known as Sunset Ridge

Subdivision. The parcel is located approximately 1/8<sup>th</sup> of a mile south of 4<sup>th</sup> Avenue (WCR 74) and east of and adjacent to Teller Street (WCR 21), and is within the NW 1/4 of S2, T6N, R67W, 6<sup>th</sup> P.M. The applicant is Severance Investment Group LLC, represented by Jim Sell Design.

The Preliminary Plat submittal is on file with the Town Clerk at the Town Hall and may be inspected during normal business hours. Written comments will be accepted prior to the public hearing for submittal to the Planning Commission.

## **II. OPEN PUBLIC HEARING**

Commissioner Bailey opened the Public Hearing. Commissioner De Milt excused himself as he has a conflict of interest in the Sunset Ridge Subdivision, as he is a member of the Severance Investment Group...

## **III. SUNSET RIDGE REPRESENTATIVES DESCRIPTION OF PROJECT AND COMMENTS**

Matt Blakely with Jim Sell Design described the project. The General Development Narrative is attached to the Minutes.

## **IV. TOWN STAFF COMMENTS**

John stated that he understood there to be an easement between the back of Summit View and the subject property, and questioned whether the easement is on the Sunset Ridge property.

Matt Blakely stated that there is no easement on the northern portion of the property adjoining Summit View. Amelia confirmed that standard rear lot utility easements exist on the summit View lots, which adjoin Sunset Ridge.

In response to a comment from the audience member, whose lot will be in the proposed development, Amelia stated that the set back requirement will be the same as for Summit View, as the zoning is the same.

Commissioner Bailey asked if there would be a fence along WCR 21. Matt replied that there would be a fence along WCR 21 and described it, along with the other fences, for the Board.

John asked about the landscape plans at the intersections. There are concerns that certain trees would interfere with driver's abilities to clearly see stop signs when the trees leafed out. John requested that the plans be adjusted to allow for visibility and suggested removing a tree near the stop sign in the direction traveled.

The Engineer submitted his comments in writing for inclusion in the motion.

Amelia explained that the applicants are requesting an exception to the requirement for vertical curb on Ponderosa Drive, and instead allow for rollover and an exception to the requirement that parks be bounded along at least 50% of the perimeter by a street.

## **V. PUBLIC COMMENTS:** Anyone wishing to speak please limit your comments to 3 minutes in length; please do not reiterate what has already been expressed by someone else.

AGRICULTURAL LAND	
PARKS AND OPEN SPACE ARE INCORPORATED INTO THE SITE DESIGN	
<ul style="list-style-type: none"> <li>• THERE ARE NEIGHBORHOOD FOCAL/GATHERING POINTS</li> <li>• BUILDINGS FRONT ONTO OPEN SPACE</li> <li>• SUFFICIENT OPEN SPACE</li> <li>• ADEQUATE BUFFERS FOR HABITAT OR PRIME AG LAND</li> </ul>	
PROJECT PROTECTS THE TOWN'S ENVIRONMENTAL QUALITY	
THE DEVELOPMENT ENHANCES CULTURAL, HISTORICAL, EDUCATIONAL AND/OR HUMAN SERVICE OPPORTUNITIES	
DEVELOPMENT'S CONSISTENT WITH COMPACT GROWTH <ul style="list-style-type: none"> <li>• PROPOSED USES CONSISTENT WITH LAND USE MAP</li> <li>• PROPOSAL CONSISTENT WITH UTILITY AND STREET PLANS</li> <li>• EFFICIENT USE OF PUBLIC INFRASTRUCTURE AND UTILITIES</li> <li>• USES PRESERVE AND RESPECT LAND RESOURCES AND ENVIRONMENTALLY SENSITIVE AREAS</li> <li>• PROPOSAL IS GEOGRAPHICALLY CONNECTED TO URBANIZED AREA.</li> </ul>	
DEVELOPMENT IS CONSISTENT WITH THE NEIGHBORHOOD DESIGN CRITERIA OF THE LAND USE CODE <ul style="list-style-type: none"> <li>• DEFINED NEIGHBORHOOD CENTER AND EDGE</li> <li>• MIX OF LOT SIZES AND TYPES OF DWELLING UNITS</li> <li>• FOCAL POINTS</li> <li>• FITS WITHIN THE ENVIRONMENT RATHER THAN ON TOP OF IT. DESIGN RESPONDS TO ENVIRONMENT (SITE LAYOUT RESPONDS TO NATURAL FEATURES AND VIEW CORRIDORS, TRANSITION BETWEEN DEVELOPMENT AND SURROUNDING LANDSCAPE, SIZE OF STRUCTURES)</li> <li>• PUBLIC SPACE AS DEVELOPMENT</li> </ul>	

Kelly Hodge, Tom Francis and Pierre De Milt are members of the Severance Investment Group.

Tom Francis commented that Matt with Jim Sell Design has also designed Summit View and Fox Ridge.

**1) ANYONE WANTING TO SPEAK IN OPPOSITION TO THE PROPOSED  
SUNSET RIDGE ZONING AND PRELIMINARY PLAT**

There were none.

**2) ANYONE WANTING TO SPEAK IN FAVOR OF THE PROPOSED SUNSET  
RIDGE ZONING AND PRELIMINARY PLAT**

There were none.

**3) COMMISSIONERS COMMENTS AND QUESTIONS**

Commissioner Nicholson asked if WCR 21 would be widened with turn lanes. Matt stated there would be. Randy also asked about drainage and the connection of the Trail between Summit View and Sunset Ridge.

**TOWN OF SEVERANCE  
PLANNING STAFF REPORT**

<b>TO</b>	PLANNING COMMISSION FOR MEETING SEPTEMBER 27, 2006
<b>DATE:</b>	SEPTEMBER 22, 2006
<b>PROJECT:</b>	<b>SUNSET RIDGE SUBDIVISION</b>
<b>APPLICANT /OWNER</b>	SEVERANCE INVESTMENT GROUP, LLC.
<b>APPLICANT'S REPRESENTATIVE</b>	JIM SELL DESIGN – MATT BLAKELY
<b>LOCATION:</b>	PARCEL SOUTH AND ADJACENT TO SUMMIT VIEW SUBDIVISION, EAST AND ADJACENT TO TELLER STREET (WCR 21) AND WEST AND ADJACENT TO TIMBER RIDGE SUBDIVISION
<b>PROPOSAL:</b>	THE DEVELOPMENT PROPOSAL INCLUDES REZONING FROM A, AGRICULTURAL, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPOSAL IS TO SUBDIVIDE THE ACREAGE INTO APPROXIMATELY 185 SINGLE-FAMILY LOTS, RANGING IN SIZE FROM 7,501 SQUARE FEET TO 14,407 SQUARE FEET, WITH A PROJECT DENSITY OF APPROXIMATELY 3 UNITS PER ACRE.
<b>ZONING:</b>	REZONING FROM A, AGRICULTURAL, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT
<b>HISTORY</b>	PROPERTY IS KNOWN AS MIKELSON ANNEXATION. WAS ANNEXED TO TOWN IN 2001. ALTHOUGH ZONED A, 200 SFR LOTS HAVE BEEN CONSISTENTLY PROJECTED FOR PLANNING PURPOSES.
<b>PUBLIC NOTICES</b>	PLANNING COMMISSION TO HOLD PUBLIC HEARING 9.17.06 FOR PRELIMINARY PLAT AND ZONING; BOARD OF TRUSTEES TO HOLD ON OCTOBER 18, 2006
<b>REQUESTED EXCEPTIONS/ EXEMPTIONS/VARIANCES</b>	1. EXCEPTION TO REQUIREMENT FOR VERTICAL CURB ON PONDEROSA DRIVE; INSTEAD ALLOW ROLLOVER CURB. ARTICLE

	2, WHICH REQUIRES VERTICAL CURB ON COLLECTORS, CONTEMPLATES HOMES FRONTING ON COLLECTORS TO ALLEY LOAD, AND THOSE WITH SIDE LOTS ON COLLECTORS TO FRONT AND LOAD ONTO LOWER-LEVEL LOCAL STREETS.
<b>ATTACHMENTS</b>	EVALUATION WORKSHEET (WITH THIS REPORT) GENERAL DEVELOPMENT NARRATIVE PLAT LANDSCAPE PLAN SUNSET RIDGE RESPONSE TO COMMENTS FROM PLANNER AND ENGINEER

**EVALUATION WORKSHEET FOR PRELIMINARY PLAT**

<b>CRITERION</b>	<b>HAS CRITERION BEEN MET?</b>
<b>1. THE PLAT REPRESENTS A FUNCTIONAL SYSTEM OF LAND USE AND IS CONSISTENT WITH THE RATIONALE AND CRITERIA SET FORTH IN THE LU CODE AND COMPREHENSIVE PLAN</b>	<b>ADEQUATE</b>
<b>2. THE APPLICATION IS CONSISTENT WITH THE APPROVED CONCEPT PLAN AND INCORPORATES THE PLANNING COMMISSION'S RECOMMENDATIONS AND CONDITIONS OF APPROVAL</b>	<b>COMMENTS:</b> NO CONCEPT PLAN SUBMITTED. WE HAD A VISIONING SESSION WITH THE BOARD OF TRUSTEES. THIS PLAN RELECTS COMMENTS MADE AT THE MEETING
<b>3. THE LAND USE MIX WITHIN THE PROJECT CONFORMS TO THE ZONING DISTRICT AND LAND USE MAPS AND FURTHERS THE GOALS AND POLITIES OF THE COMPREHENSIVE PLAN AND LAND USE CODE INCLUDING:</b>	<b>ADEQUATE</b> PLEASE REVIEW THE GENERAL DEVELOPMENT NARRATIVE, ATTACHED. THE DEVELOPMENT IS CONSISTENT WITH AND GENERALLY MEETS THE REQUIREMENTS SET FORTH IN THE TOWN'S LAND USE CODE AND COMPREHENSIVE PLAN.
<b>THE PROPOSED DEVELOPMENT PROMOTES SEVERANCE'S SMALL TOWN CHARACTER</b>	
<b>PROPOSED RESIDENTIAL DEVELOPMENT ADDS DIVERSITY TO SEVERANCE'S HOUSING SUPPLY</b>	PROJECT DOES NOT ADD DIVERSITY TO THE TOWN'S HOUSING SUPPLY, BUT IT MAY PROVIDE A CONTINUED SUPPLY OF AN EXISTING INVENTORY OF MODERATELY PRICED HOMES IN THE RANGE OF \$200,000-\$225,000. ALL OF THE HOMES ARE ANTICIPATED TO BE IN THIS RANGE. THIS IS OK FOR SEVERANCE RIGHT NOW, BUT IS SOMETHING WE NEED TO KEP IN CHECK AS THE TOWN CONTINUES TO GROW.
<b>PROPOSED DEVELOPMENT WILL PRESERE OPEN SPACE, ENVIRONMENTAL RESOURCES AND/OR</b>	



