



BOARD OF TRUSTEES
February 18, 2020
LEEPER CENTER – 3800 WILSON AVE.

Work Session - 6:30 PM

AGENDA

A. ITEMS

1. Discuss On-call Surveyor Service
 - Staff Presentation: Bob Gowing & Vince Gentry
2. Highway 1 @ County Road 9 Intersection Discussion
 - Staff Presentation: Bob Gowing & Cody Bird
3. Timnath Intergovernmental Agreement / Growth Management Area
 - Staff Presentation: Ed Cannon & Cody Bird
4. B-Dam Update
 - Staff Presentation: Bob Gowing

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting the Deputy Clerk at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



Board of Trustees Meeting

Date: February 18, 2020
Submitted By: Bob Gowing, Public Works Director
Discuss On-call Surveyor Service

Subject:

- **Staff Presentation: Bob Gowing & Vince Gentry**

EXECUTIVE SUMMARY

There is a frequent need for minor surveying work to support various operational and CIP projects, such as property legal descriptions, easement/ROW identification and topography. This On-Call contract will provide the overarching terms and conditions for future survey tasks. Staff has solicited proposals for this work, and selected one consultant to provide those tasks.

This contract does not obligate the Town to any payment. Actual future work will be performed under addenda specifying scope of work and cost. Those addenda will still be subject to the Town's purchasing authority, including signing authority. The primary benefit of this contract is to create efficiencies resulting in savings of both time and money, and to allow staff to quickly acquire survey services on an as-needed basis. Additional material will be provided at the Work Session as handouts.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None



Board of Trustees Meeting

Date: February 18, 2020
Submitted By: Bob Gowing, Public Works Director
Subject: Highway 1 @ County Road 9 Intersection Discussion

- **Staff Presentation: Bob Gowing & Cody Bird**

EXECUTIVE SUMMARY

Staff will discuss the potential improvements needed at the intersection of Highway 1 and County Road 9.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None



Board of Trustees Meeting

Date: February 18, 2020
Submitted By: Ed Cannon, Town Administrator
Timnath Intergovernmental Agreement / Growth Management Area
Subject:

- **Staff Presentation: Ed Cannon & Cody Bird**

EXECUTIVE SUMMARY

The Town of Timnath approached Wellington staff requesting an IGA with Wellington recognizing their new GMA. Their plan extends their GMA north to County Road 56 (north of Cobb Lake), and to I25 to the east. Timnath also seeks an IGA with Larimer County recognizing the GMA but was told by the County that they would first need an IGA from Wellington.

This work session is to identify Timnath's GMA, discuss the implications of their GMA expansion, and to explore Wellington's options relative to entering into an IGA.

The **attachment** shows Timnath's GMA (page 1 and 2), excerpts from Larimer County's Comp Plan, and Wellington's current GMA and Community Influence Area.

BACKGROUND / DISCUSSION

Staff Observations:

1. Insufficient infrastructure to support the GMA.

It is unlikely Timnath would be able to extend services into this area, which is currently serviced by ELCO water and Boxelder Sanitation District. Additional time would be needed to research the capacity for extending service by these organizations.

2. Too expansive.

Timnath's new GMA extends 3 miles north of their previous GMA, and 9 miles north of their Town center. In conversations with Larimer County staff, the County also believes the GMA extends too far north.

During the Larimer County Comprehensive Plan update, the County identified this area as a potential Cooperative Planning Area, where Timnath, Fort Collins, and Wellington would work together to plan development.

3. Wellington's future land use plans.

Wellington is currently updating our Comprehensive Master Land Use Plan which will determine the Town's future growth areas and infrastructure requirements. It is unclear at this point if Wellington would be able to provide infrastructure to support growth in this area: however, staff feels it would be easier for Wellington to



extend services than Timnath.

4. Impact to future commercial development.

Wellington's #1 strategic priority is to increase commercial revenues. Approximately \$247M in retail sales is lost each year to communities such as Fort Collins, Timnath, and Loveland. This equates to over \$7M in sales tax revenues lost to Fort Collins, Loveland, Timnath, and other communities.

Timnath's new GMA includes the Mountain Vista I25 interchange at CR50, which could potentially allow Timnath to develop another commercial corridor similar to Harmony Road. This would allow Timnath to capture retail sales revenues from the new Montava Development (approximately 5,000 new homes), and further reduce Wellington's ability to recruit retail development.