<p>FRAMEWORK TO ORGANIZE AND FOCUS LOTS, BLOCKS, CIRCULATION</p> <ul style="list-style-type: none"> <li>• INTERCONNECTION OF STREETS WITHIN NEIGHBORHOOD AND TO THE REST OF COMMUNITY</li> <li>• STREETS AS INVITING PUBLIC SPACES</li> <li>• BUILDINGS FRONT TOWARD AND RELATE TO PUBLIC STREETS</li> <li>• BUILDING STYLES CREATE IDENTITY AND CONSISTENT WITH VISION FOR AREA</li> <li>• ORDERLY ARRANGEMENT OF DESIGN ELEMENTS: SETBACKS AND ORIENTATION, TREE PLACEMENT (CAN UNIFY SPACE WHILE ALLOWING FOR VARIED &amp; CREATIVE SITE DESIGN</li> <li>• HUMAN PROPORTION</li> <li>• ENCOURAGE WALKING AND BIKING</li> <li>• MIX OF ACTIVITIES</li> </ul>	
<p>LOTS AND BLOCKS</p> <ul style="list-style-type: none"> <li>• BLOCKS CONSIDER TOPOGRAPHY, SOLAR ORIENTATION AND VIEWS</li> <li>• BLOCKS FORM A GRID OR MODIFIED GRID PATTERN</li> <li>• GRID PATTERN ADAPTED TO TOPOGRAPHY, NATURAL FEATURES, ENVIRONMENTAL CONSIDERATIONS</li> <li>• MODIFIED GRID EMPHASIZES FOCAL POINTS</li> </ul>	
<p>STREETS AND SIDEWALKS</p> <ul style="list-style-type: none"> <li>• MODIFIED GRID CONSISTENT WITH HIERARCHY OF STREET TYPES</li> <li>• STREETS ALIGNED TO JOIN WITH PLANNED/EXISTING STREETS</li> <li>• INTERCONNECTED SIDEWALK/TRAIL SYSTEM</li> </ul>	<p>SEE EXCEPTION FOR ROLLOVER CURB. OTHER CONSIDERATIONS GIVEN TO LOCATION OF PONDEROSA DRIVE, A COLLECTOR LEVEL STREET. WE GENERALLY LIKE TO SEE COLLECTOR STREETS AT ½ AND ¼ MILE POINTS ON THE ARTERIALS. HOWEVER, CONSIDERATION IS GIVEN TO TOPOGRAPHY (AS IN THIS CASE), THE DESIGN AND NUMBER OF THROUGH LOCAL STREETS. CONSIDERATION WAS ALSO GIVEN TO APPROPRIATE APPLICATION OF DISTANCES BETWEEN INTERSECTIONS</p>
<p>PARKING</p>	
<p>LANDSCAPING</p> <ul style="list-style-type: none"> <li>• CREATE COMFORTABLE SPACES TO NURTURE SOCIABILITY</li> </ul>	

<ul style="list-style-type: none"> <li>• ENHANCE OUTDOOR SPACES</li> <li>• CONTRIBUTE TO VISUAL QUALITY</li> <li>• PROVIDE CONTINUITY WITHIN AND BETWEEN DEVELOPMENTS</li> <li>• MITIGATE POTENTIAL CONFLICTS BETWEEN ACTIVITY AREAS AND SITE ELEMENTS</li> <li>• DESIGN ENSURES SIGNIFICANT SHADING TO REDUCE GLARE AND HEAT BUILD-UP, AND WARMTH IN COOLER MONTHS</li> <li>• MITIGATE AIR POLLUTION</li> <li>• REDUCE STORMWATER RUNOFF</li> <li>• EFFORTS HAVE BEEN TAKEN TO PRESERVE UNIQUE CHARACTERISTICS AND EXISTING VEGETATION, WHEN APPROPRIATE</li> </ul>	
NATURAL ENVIRONMENT DESIGN MINIMIZES DISTURBANCES TO WILDLIFE, NATURAL AREAS, WATER QUALITY, NIGHT SKY	
WATER CONSERVATION DESIGN PRESERVES WATER QUALITY AND USES WATER-SAVING MEASURES	
SOILS ARE ADEQUATE FOR FUNCTION	
<b>4. THE UTILITY AND TRANSPORTATION DESIGN IS ADEQUATE, GIVEN EXISTING AND PLANNED CAPACITIES OF THOSE SYSTEMS</b>	<b>ADEQUATE</b> Caveat of successful completion of sewer trunk line.
<b>5. THE PROJECT WILL NOT BE BURDONSOME TO PRESENT AND PLANNED PUBLIC SERVICES</b>	<b>ADEQUATE</b>
<b>6. PUBLIC SITES AND DEDICATION REQUIREMENTS HAVE BEEN ADDRESSED, INCLUDING FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES</b>	<b>ADEQUATE</b>
<b>6. NEGATIVE IMPACTS ON ADJACENT LAND USES HAVE BEEN IDENTIFIED</b>	<b>ADEQUATE</b>
<b>7. THERE IS A NEED OR DESIRABILITY WITHIN THE COMMUNITY FOR THE APPLICANT'S DEVELOPMENT AND THE DEVELOPMENT WILL HELP ACHIEVE A BALANCE</b>	<b>ADEQUATE</b>
ADDITIONAL ENGINEERING AND PLANNING COMMENTS:	SEE ATTACHED, "SUNSET RIDGE RESPONSE TO COMMENTS" DATED SEPTEMBER 15, 2006. COMMENTS TO CARRY THROUGH TO FINAL DESIGN.
<b>RECOMMENDATION:</b>	<b>APPROVAL.</b>

## **VI. ADJOURN THE PUBLIC HEARING**

The Public Hearing was adjourned at 6:52 p.m.

Notice is hereby given that on the **27 day of September, 2006 at the hour of 6 o'clock p.m.**, or as soon after as possible, and on the **18<sup>th</sup> day of October, 2006 at the hour of 6 o'clock p.m.**, or as soon after as possible, at the Severance Town Hall, located at 231 West Fourth Avenue, Severance, Weld County, Colorado, the Planning Commission and Board of Trustees of the Town of Severance will respectively hold public hearings on a petition for annexation and zoning of an area known as "The Overlook Annexation" as more particularly described in Exhibit "A" attached to this notice. The property, comprised of 152.86 acres and known as The Overlook at Tailholt, is located southeast of the intersection of 1<sup>st</sup> Street (WCR 23) and Tinsman Avenue (WCR 72), which is that property located in the Northwest Quarter (NW1/4) of Section Twelve (12), Township Six North (T6N), Range Sixty-Seven West (R67W) of the 6<sup>th</sup> P.M., County of Weld, State of Colorado.

The Resolution fixing the foregoing hearing date for annexation accompanies this Notice. The hearing shall be for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of C.R.S. 31-12-104 and C.R.S. 31-12-105 and Section 30 of Article II of the Colorado Constitution, to determine eligibility, and to determine if the area should be annexed to the Town of Severance.

## **VII. OPEN PUBLIC HEARING**

Commissioner Bailey opened the Public Hearing at 6: 55 p.m.

Commissioner De Milt returned for the Overlook Annexation Public Hearing.

## **VIII. THE OVERLOOK ANNEXATION REPRESENTATIVES DESCRIPTION OF PROJECT AND COMMENTS**

Aaron Everitt described the project.

## **IX. TOWN STAFF COMMENTS**

Amelia addressed the Eligibility, Feasibility, and Compatibility. She stated that the Service Plan has been approved for the Metro District.

There were no other staff comments.

**X. PUBLIC COMMENTS:** Anyone wishing to speak please limit your comments to 3 minutes in length; please do not reiterate what has already been expressed by someone else.

Members of the audience asked questions of Aaron Everitt.

## **1) ANYONE WANTING TO SPEAK IN OPPOSITION TO THE PROPOSED OVERLOOK ANNEXATION AND ZONING**

There were none.

**2) ANYONE WANTING TO SPEAK IN FAVOR OF THE PROPOSED  
OVERLOOK ANNEXATION AND ZONING**

There were none

**3) COMMISSIONERS COMMENTS AND QUESTIONS**

There were none

***TOWN OF SEVERANCE***

**PLANNING STAFF REPORT**

**Prepared by:** Amelia Tuttle

**Date:** August 31, 2006

**Revised for Planning Commission 9.22.06**

\*\*\*\*\*

**PROJECT: THE OVERLOOK (ANNEXATION)**

**PETITIONER:** Tailholt III, LLC by Capital Managers, LLC

**OWNER'S REPRESENTATIVE:** Stan Everitt, Manger

\*\*\*\*\*

**PURPOSE:** In accordance with C.R.S. 31-12-107 and 12.4.B.9, the Annexation Procedures for the Town, the Planning Commission shall hold a public hearing on the annexation petition and zoning, and the Chair of the Planning Commission shall submit, to the Board of Trustees, the Commission's written recommendation on the annexation and zoning for the land if the Board of Trustees annexes the land to the Town.

Attached is the annexation petition package submitted as communication by the Petitioner and the Resolution finding that the Petition for Annexation is in Substantial Compliance with C.R.S. 31-12-107. At the public hearing, Stan Everitt will present an overview of the proposed project and address any questions you or the public might have. This property, which has come before you before as the Simonsen Annexation, is part of the Tailholt project.