STAFF RECOMMENDATION

Options:

1. Wellington does not have to enter into an IGA with Timnath. This would not reduce Timnath's GMA, nor would it prevent Timnath from annexing areas within their GMA.
2. Wait until Wellington completes its Comp Plan update. This will give the Town more information about our future growth.
3. Negotiate a joint planning area as recommended by Larimer County.

ATTACHMENTS

1. Timnath GMA attachment

GROWTH MANAGEMENT

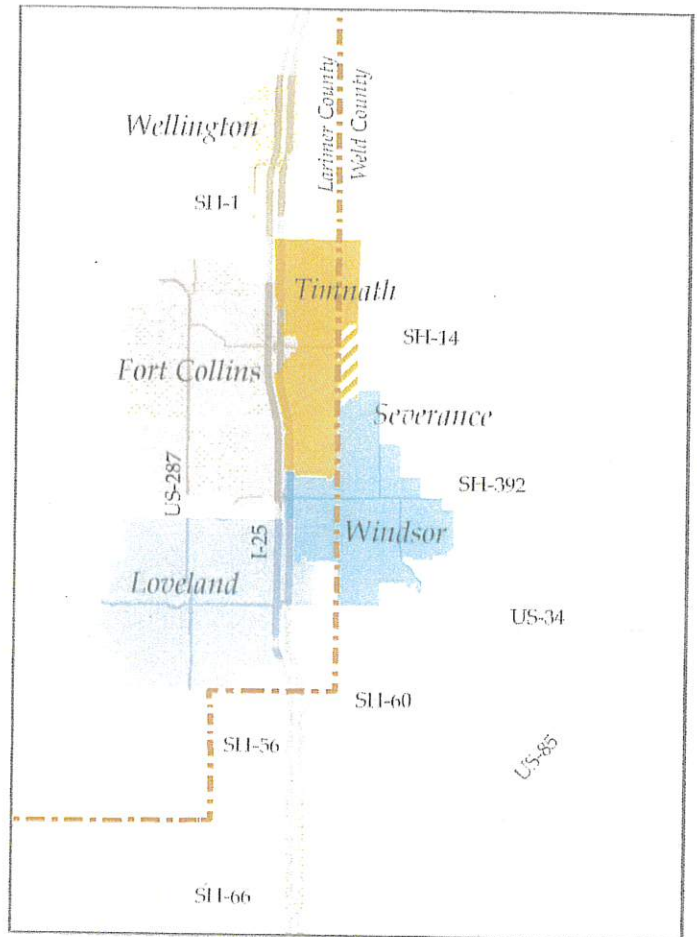
The Growth Management Area (GMA) represents the areas beyond Town limits that can reasonably be expected to annex as growth continues. Properties within the GMA will only become a part of the municipality at the desire of the property owner, and as these areas become adjacent to an expanding Town boundary. Identifying a GMA helps ensure that new residents will have the services they need while protecting the quality of life and services for existing residents.

This plan extends the GMA to County Road 56, north of Cobb Lake, a distance of approximately two miles. This extension expanded the overall GMA to 36.3 square miles. In 2014, the Town of Timnath and the City of Fort Collins amended their joint Town/City boundary from south of Prospect Road to north of Mountain Vista Drive through an intergovernmental agreement (IGA).

The northwest corner of the GMA touches the southwest corner of Wellington's GMA. Wellington's community influence area abuts Timnath's GMA along CR 56 from I-25 to the Weld/Larimer county line. Timnath and the Town of Severance have overlapping GMAs approximately one mile east of Latham Parkway/Larimer County Road 1/Weld County Road 13, from south of Vine Drive to just north of WCR 76 at the Buffalo Creek subdivision. In 2018, Timnath and Severance entered into an IGA providing each Town exclusive authority to exercise annexation powers within the non-overlapping areas of their respective GMAs but non-exclusive authority of annexation and provision of services within the overlapping area.

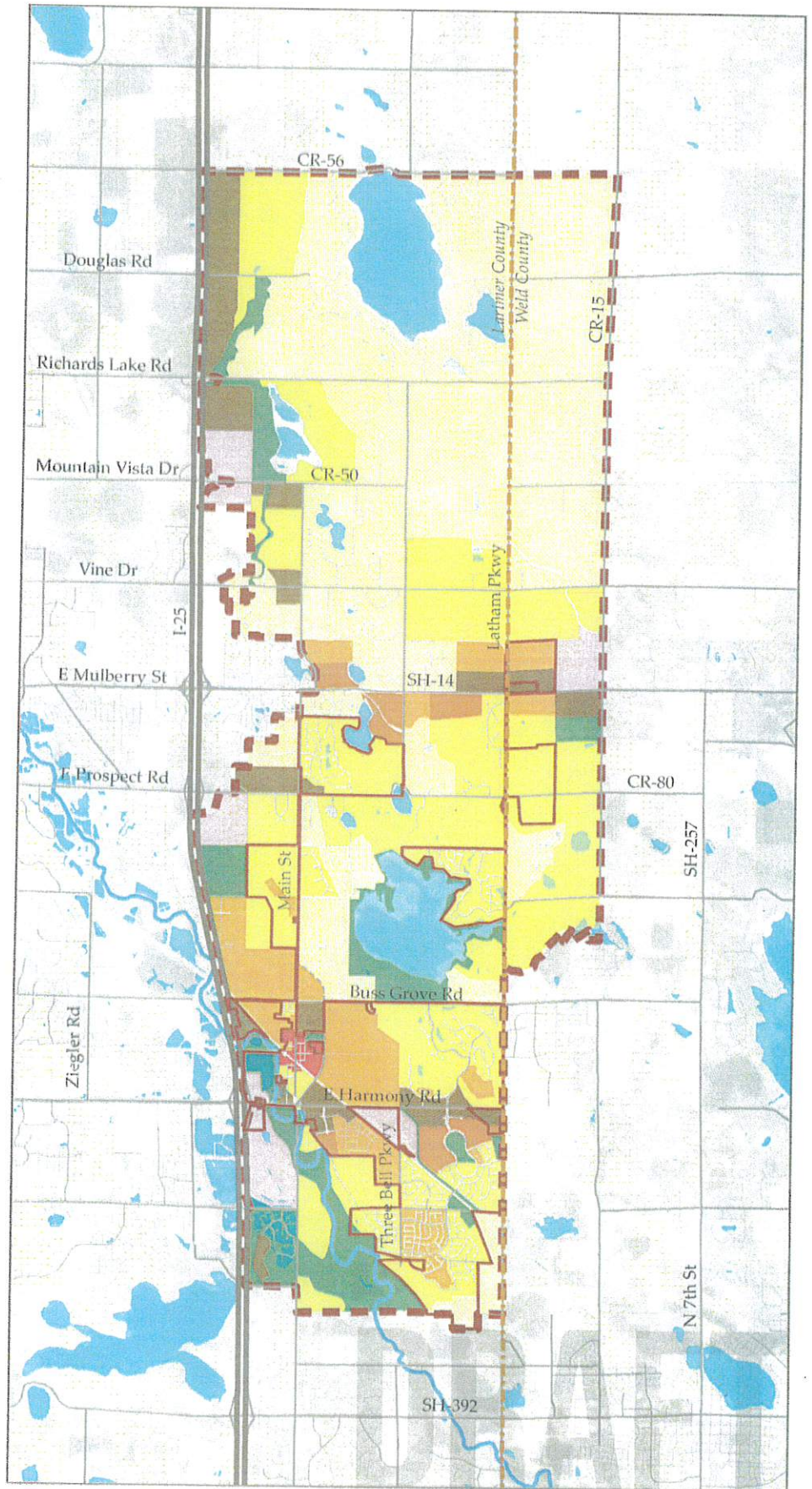
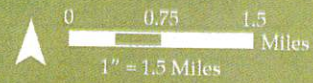
Timnath and the City of Windsor have abutting GMAs and Windsor's Community Influence Area (CIA) overlaps with Timnath.

Implementation of growth management boundaries should be paired with necessary actions to encourage development within the municipality to prevent leap frogging of development. For the existing and proposed GMA to be effective and ensure consistent development within the unincorporated area of the GMA, an agreement between the Town and the County will be required.