**LOCATION:** This is property, which is comprised of approximately 153 acres, is located in the southeast corner of the intersection of 1<sup>st</sup> Street (WCR 23) and Tinsman Avenue (WCR 72). It includes 24.8 acres proposed as MU-C and 128 acres as MU-R.

1. The attached Annexation Map and Concept Master Plan provide site maps identifying the proposed annexation.
2. The Annexation Map and Concept Master Plan provide acreages, boundaries and/or ownership tracts, easements and rights of way, existing utilities, and existing and proposed zoning.

The Concept Master Plan (attached) and Utility Plan identify rights of way, utilities and easements and provide information on what the petitioner proposes for land uses and the road pattern.

The Petitioner alleges that the property is eligible for annexation, it is feasible to do so, and it is compatible.

1. Eligibility: The property contiguous with Severance. A review of the annexation map will show that there is a contiguity ratio of 1:1.494, wherein approximately 67% of the boundary is contiguous.
2. Does a "community of interest" between the area and Town exist? Essentially this means that there must be a logical reason to annex; that there must be a social, physical, or economical connection. This area is within the area identified on the Town's Land Use Map as the Town Center and is an anchor to the Tailholt project. The property will provide 24 acres of commercial and civic space along with a mix of types of residential properties. The Petitioner's Statement of Community Interest may be gleaned from the booklet entitled General Development Information – identified as Simonsen South Annexation-, which is included for your review.
3. Feasibility: If the Town is going to annex the property, it must provide the same services that it provides the rest of the Town. Water Service will be connected to and serviced by the North Weld County Water District as per the Town's IGA. Sewer service, upon development of lines by the developer, will be provided by the Town of Severance. Police services are contracted from the Weld County Sheriff by the Town, and the Windsor-Severance Fire Protection District is obligated under an IGA to provide fire protection. The property is within the Weld RE-4 School and Aims Community College districts. The property is also within the Windsor-Severance Library District. Under the Town's franchise agreements, gas and electric will be provided by Xcel Energy. Other special districts covering this area are: West Greeley Soil Conservation District and Northern Colorado Water Conservancy District.
4. Compatibility: Is this proposal compatible with what exists, and what has already been proposed? As stated above, this area is within the area identified on the Town's Land Use Map as the Town Center and is an anchor to the Tailholt project, which you are currently reviewing under the metropolitan district service plans. A review of the attached overall development plan for the Tailholt Project will depict the integration of this property into the overall project and future inclusion areas. (Note the plan is not current and should be reviewed as a concept plan.) The only adjoining property that has not been proposed for annexation and development, which is the property immediately to the south of this annexation, is identified by consent of the owner in overall development and future inclusion.

#### Referral Responses

Letters of referral have been sent to the following entities for comments. Those with an \* (asterisk) have responded.

Weld County Commissioners - attached

Weld County Attorney - attached

Weld County Planning

\*Weld County RE-4 School District – response received – fee in lieu

Aims Community College

Windsor-Severance Library District

North Weld County Water District

Northern Colorado Water Conservancy District

W. Greeley Soil Conservation District  
Windsor Severance Fire District  
North Front Range Metropolitan Planning Organization  
Town of Windsor Planning

Surrounding Property Owners

The following surrounding property owners have responded: No Response

Attachments:    **Land Use Application**  
                      **Petition for Annexation**  
                      **Annexation and Zoning Map**  
                      **Concept Master Plan**  
                      **General Development Information**  
                      **Tailholt Overall Development Plan (Concept)**  
                      **Resolution to Accept Annexation Petition and Set Hearing**  
                      **Public Notice**  
                      **Notice to Surrounding (Affected) Property Owners**

**XI. ADJOURN THE PUBLIC HEARING**

The Public Hearing was adjourned at 7:00 p.m.

**REGULAR MEETING**

**I. Roll Call for Regular Meeting PC 2006-04PC, September 27, 2006**

Commissioners present: Scott Bailey, Pierre De Milt, Lauren Felte, Randy Nicholson.  
Commissioners absent: Chairman Sowder

**II. Approval of Agenda**

**MOTION WAS MADE BY COMMISSIONER FELTE** seconded by Commissioner Nicholson to approve the Agenda for the 2006-04PC September 27, 2006 meeting. All members present voting **YES**,

**MOTION CARRIED**

**III. PUBLIC COMMENTS:** The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the Planning Commission on any subject not scheduled on the Regular Agenda. In order to accomplish scheduled agenda items, comments should be limited to a five minute time period. The Planning Commission shall make no decision or action, except to schedule the matter for decision at a later date. **THOSE ADDRESSING THE PLANNING COMMISSION ARE REQUESTED TO STATE THEIR NAME AND ADDRESS.**

There were none.

**IV. Motion for recommendation and forwarding to the Town Board of Trustees the Sunset Ridge rezoning, from A to R-1, and preliminary plat for subdivision of property known as Sunset Ridge Subdivision.**

**MOTION WAS MADE BY COMMISSIONER FELTE** seconded by Commissioner Nicholson to forward a recommendation to approve the preliminary plat for subdivision of property known as Sunset Ridge Subdivision; with the submitted exceptions to Article 2 of the Town's Land Use Code; (i) exception to the requirement for vertical curb on Ponderosa Drive and instead allow for rollover, and (ii) an exception to the requirement that parks be bounded along at least 50% of the perimeter by a street and attaching to the recommendation of approval a condition of satisfying the written concerns of the Town Engineer and Town Planner. All members present voting **YES**, except Commissioner De Milt who abstained.

**MOTION CARRIED**

**MOTION WAS MADE BY COMMISSIONER NICHOLSON** seconded by Commissioner Felte to forward a recommendation to approve a rezoning of the parcel known as Sunset Ridge, from A to R-1. All members present voting **YES** except Commissioner De Milt who abstained.

**V. Motion for recommendation and forwarding to the Town Board of Trustees the Overlook Annexation and Zoning**

**MOTION WAS MADE BY COMMISSIONER DE MILT** seconded by Commissioner Nicholson to forward a recommendation to approve annexation of The Overlook and zoning of Mixed Use Residential and Mixed Use commercial as laid out on the Annexation and Rezoning Map. All members present voting **YES**,

**MOTION CARRIED**

**VI. Consideration for approval of the Minutes of June 28, 2006**

**MOTION WAS MADE BY COMMISSIONER DE MILT** seconded by Commissioner Felte to approve the Minutes of June 28, 2006 Planning Commission Meeting. All members present voting **YES**,

**MOTION CARRIED**

**XII. Adjournment**

Meeting adjourned at 7:24 p.m.

TOWN OF SEVERANCE PLANNING COMMISSION

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Scott Bailey – Acting Chairman

Attest:

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Patricia J. Lesh – Town Clerk/Treasurer



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## Land Use Code

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# **TOWN OF SEVERANCE LAND USE CODE**

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1.1 Title		

This ordinance establishes the regulations and standards governing the use and development of land within the Town of Severance. Included are provisions for the annexation, subdivision and zoning of land, as well as the administrative procedures governing the submission of applications, administrative and public reviews, and appeals. Also included are Town of Severance standards for site design, landscaping, parking and public infrastructure.

### 1.2 Short Title

This ordinance shall be known and may be cited as the Town of Severance Land Use Code. Within this ordinance the Town of Severance Land Use Code shall simply be referred to as “this Code.”

### 1.3 Authority

- A. This Code is adopted pursuant to the authority contained in the Colorado Revised Statutes (C.R.S.), and the Colorado Constitution, Article XX, Section 6. Local governments are provided broad authority to plan for and regulate the use of land within their jurisdictions, as

authorized in Title 29, Article 20, *et seq.* and Title 31, Article 23, *et seq.* of the C.R.S., as amended. Additional statutory authority may also exist for specific types of land use regulation.

- B. Whenever a section of the Colorado Revised Statutes that is referred to in this Code is later amended or superseded, this Code is deemed amended to refer to the amended section or section that most nearly corresponds to the superseded section.

#### **1.4 Jurisdiction**

- A. This Code shall be effective throughout the Town's corporate boundaries. The Town's planning jurisdiction includes all land within the Town of Severance, and where applicable, the land within the Growth Management Area or within three miles of the Town's boundaries with reference to a major street plan. For purposes of zoning and subdivision, this Code only applies to lands within the Town's corporate boundaries.
- B. A copy of a map showing the boundaries of the Town of Severance and the area within the Growth Management Area and three-mile planning jurisdiction shall be available for public inspection in the Town of Severance offices.

#### **1.5 Purpose**

- A. The purpose of this Code is to create a vital, cohesive, well-designed community in order to enhance the Town's character and further the citizens' goals as identified in the Town of Severance Comprehensive Plan. This Code is designed to:
1. Encourage the most appropriate use of land through the Town of Severance;
  2. Encourage innovative, quality site design, architecture and landscaping;
  3. Encourage new developments to relate to Town's historic development pattern;
  4. Promote compact, well-defined, sustainable neighborhoods that enhance Town's character;
  5. Create livable neighborhoods that foster a sense of community and reduce dependency on private vehicles;
  6. Encourage the proper arrangement of streets in relation to existing and planned streets and ensure that streets facilitate safe, efficient and pleasant walking, biking and driving;
  7. Provide a variety of lot sizes and housing types in every neighborhood;
  8. Protect sensitive natural and historic areas and Town's environmental quality;
  9. Integrate a high quality natural environment into the developed portions of the community;
  10. Facilitate the adequate and efficient provision of transportation, water, sewage, schools, parks and other public requirements;
  11. Provide protection from geologic, flood and fire hazards and other dangers; and
  12. Promote the health, safety, morals and general welfare of Town of Severance residents.

#### **1.6 Interpretation**

In their interpretation and application, the provisions of this Code shall be held to be minimum requirements for the promotion of the public health, safety and welfare. Whenever the

requirements of this Code are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the more restrictive or that imposing the higher standards shall govern.

### **1.7 Applicability of Article**

- A. The provisions of the Town of Severance Land Use Code shall apply to any and all development of land within the municipal boundaries of the Town of Severance, unless expressly and specifically exempted or provided otherwise in this Code. No development shall be undertaken without prior and proper approval or authorization pursuant to the terms of this Code. All development shall comply with the applicable terms, conditions, requirements, standards and procedures established in this Code.
- B. Except as herein provided, no building, structure or land shall be used and no building or structure or part thereof shall be erected, constructed, reconstructed, altered, repaired, moved or structurally altered except in conformance with the regulations herein specified for the zone district in which it is located, nor shall a yard, lot or open space be reduced in dimensions or area to an amount less than the minimum requirements set forth herein. Whenever both the provisions of this Code and provisions of any other law cover the same subject matter, whichever rule is more restrictive shall govern.
- C. This Code establishes procedural and substantive rules for obtaining the necessary approval to develop land and construct buildings and structures. Development applications will be reviewed for compliance with the Town of Severance Comprehensive Plan and with adopted regulations, policies and other guidelines.

### **1.8 Relationship to Existing Ordinances**

All ordinances or resolutions or motions of the Board of Trustees of the Town of Severance or parts thereof in conflict with this Code are to the extent of such conflict hereby superceded and repealed, provided that no such repealer shall repeal the repealer clauses of such ordinance, resolution or motion, nor revive any ordinance, resolution or motion thereby. The adoption of this Code shall not adversely affect the Town's right to seek remedies for any violation of previous ordinances that occurred while those ordinances were in effect.

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

- A. It is the intention of the Town of Severance that this Code implement the planning policies adopted in the Town of Severance Comprehensive Plan ("Comprehensive Plan") for the Town of Severance and its extraterritorial planning area. While this relationship is reaffirmed, it is the intent of the Town of Severance that neither this Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan.
  - 1. Requirement for Comprehensive Plan Amendment. Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals. A substantial conflict will exist when a development proposal would result in changes from

the designations of the Land Use Plan Map and any other adopted maps (i.e., Transportation Plan Map or Parks and Open Space Map) in the Town of Severance Comprehensive Plan.

2. Criteria for Evaluating Amendment Proposals. Amendments to the Comprehensive Plan resulting from development proposals under this Code shall be evaluated according to the criteria and procedure outlined in the Comprehensive Plan.

### **1.10 Effective Date**

The provisions of this Code became effective and were originally adopted on October 5, 2005. Development plans approved under previous regulations that received vested property rights through a site specific development plan shall be valid for the duration of that vested property right provided that all terms and conditions of the site specific development plan are followed. Existing legal uses that may become nonconforming by adoption of this Code shall become legal nonconforming uses subject to the provisions of Section 3.8.

### **1.11 Fees**

Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters will be charged to applicants for permits, plat approvals, zoning amendments, variances and other administrative relief. The fee schedule will be adopted periodically by the Board of Trustees and is available from the Town of Severance Clerk's Office.

### **1.12 Severability**

If any part, section, subsection, sentence, clause or phrase of this Code is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Code. The Board of Trustees hereby declares that it would have passed the Code including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

### **1.13 Computation of Time**

- A. In computing a period of days, the first day is excluded and the last day is included.
- B. If the last day of any period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day which is not a Saturday, Sunday or legal holiday.
- C. If a number of months is to be computed by counting the months from a particular day, the period ends on the same numerical day in the concluding month as the day of the month from which the computation is begun, unless there are not that many days in the concluding month, in which case the period ends on the last day of that month.

### **1.14 Miscellaneous**

- A. As used in this Code, words used in the singular include the plural and words used in the plural include the singular.



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## Severance Colorado Small Town

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### Maps

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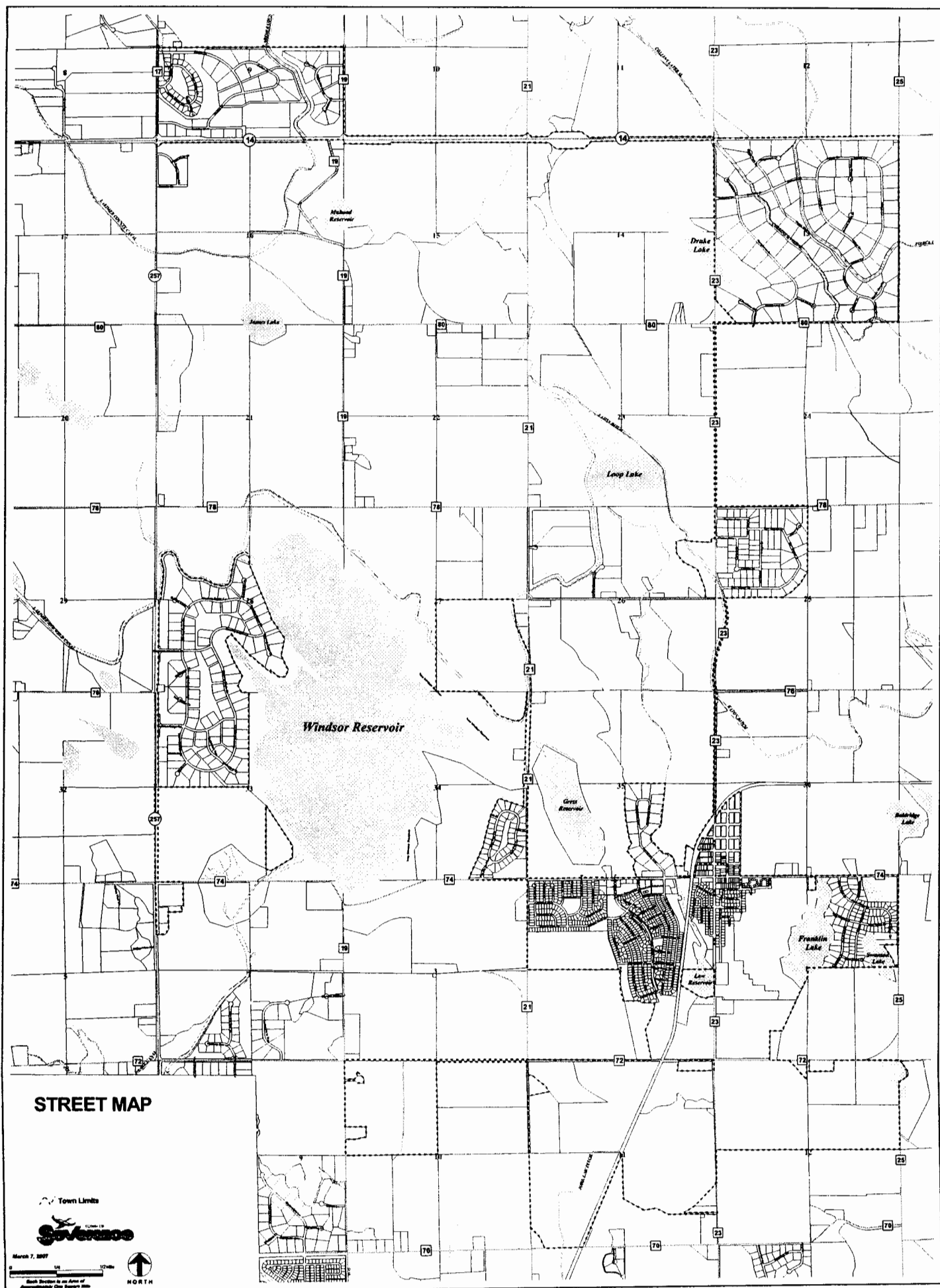
-  [Severance General Features Map](#)
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For Additional Information Contact:  
Town of Severance  
PO Box 122  
Severance, CO 80546  
970.686.1218

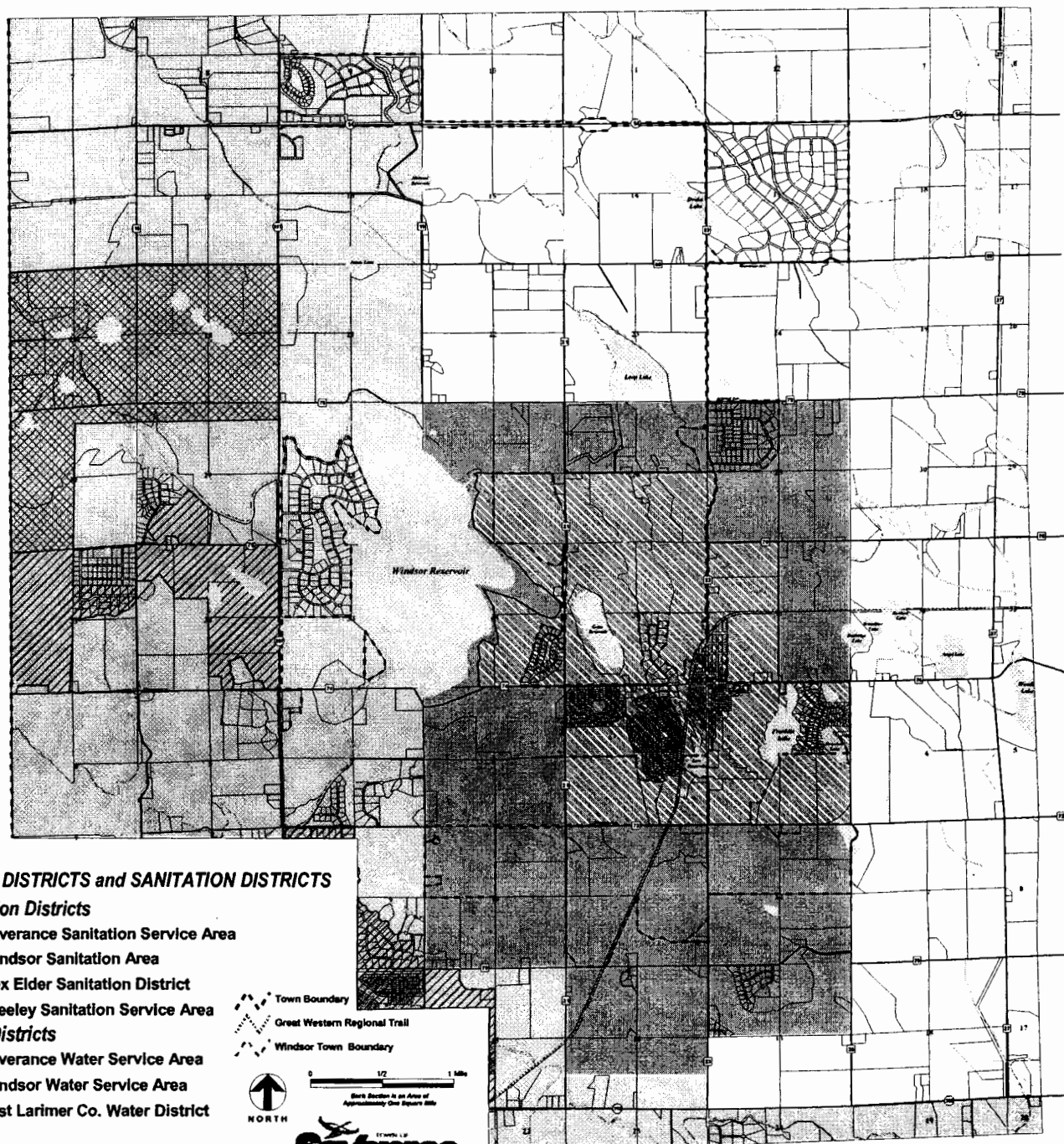


August 20, 2007











Town of

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## Building Permits



New Residential Construction in Severance

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## **Severance Colorado Small Town**