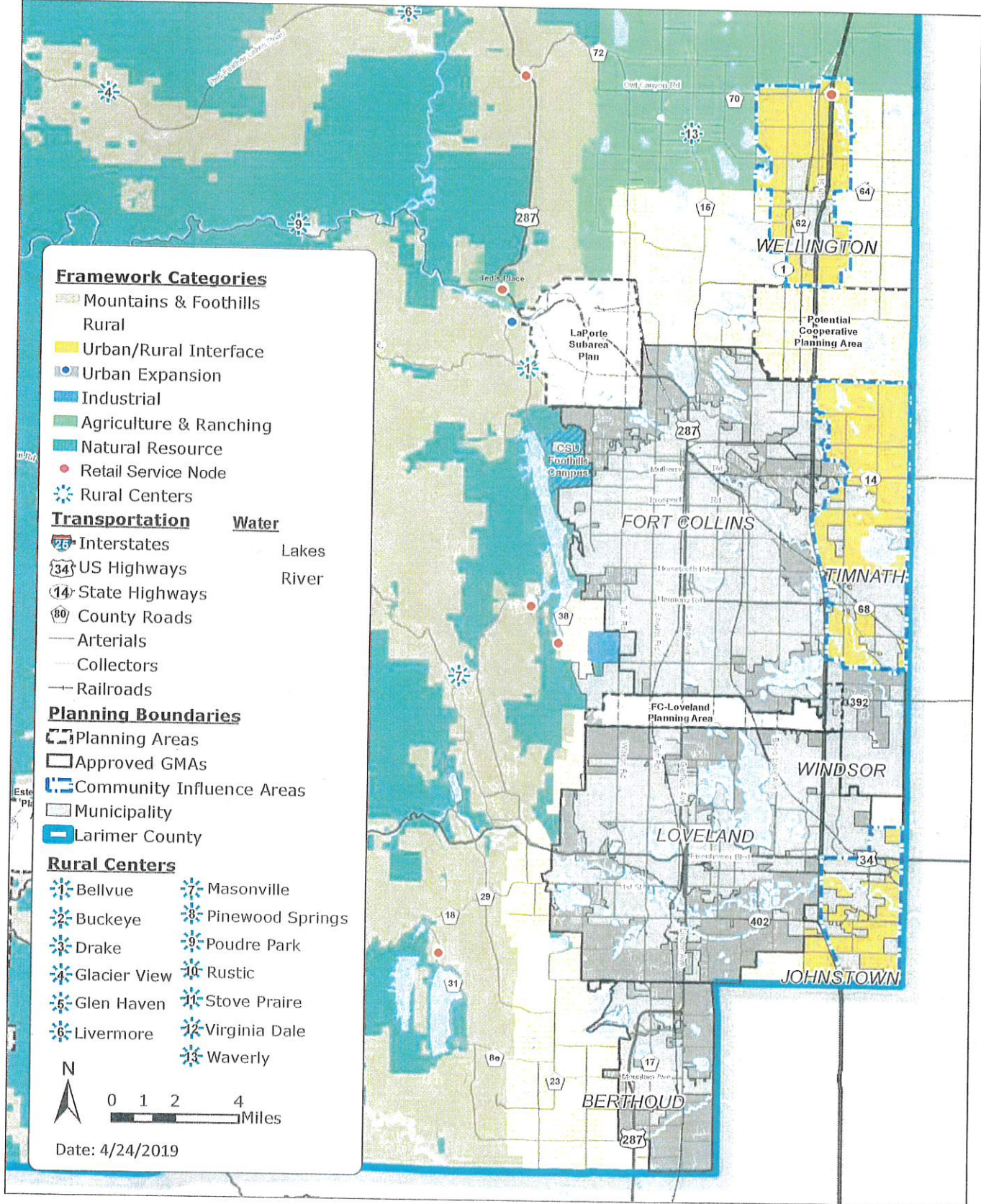


Future Land Use Map

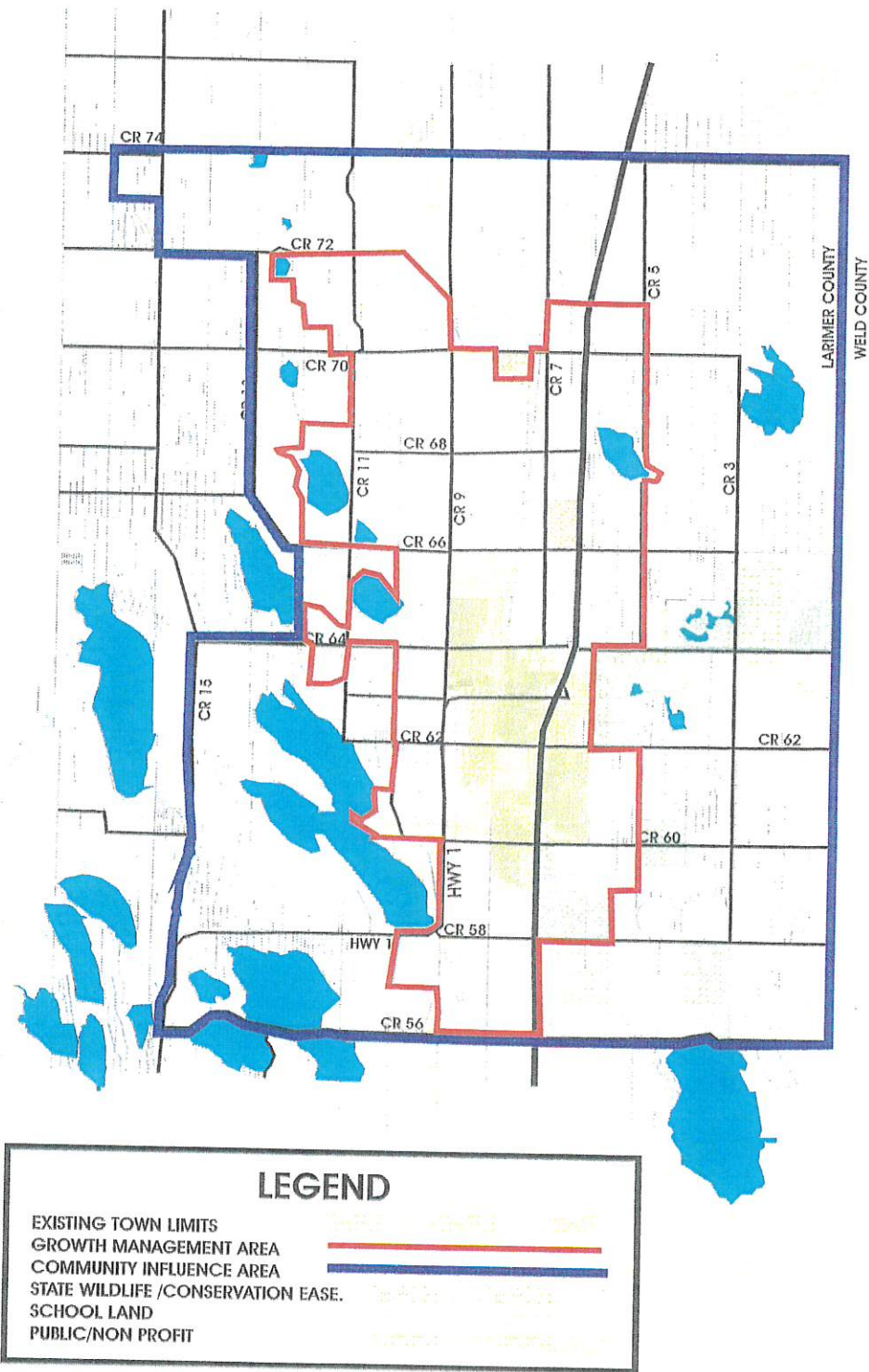
-  Commercial Mixed Use
-  Downtown Core
-  Employment/Regional Commercial
-  High Density Residential/Mixed Use
-  Medium Density Residential
-  Low Density Residential
-  Rural Residential
-  Open Space
-  Town of Timnath
-  Timnath Growth Management Area
-  County Line