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### **Building Permits**

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-  [Building Permit Information](#)
-  [Building Permit Application](#)

## **BUILDING PERMIT INFORMATION**

The Town of Severance has the following requirements and charges for building permits:

### **Requirements:**

- Completed Building Permit Application
- 2 sets of building plans
- 2 sets of engineered foundation plans
- 3 sets of plot plans (one for the town's file)

**All subdivisions starting with Timber Ridge will pay water fees directly to the Town of Severance.**

### **For C/O:**

- A copy of receipt from North Weld County Water District for water tap for existing subdivisions. (970-356-3020)
- A copy of the permit from Weld County Health if you are installing a septic system. (970-304-6415)
- A final grading certificate will be required prior to the issuance of a certificate of occupancy.

All subdivisions require engineered foundations and other subdivisions require a corner grade certificate prior to issuance of a building permit. Please check with Town Hall to determine if your subdivision is governed by these regulations.

### **FEES:**

The Town of Severance contracts with the Colorado Inspection Agency to review plans and inspect building construction.

User Fee – 60% of the total value of improvement as determined by the Colorado Inspection Agency times 3%.

Administration Fee – 30% of the total of the inspection fee.

Administrative Service Development Fee - \$300

Sewer Infrastructure Impact Fee - \$5,000

Sewer Tap Fee - \$250

### **Water (for all future subdivisions starting with Timber Ridge):**

Dedication one acre foot unit CBT as per Resolution 2002-07 OR \$12,000 in lieu of.

Water Infrastructure Impact Fee	\$ 2,100
Water Infrastructure Surcharge Fee	\$ 150
North Weld County Water Plant Investment Fee	\$ 7,000
Meter set materials to be picked up at Town Hall:	\$ 450

Park Fee - \$1200

Park Fee Timber Ridge, First Filing \$383.60

Park Fee Timber Ridge, Second Filing \$114.00

Park Fee Soaring Eagle, \$500.00

Drainage Fee - \$500

Road Impact Fee - \$ 800 Single Family Dwelling Unit  
(Commercial Road Impact Fees available at Town Hall)

School Impact Fee (Checks payable to Windsor, Eaton or Ault School System when the building permit is delivered)

Windsor - \$2240 –single-family dwelling, \$520 multi family and \$1679 mobile home

Ault - \$759 – single-family dwelling unit

Eaton – \$1043 single-family dwelling unit

Windsor (Soaring Eagle) \$607 single-family dwelling unit

*\*All information is subject to change without notification.*

- ✓ Belmont Farms, Casa Loma, Settlers Landing, and Soaring Eagle are on septic
- ✓ Soaring Eagle has special fees
- ✓ Baldrige requires corner grade certificates
- ✓ Belmont Farms, Casa Loma, and Soaring Eagle do not need grading certificates

**TOWN OF SEVERANCE**

Permit # \_\_\_\_\_

PROPERTY OWNER		PHONE	
MAILING ADDRESS			
CONTRACTOR-GENERAL		PHONE	
CONTRACTOR ADDRESS		CELL	
ELECTRICAL			
PLUMBING		HEATING	
ADDRESS OR DIRECTION TO JOB SITE			
SUBDIVISION		PARCEL#	LOT
PHASE		BLOCK	
Distance from Lot Lines: Corner Lot: Yes / No			
N _____ S _____ E _____ W _____			
Required setbacks (for office use only)			
N _____ S _____ E _____ W _____			
<b>IMPORTANT - COMPLETE ALL ITEMS AND MARK ALL APPLICABLE BOXES</b>			
<b>A. TYPE OF IMPROVEMENT</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Remodel / Finish <input type="checkbox"/> Sprinkler system <input type="checkbox"/> Repair, replacement <input type="checkbox"/> Movable Structure <input type="checkbox"/> Fence <input type="checkbox"/> Water Heater <input type="checkbox"/> HVAC <input type="checkbox"/> Other _____		<b>C. PROPOSED USE</b> <u>Residential</u> <input type="checkbox"/> One Family <input type="checkbox"/> Multi Family - Enter number of units - _____ <input type="checkbox"/> Hotel, motel, or dormitory-Enter number of units - _____ <input type="checkbox"/> Garage - Single _____ Double _____ Attached _____ Detached _____ <input type="checkbox"/> Carport - Attached _____ Detached _____ <input type="checkbox"/> Patio - Attached _____ Detached _____ <input type="checkbox"/> Basement - Partial _____ Full _____ Finished _____ Unfinished _____ <input type="checkbox"/> Fireplace - Masonry _____ 0-Clearance _____ <input type="checkbox"/> Other _____  <u>Commercial</u> <input type="checkbox"/> Shell Only <input type="checkbox"/> Tenant Finish <input type="checkbox"/> Remodel / Addition <input type="checkbox"/> New Building <input type="checkbox"/> Electrical Valuation \$ _____  NOTES: _____ _____ _____  <b>TOWN REVIEW:</b> School Impact Fee _____ \$ _____ Water Certificate _____ Arch Review Letter _____ WC Septic Permit _____ Grade Certification _____	
<b>B. TOTAL VALUE</b> \$ _____  New Master Plan Review Yes _____ No _____  Same As Plan Review Yes _____ No _____  Plan Name _____		<b>D. FEES</b> Permit Fee _____ Electrical _____ C. Meter _____ Water Fee _____ Sewer Fee _____ Plan Review _____ Other _____ Total CIA _____ Water Infrastructure _____ Water Surcharge _____ NWCWD PIF _____ Meter Set _____ Sewer Tap _____ Sewer Infrastructure _____ Admin Service Dev _____ Park Impact Fee _____ Drainage Fee _____ Road Impact Fee _____ Admin Fee _____ Use Tax _____ Other _____  Total Town _____ Total Fees \$ _____	
<b>E. CONSTRUCTION TYPE</b> <input type="checkbox"/> Wood Frame <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Other _____  <b>F. HEATING FUEL TYPE</b> <input type="checkbox"/> Gas LP or NG <input type="checkbox"/> Electricity <input type="checkbox"/> Solar <input type="checkbox"/> Other _____		<b>G. TYPE OF SEWAGE DISPOSAL</b> <input type="checkbox"/> Public <input type="checkbox"/> Individual (Septic tank)  <b>H. TYPE OF WATER SUPPLY</b> <input type="checkbox"/> Tap Size _____ Supplier _____  <b>I. TYPE OF MECHANICAL</b> <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Electric <input type="checkbox"/> Hydronic  <b>J. MISCELLANEOUS</b> Number of stories _____ Total Land area _____ Parking Spaces _____ Enclosed _____ Outdoors _____  <b>K. RESIDENTIAL ONLY</b> # of Bedrooms _____ # of Baths Full _____ 3/4 _____ 1/2 _____	
		<b>L. SQUARE FOOTAGE</b> Main Floor _____ Add. Floors _____ Basement _____ Crawlspace _____ Covered Porch _____ Decks _____ Garage _____ Other _____	
<b>M. OTHER INFORMATION:</b> Describe in detail the proposed use and type of construction, dimension, square footage and materials: _____ _____ _____ _____			
<b>NOTICE</b>			
The applicant, his agents and employees shall comply with all the rules, restrictions and requirements of the Town and Building Codes governing location, construction and erection of the above proposed work for which the permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit.			
Buildings <b>MUST</b> conform with plans, as submitted to the Town. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy of the building or structure must be approved prior to proceeding with construction.			
The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the building inspector not less than one day's notice to perform such activities.			
In the event construction is not commenced within 180 days of issuance of this permit, then the same is automatically void. Cessation of work for a period of 180 continuous days shall also cause this permit to be void. Permits are not transferable.			
SIGNATURE OF APPLICANT		APPLICATION DATE	
APPROVED BUILDING INSPECTION		APPROVED BY TOWN OFFICIAL	
DATE		DATE	

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Department](#)[Municipal Code](#)[FAQ](#)[Resources](#)[News & Events](#)

## Boards & Commissions: Economic Development Committee

The Economic Development Committee is an advisory board to the Board of Trustees.

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They meet on the first Wednesday of the month at 6:00 p.m. at the Town Hall.

### COMMITTEE MEMBERS

Geoff McQueen  
Zach Ratkai  
Dawn Brodzeller

Members may be contacted by calling the Town Hall at 970-686-1218.