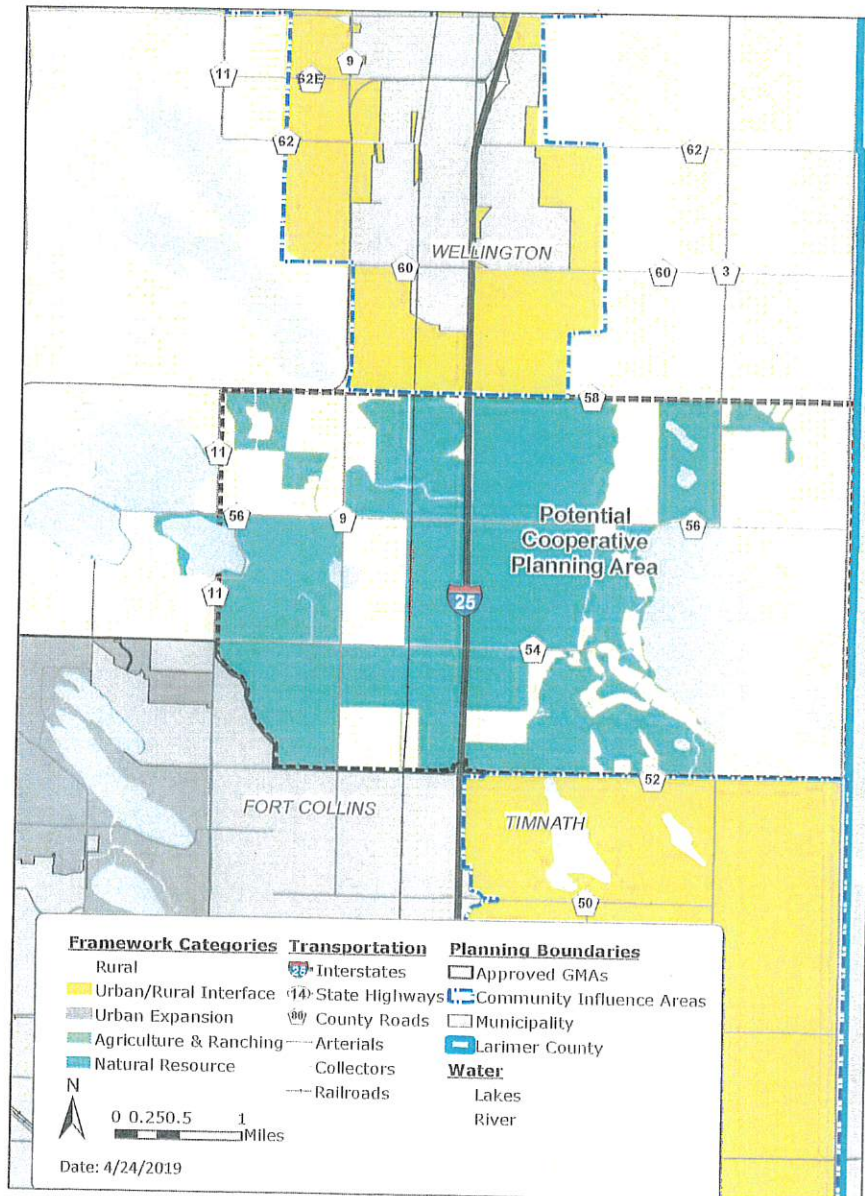
Map 7. Framework Map Front Range Extent



TOWN OF WELLINGTON COLORADO
COMPREHENSIVE MASTER PLAN, 2014
GROWTH PLAN



Map 9. Potential Cooperative Planning Areas



Within Growth Management Areas, the County strives to achieve the municipality's adopted plan objectives, unless the land use applicant seeks existing vested rights, and the municipality would agree to annex all properties when they become eligible. Policies and regulations in the Intergovernmental Agreements should specify required facilities, design standards and phasing criteria for new development. The County would agree that urban development will not be approved outside the GMAs except in specifically named areas and according to the adopted County Comprehensive Plan.

Growth Management Areas are the only location of future urban-level development in the County, with the exception of unincorporated communities with an adopted subarea plan. The County will work with each of the cities and towns in Larimer County to reach mutually-beneficial Intergovernmental Agreements which address the Principles and Policies of the Comprehensive Plan and the growth management concerns of each jurisdiction.

Cooperative Planning Areas (CPAs): The County will lead collaborative efforts with jurisdictions on approaches for areas which are not planned for urban development and/or urban services within the city's

comprehensive plan time frame (i.e., 20 years) but where development may have an impact on future city growth patterns. Residents and landowners, neighboring municipalities, and the County each have a stake within CPAs. Development applications within these areas will be referred to the adjacent jurisdiction(s) for close coordination during the development review process. A subarea plan led by the County would include participation from all affected jurisdictions and interests. These arrangements will help avoid future annexation issues and to plan for community buffers or separators.

CPAs may include areas that could eventually be annexed and provided urban services based on topography or other service provision factors. It may also include areas that because of existing development patterns, conservation measures, service-delivery constraints or other factors, are not planned for urban development or services

GROWTH FRAMEWORK

Many aspects of the community's vision and core values are directly or indirectly influenced by the built and natural environment. The Structure Plan map is used in conjunction with the principles and policies in City Plan to guide where and how growth occurs. While the basic premise behind the Structure Plan has not fundamentally changed over the last 20 years, some of the key concepts that underpin it have been implemented more successfully than others.