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## PLANNING, ZONING & BUILDING DEPARTMENT

### TOWN PLANNER

Amelia Tuttle  
(970) 686-1218 ext. 305  
(970) 218-2639 cell  
(970) 472-8306 fax  
[amtuttle@earthlink.net](mailto:amtuttle@earthlink.net)

### TOWN ENGINEER

Mike Ketterling

### BUILDING PERMIT TECHNICIANS

Carole Speer  
Administrative Assistant  
(970) 686-1218 ext. 300  
[assistant@townofseverance.org](mailto:assistant@townofseverance.org)

Betty Mauch  
Deputy Clerk/Treasurer  
(970) 686-1218 ext. 304  
[deputyclerk@townofseverance.org](mailto:deputyclerk@townofseverance.org)

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## Great Western Trail

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Active petitions in over 75 countries

[World](#)**Establishment of Law Enforcement in the Town of Severance, Colorado****14 Signatures**

Created by Lyle Quint on Aug 22, 2007

**Category:** Law & Order**Region:** United States of America**Target:** Town of Severance, Colorado, Board of Trustees**Web site:** <http://summitviewsubdivisionhoa.com>**Description/History:**

The Town of Severance has earned the title of "The Fastest Growing Community in Colorado." The Population of this community has grown to over 2500 citizens, and has expected growth rate of over 125% in the next five years.

Two new schools are planned to be built in the community within the next two years along with other commercial and industrial centers. Currently there is no plan on the table for the establishment of a Severance Police Department, which will certainly attract the criminal and gang population which thrives in the nearby communities.

The citizens of this community have the right to be protected by the Town Government and its elected officials.

**Petition:**

We, the undersigned, as residents of the Town of Severance, demand that the Severance Town Mayor, Pierre DeMilt, and the Board of Trustees, Geoff McQueen, Chip Goode, Randy Nicholson, Mike Kinney, and Ron Tausan begin the process to establish a Town of Severance Police Department.

We also ask that a public hearing be scheduled and advertised to explain the details of this process.

**Sign the petition**

The Establishment of Law Enforcement in the Town of Severance, Colorado petition to Town of Severance, Colorado, Board of Trustees was written by Lyle Quint and is hosted free of charge at GoPetition.

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**EXHIBIT 6**

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SEVERANCE, CO

[Lookup Another ZIP Code™](#)

entries 1-1 of 1

### ZIP Code™ Matches in SEVERANCE, CO

80546 (PO BOX) 

entries 1-1 of 1

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Severance, CO, United States"  
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**Phone Details**  
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Provider: Qwest Corporation



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**EXHIBIT 7**

9

9

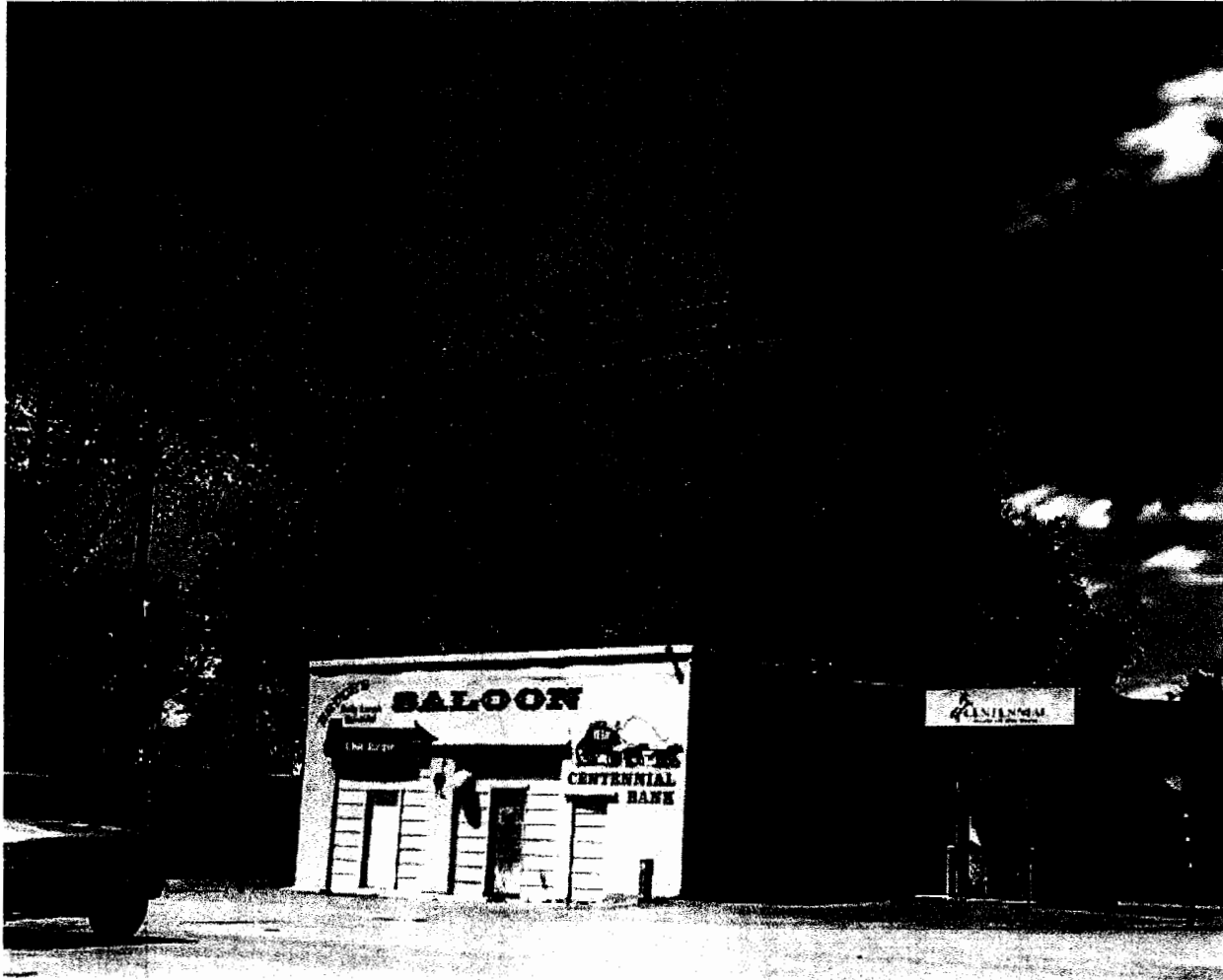
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(970) 686-9090 | Severance, CO 80546

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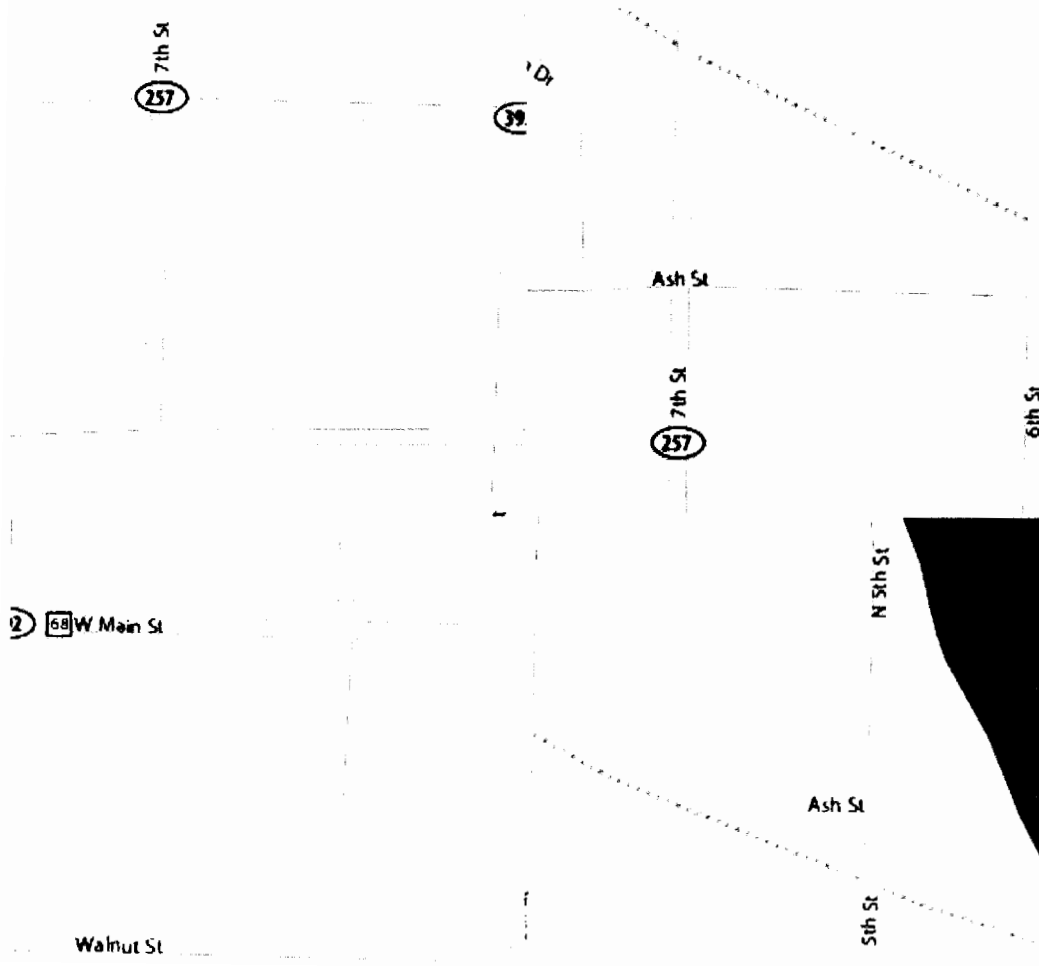
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### Farmers Insurance Group

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Address: 133 4th Ave, Severance, CO 80546

Phone: (970) 686-5575

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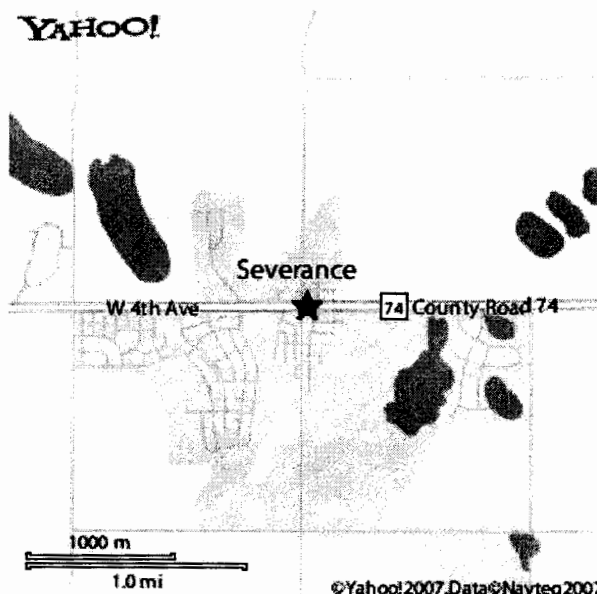
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### Dunn, Sharon - Dunn Farmers Insurance