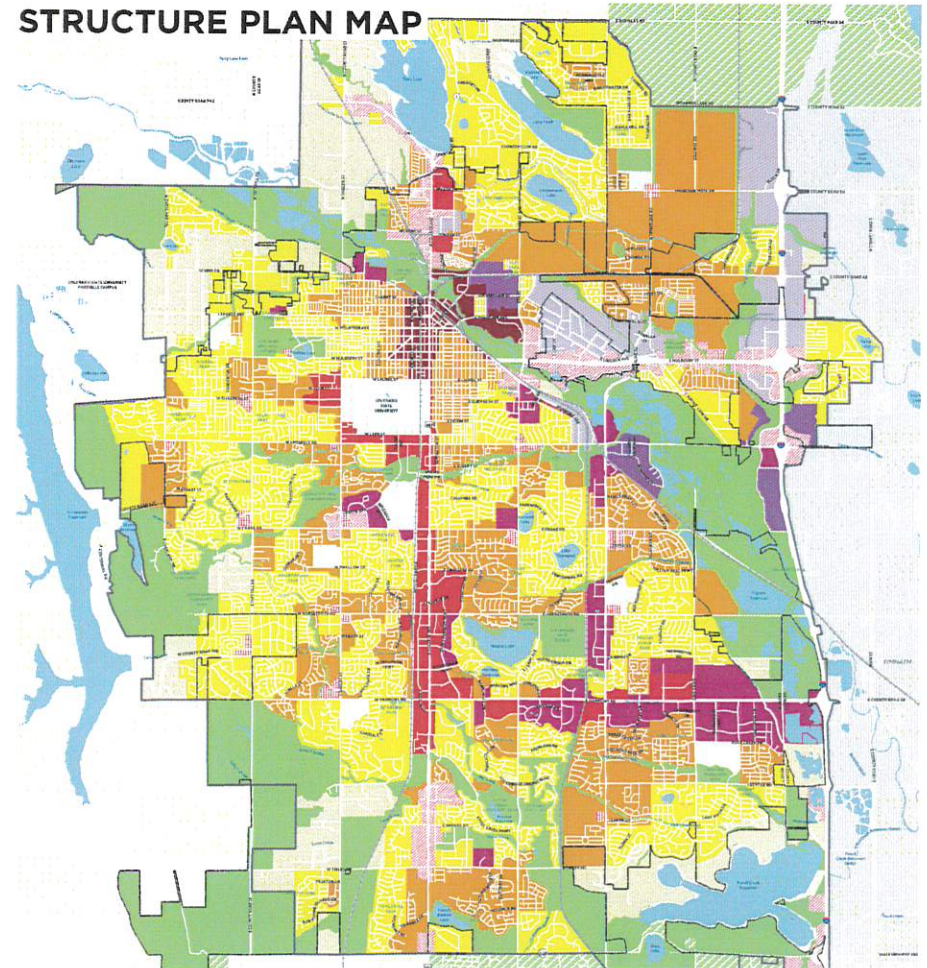
This iteration of City Plan seeks to build a broader understanding of the Structure Plan's role in implementing the community's vision, and the need to consider trade-offs when it comes to future growth and investment. An evaluation of issues and opportunities pertaining to five focus areas were used to help frame discussions with the community and ultimately to inform updates to City Plan as part of this update:

- » Making the most of the land we have left;
- » Taking steps to support a healthy and resilient economy;
- » Encouraging more housing options;
- » Expanding transportation and mobility options; and
- » Maintaining our focus on climate action.

Underscoring each of these focus areas is a commitment to equity and inclusion. While housing units, jobs, vehicle miles traveled (VMT) and carbon emissions are all important factors that influence where and how we grow, we must also remember that the people who live in Fort Collins are what makes it a great community. As Fort Collins continues to change over time, we need to evaluate the impacts of land use, economic, housing and transportation decisions on those in our community who are most vulnerable or in greatest need. One group should not be disproportionately impacted over others by changes to our city. At the same time, we must ensure that the benefits of future growth are also distributed equitably across our community. Using decision-making tools such as the Health Equity Index in this section and the City's Triple Bottom Line (TBL) Scan will help ensure that we are making smart, thoughtful decisions about our future growth.

The pages that follow highlight key policy directions and Structure Plan elements that will be used to help focus our efforts over the next 10-20 years.

STRUCTURE PLAN MAP



Mixed-Use Districts

- Downtown District
- Urban Mixed-Use District
- Suburban Mixed-Use District
- Neighborhood Mixed-Use District

Employment Districts

- Mixed Employment District
- Research & Development/Flex District
- Industrial District
- Campus District