Address: 3 S Timber Ridge Pkwy, Severance, CO 80546  
Phone: (970) 686-1490

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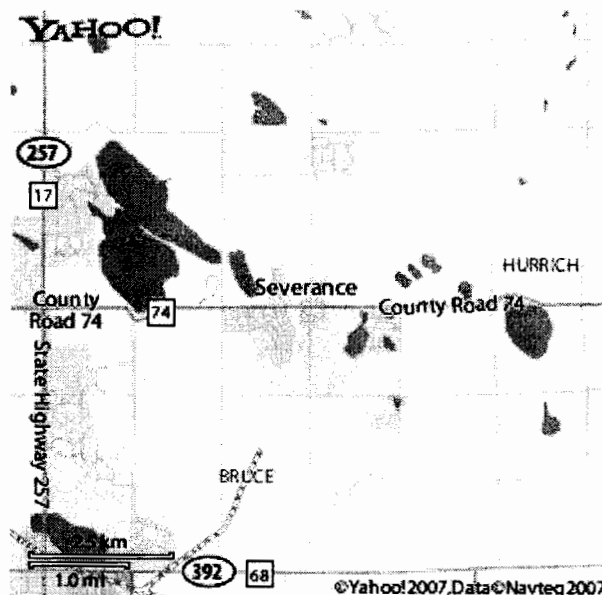
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Location: ★ [Sev](#)

[Top](#) > [Food and Dining](#) > [Restaurants](#) > [All Restaurants](#)

### Cioni's Pizzeria

Address: 385 4th Ave, Severance, CO 80546

Phone: (970) 674-0982

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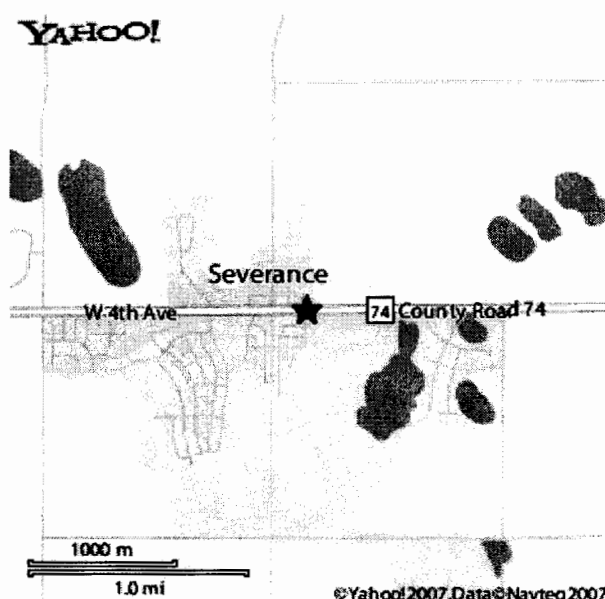
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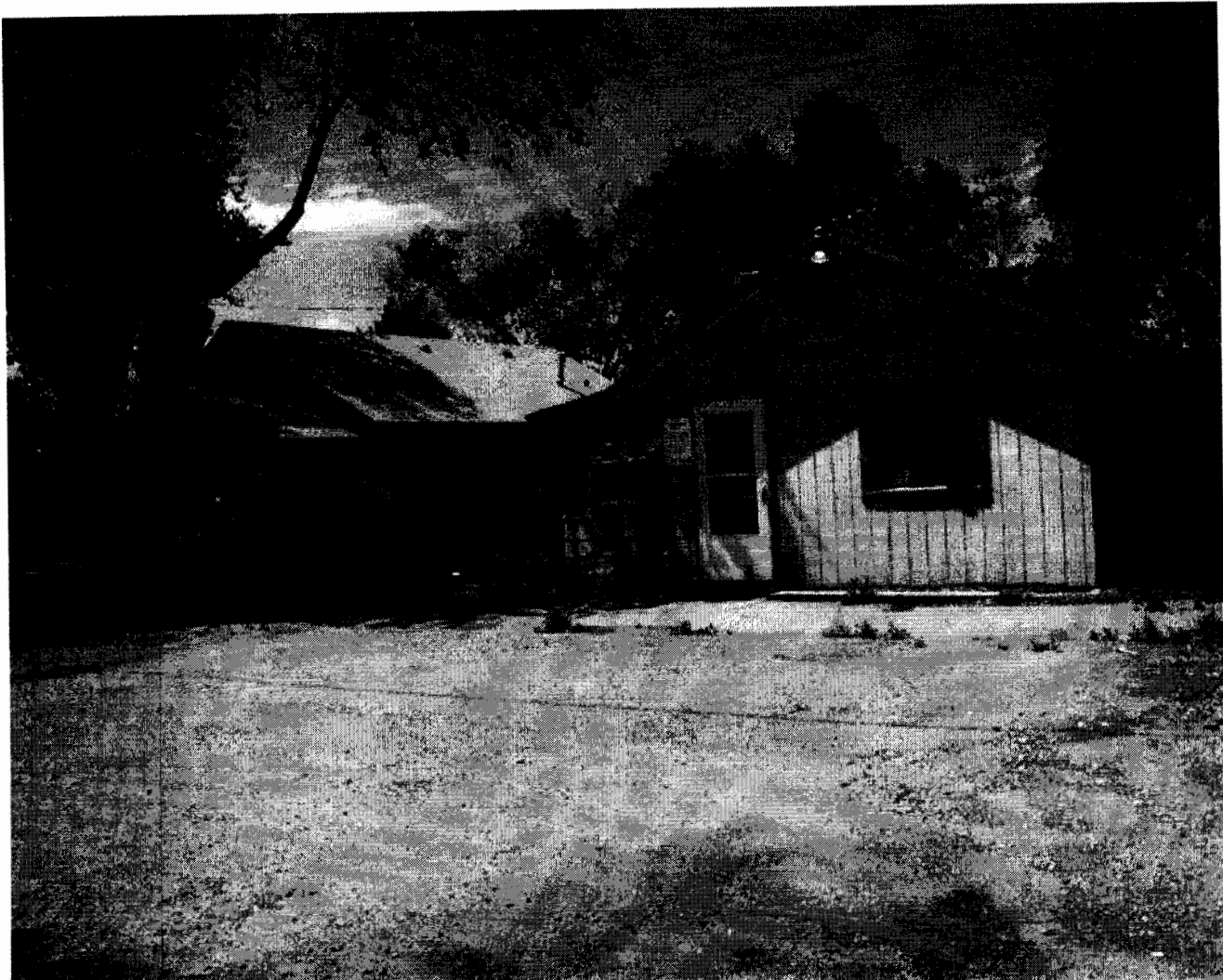
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axiomrealtycapital.com

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**Rosewood Realty**

1018 Mahogany Way  
Severance, CO 80546

**Additional Business Information**

Tel: (970) 686-7350

 <http://costaestaterealtica.net>

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Your Next ...

★★★★★ | Rate It |  
Reviews | phone | email

 [www.realtytrac.com](http://www.realtytrac.com)

**Fax:**

**Website:**

**Started in:**

### Business Category Types

Real Estate

### Location & Maps

**Maps:** Google Maps | Yahoo Maps | MSN Maps | MapQuest Maps

**Latitude:** 40.479772

**Longitude:** -104.905963

### Appears in the following Business Categories

#### 1. Severance Real Estate

Ads by Google

#### Real Estate Investments

We give you access to select available investment properties.

[www.1031exchangeoptions.com](http://www.1031exchangeoptions.com)

#### Century Sale Leaseback

Custom Structuring Sale/Leasebacks for 23 Years. Large/Small  
Companies

[www.CenturyEquities.com](http://www.CenturyEquities.com)

#### Professional Tax Service

Tax preparing & payroll service Call us for a free quote.

[aaatax.localplacement.com](http://aaatax.localplacement.com)

#### 1031 Real Estate Exchange

Article looks at the basics of the 1031 Tax Exchange.


[CyberConsumer.net](http://CyberConsumer.net)

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## Air Duct Cleaning

Scrub, sanitize and deodorize Voted Maryland's Best!  
[www.chesapeakehomeservices.net](http://www.chesapeakehomeservices.net)

## Duct Cleaning/Chimney

Certified, Professional- MD DC  
VA Internet Special - \$50.00 off.  
[www.airsysinc.com](http://www.airsysinc.com)

## DC Commercial Cleaning

Kitchen Ventilation System Call Today For An Appointment!  
[www.SuperPages.com](http://www.SuperPages.com)

## Advertisers

### Mac Electric Company Llc

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Loveland,CO80539

★★★★★ | [Rate It](#) | [business profile](#)  
| [phone](#) |

### Oneguy Heating,Cooling = a 4.7 star rated pro.

ServiceMagic screened and rated pro.  
View profile, ratings, and more.  
7120 Clay Street,Westminster,CO80030

 [oneguyheatingcoolingand.smrated.com](http://oneguyheatingcoolingand.smrated.com)

### Heat 2 Cool = a 4.9 star rated pro.

Screened by ServiceMagic, rated by your neighbors for peace of mind.

 [heat2cool.smrated.com](http://heat2cool.smrated.com)

### Climatech Heating & Air = a 3.8 star rated pro.

ServiceMagic screened and rated pro.  
View profile, ratings, and more.  
1797 South College Avenue,Fort Collins,CO80525

 [climatechheatingair.smrated.com](http://climatechheatingair.smrated.com)

### R&V Construction Inc. = a 3.6 star rated pro.

Review profile and rating information on this ServiceMagic pro.  
800 E. 73rd Avenue Unit-3,Denver,CO80229

 [rvconstructioninc.smrated.com](http://rvconstructioninc.smrated.com)

### Custom Heating & Air = a 4.3 star rated pro.

[Ads by Google](#)

[White Pages](#)

[Phone Book](#)

[Yahoo Pages](#)

[Google Search](#)

☐ Web ☒ Allpages.com

## Severance Yellow Pages

Ad

### Air Duct Cleaning Systems

Directory Of Air Cleaning Systems. Find Air Cleaning System Quickly.