Neighborhoods

- Rural Neighborhood
- Suburban Neighborhood
- Mixed Neighborhood

Corridors and Edges

- Parks and Natural/Protected Lands
- Community Separator

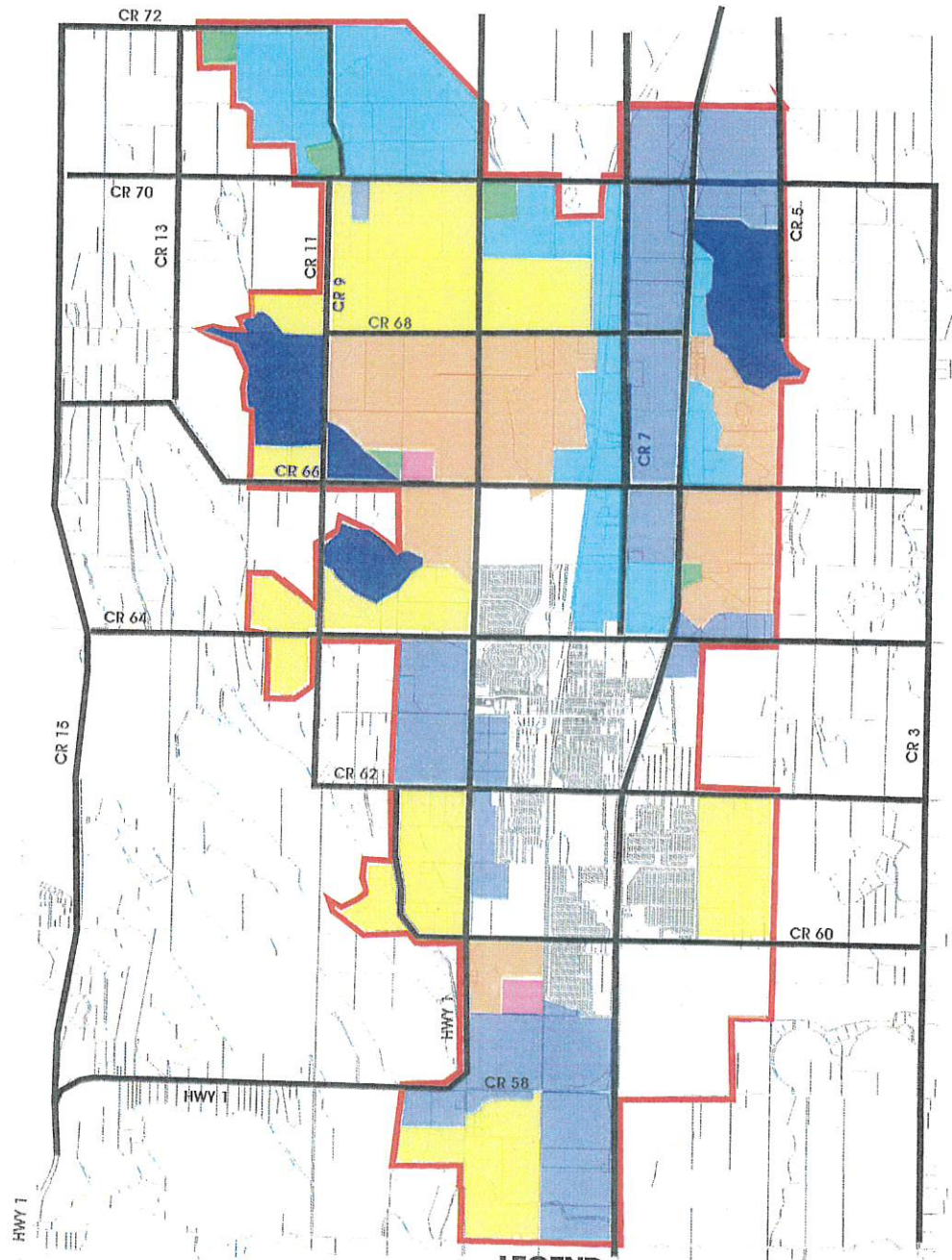
Boundaries

- City Limits
- Growth Management Area (GMA)
- Adjacent Planning Areas

TOWN OF WELLINGTON COLORADO

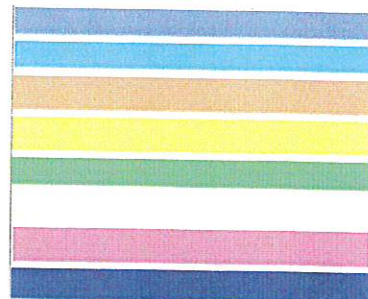
COMPREHENSIVE MASTER PLAN, 2014

FUTURE LAND USE PLAN



LEGEND

COMMERCIAL
LIGHT INDUSTRIAL
URBAN DENSITY RESIDENTIAL
RURAL RESIDENTIAL
PUBLIC/PARKS & OPEN SPACE
AGRICULTURE
FUTURE SCHOOL SITES
RESERVOIRS



Board of Trustees Meeting

Date: February 18, 2020
Submitted By: Bob Gowing, Public Works Director
B-Dam Update

Subject:

- **Staff Presentation: Bob Gowing**

EXECUTIVE SUMMARY

Staff will present an update on the B-Dam study. In general, the work is still on-going so additional material will be provided at the Work Session so that the presented information is as current as possible.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None