[AirCleaningSystems.PurityPlanet.com](http://AirCleaningSystems.PurityPlanet.com)

### Gas Furnace

Complete systems...1.5 ton...\$1,818 2 ton...\$1,890.....3 ton...\$2,237

[www.AcFactoryOutlet.com](http://www.AcFactoryOutlet.com)

### T & D Duct Cleaning

NADCA Certified Serving Central Maryland 866-833-8287 41 6200

[www.TdDucts.com](http://www.TdDucts.com)

### Air Duct Cleaning


Denver Dryer Vent & Duct Cleaning. Make Your Home A Safe  
[www.delintzcolorado.com](http://www.delintzcolorado.com)

[Advertise on this site](#)

### Sandy's Hvac & Air Duct Cleaning Llc

302 Central Avenue  
Severance, CO 80546

Screened by ServiceMagic, rated by your neighbors for peace of mind.  
12445 East 39th Avenue, Building A-521, Denver, CO 80239

 [customheatingandair.smrated.com](http://customheatingandair.smrated.com)

**McCoy Boys' HVAC = a 4.7 star rated pro.**

Read how your neighbors rate this ServiceMagic screened pro.  
9595 Pecos Street, Unit 227, Thornton, CO 80260

 [mccoyboyshvac.smrated.com](http://mccoyboyshvac.smrated.com)

#### Additional Business Information

**Tel:** (970) 674-8882

**Fax:**

**Website:**

**Started in:**

#### Business Category Types

Duct Cleaning Heating & Air Conditioning Systems, Furnace & Furnace Cleaning & Repairing, Ventilating Systems Cleaning

#### Location & Maps

**Maps:** Google Maps | Yahoo Maps | MSN Maps | MapQuest |

**Latitude:** 40.479772

**Longitude:** -104.905963

#### Appears in the following Business Categories

1. Severance Duct Cleaning Heating & Air Conditioning System
2. Severance Furnace Cleaning
3. Severance Furnace Cleaning & Repairing
4. Severance Ventilating Systems Cleaning

Ads:

#### Duct Cleaning Equipment

Quality built air duct cleaning equipment. Air tools to truck & [www.biltwel.com](http://www.biltwel.com)

#### Find Air Cleaning Systems

Directory Of Air Cleaning Systems. Find Air Cleaning System Quickly.

[AirCleaningSystems.PurityPlanet.com](http://AirCleaningSystems.PurityPlanet.com)

#### Air Duct Cleaning Service

Check out our online coupons Air Duct Pros, 410-369-8388 [www.airductpros.net](http://www.airductpros.net)

#### Air conditioning furnace

Buy Online at wholesale prices Save Hundreds, Free Fast SI [www.ACWholesalers.com](http://www.ACWholesalers.com)

[Advertise on this site](#)

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GAME CONSOLE !!!**

\*With Completion of Program Requirements



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## NEWS & EVENTS



Severance Days - Car Show

Committee's



Car Show Entry

### BBQ COOKOFF

1st - Tom Peterson  
2nd - TJ Sanders  
3rd - Darren Doerscher

**SEVERANCE  
DAYS 2007**

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**CONGRATULATIONS TO THE WINNERS  
OF:**

**THE CAR SHOW:  
Peoples Choice -  
Harold  
Stromberger**



Car Show Entry

Choice - Rob Winter

Mayor's Choice -  
Buz Tapply



Tom Peterson & Family 1st Place  
Cookoff



T.J. Sanders - 2nd Place BBQ Cookoff



Darren Doerscher - 3rd Place BBQ Cookoff - in cowboy hat - with the judges  
align=left> **BLINDMAN TRACTOR RACE**  
Jack & Bev Schneider (no picture available)



Keep It Straight

You Go Girls!

align=left>





Mayor Pierre De Milt at Severance Days 2007  
align=center>



Kids Parade Participants



Kids Games



Face painting - on the arm



Fun and Games

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**EXHIBIT 8**



Town of

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## About Severance: Recreation

Currently own and maintain four parks that offer various amenities.

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New park land dedications are required as subdivisions are approved.

The Town's street network and trail system affects every aspect of the community from recreation to commercial development.

A trail system is being established that runs from Eaton through Severance and down to Windsor.

For pictures and information on the Town Parks please click the links at the left.

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techniques are discussed in the Plan that, if enacted, would help enable continued agricultural uses of land within the Town's Growth Management Area, should there be a desire of landowners to do so.

Categories and preferred locations for a variety of commercially developable land, planned industrial development, public land, parks and open space, and residential areas have been described in the Future Land Use Plan and accompanying map.

### **Capital Improvements, Infrastructure and Community Services**

Severance provides basic services to Town residents and has agreements with various providers to provide additional necessary utilities and services to residents of the community. These include water, sewer, police, fire, education, and health providers. Of these, sewer and water are of paramount importance to new development. The Town is currently building a new water tank to meet the daily potable water needs of its citizens as governed by an agreement with Northern Weld County Water District. Also, the Town is moving forward with an agreement with the Town of Windsor to connect to the Windsor sewage treatment facility. This will eventually yield approximately 4,530 sewer taps that will be available to the Town of Severance. Many large lot developments will continue to use septic systems that comply with Weld County and State environmental health standards.

### **Parks, Recreation and Open Space**

The preservation of open space, floodplain areas, wildlife habitat, visual corridors, agricultural land, air quality, and availability of park and recreation opportunities continues to be a high priority of the community members. Currently the Town owns and maintains nine acres of parks, with new parkland dedications required as subdivisions are approved. The Town has an advisory Parks Committee.

### **Transportation**

The Town's street network and trail system affects every aspect of the community from recreation to commercial development. The transportation system should be designed to allow people, goods and services to move throughout the community safely and quickly. Key gateways to the community have been identified on Weld County Road 23 to the South and State Highway 14 in the northwest of the Growth Management Area. Along these corridors the community expects that



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## Blue Spruce Park



Blue spruce Park - Pond and Fountain

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Located south of 4th Ave. (Weld County Road 74) at Timber Ridge Parkway and Blue Spruce Drive.  
Accessible from 4th Ave.

and Timber Ridge Parkway and 4th Ave. and Foxtail Way.



Blue Spruce Park - North Side

Blue Spruce Park is a quiet place with wide open spaces. It has

a pond with a fountain, picnic tables, benches, shade trees  
and lots of grass.



Blue Spruce Park - East Side



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## Brownell Park



Gazebo at Brownell Park

Located at the  
"Old Town Hall"  
4th ave and First  
Street. (Weld  
County Road 74 and 23)

[Printer-friendly Version](#)



This is a small shady park in the center of "Old Town" with lots of grass and trees.



Brownell Park Playground Equipment

It features a romantic gazebo, playground equipment, a basketball court and picnic tables

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Blue Spruce Park - Midsection

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## Karen Suman Neighborhood Park



Karen Suman Memorial

Located in the Timber Ridge subdivision at Timber Ridge Parkway and Pinon Pine Drive. Accessible from Timber Ridge Parkway, Mahogany Way and Pinon Pine Drive.

[Printer-friendly Version](#)



A large wide

open park dedicated to the memory of the late Karen Suman.

Mayor of Severance from 1998 to 2000.



Karen Suman Park - Swings

Offers wide open spaces, picnic tables,

benches, playground equipment, trees, flowers and plenty of grass.



Karen Suman Park - Northwest Entrance



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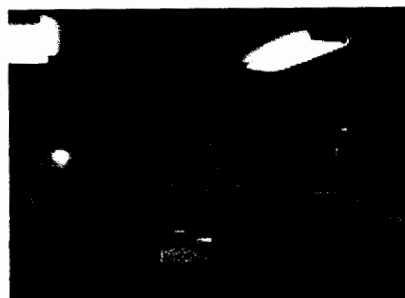
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## Lakeview Park



Severance Mayor Pierre De Milt receiving the 2006 Starburst Award category 4 from the Colorado Lottery

THE  
COLORADO  
LOTTERY  
ANNOUNCES  
STARBURST HONORS IN SEVERANCE

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The Colorado Lottery presented Severance with the 2006 Starburst Award in category four for projects costing between \$300,000 and \$1 million, for the

expansion and redevelopment of Lakeview Park.

The Town used \$210,000 in lottery money - combination of Great Outdoors Colorado (GOCO) and Conservation Trust Fund (CTF) dollars - to more than quadruple the size of the park.



Lakeview Park Small Shelter & Playground Equipment

Located

at the south end of Lakeview subdivision. Accessible from south First Street (Weld County Road 23) and Broadview Drive, Mallard Drive and Lakeview Drive.

A large park with open spaces, new trees and grass. It offers a covered

picnic shelters, restrooms, BBQ pits, playground equipment, skate board park, sand volleyball court, basketball courts and



Lakeview Park - Large Picnic Shelter

horseshoe pits.

Has two parking areas, one at the entrance at south First Street and Broadview

of Lakeview Drive.

Drive and one at the south end



Lakeview Park - Skateboard Park

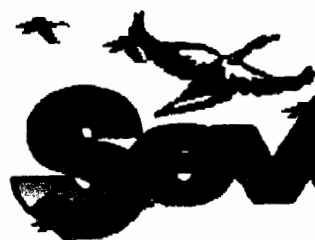


Karen Suman Neighborhood Park

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## Summitview Park



Summit View Park Playground and Picnic Area

August of 2007.

This is a fairly new park with lots of wide open space.

Plans are in the works for additional playground equipment and other improvements.

### Summitview Park

[Printer-friendly Version](#)

Located in the middle of the Summitview Subdivision. You can drive around the park on all sides.

This park is presently maintained by the Developer and will be taken over by the Town of Severance in



Summit View Park 8-28-06

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Lakeview Park - Walkway

The perfect place for large gatherings and kids of all ages!

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