



Planning Commission Agenda
Thursday, October 15, 2020
Regular Meeting – 6:00 P.M.
Frederick Town Hall
401 Locust St.

Built On What Matters

In order to promote social distancing and to protect the health and safety of our Commission members, staff, and community this meeting will be conducted via Zoom Video Communications. Interested parties are encouraged to access the meeting either via the web or by telephone. The meeting information is as follows:

Join Zoom Meeting

<https://zoom.us/j/93066212212?pwd=aXd1d2lmeUpkellGRldkV2sxsDRNz09>

Meeting ID: 930 6621 2212

Passcode: 920539

One tap mobile

+13126266799,,93066212212#,,,,,0#,,920539# US (Chicago)

+13462487799,,93066212212#,,,,,0#,,920539# US (Houston)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

Meeting ID: 930 6621 2212

Passcode: 920539

Find your local number: <https://zoom.us/j/93066212212?pwd=aXd1d2lmeUpkellGRldkV2sxsDRNz09>

Please contact Town Clerk Meghan Martinez for questions regarding the meeting. 720-382-5500 or

mmartinez@frederickco.gov

Call to Order – Roll Call

Additions to the Agenda

Action Agenda

- a. Approval of minutes from the October 1st, 2020 meeting

Public Hearing

- b. Consideration of the Wyndham Hill Filing 2 Replat E- Planner van Deutekom

Other Business

- d. Upcoming Meetings – November 19, 2020



401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500 • Fax: (720) 382-5520

www.frederickco.gov

MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
VIRTUAL MEETING CONDUCTED IN PERSON AND VIA ZOOM
October 1, 2020
6:00 PM

CALL TO ORDER: At 6:00 p.m. Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair teVelde, Commissioner Conroy, Commissioner Scott, and Commissioner Stark
- Staff: Planning Director Jennifer Simmons, Planner Maureen Welsh, Town Attorney Rick Samson, Town Clerk Meghan Martinez, and Deputy Town Clerk Taylor Kittilson

APPROVAL OF AGENDA: There were no changes to the agenda as presented.

APPROVAL OF SEPTEMBER 15, 2020 MINUTES: Motion by Commissioner Conroy and seconded by Commissioner Scott to approve the September 15, 2020 Minutes. Correction that Vice Chair TeVelde was not present but attempted to join. Upon roll call vote, motion with correction passed 3-2, with Vice Chair teVelde and Commissioner Stark abstaining.

CONSIDERATION OF THE CONSIDERATION OF THE MCDONALD FARM REZONE:

Planner Maureen Welsh presented the proposed rezone. The applicant Scott McDonald (1640 Diamond Wall Dr., Berthoud) was present and addressed the commission.

Motion by Commissioner Stark and seconded by Vice Chair teVelde to approve PCR-2020-14A with conditions as outlined by staff. Upon roll call vote, motion passed 5-0 unanimously.

OTHER BUSINESS:

Planning Director Jennifer Simmons will provide the next Planning Commission meeting dates and may be conducted via Zoom.

Introduction of new Deputy Town Clerk, Taylor Kittilson.

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 6:18 PM.

Built on What Matters.

Approved by the Planning Commission:

Tracy Moe, Chairperson

ATTEST:

Meghan Martinez, Town Clerk



TOWN OF FREDERICK Planning Commission

Tracy Moe, Chairman

Alan Blair, Alternate Commissioner
William Mahoney, Alternate Commissioner
Dennis Stark, Commissioner

Kristin Conroy, Commissioner
Nathan Scott, Commissioner
Chad teVelde, Vice Chairman

CONSIDERATION OF THE WYNDHAM HILL FILING 2 REPLAT E

Agenda Date: October 15, 2020

Attachments:

- A. Final Plat
- B. Final Plat overlay exhibit
- C. Letter from Colorado Parks and Wildlife (with map) dated 9/6/20
- D. PCR-2020-15A
- E. PCR-2020-15B
- F. PCR-2020-15C

Submitted by: Ali van Deutekom
Staff Planner

Summary Statement: This is a request to consider a final plat for 64 single family detached lots. This is a replat of a portion of Wyndham Hill Filing 2. The zoning is R-1 (Residential Low Density) with a PUD Overlay.

Detail of Issue/Request:

Applicant: Frederick Development Company, Inc., Jon Lee

Owners: Frederick Development Company, Inc.

Location and Zoning: The property is generally located south of Tipple Parkway, west of Aggregate Blvd, north of Highway 52 and a .5 mile east of County Road 5. The zoning is R-1 (Residential Low Density) with a PUD overlay.

Surrounding Land Uses and Zoning:

North	Land use: single-family home, agricultural land Zoning: Frederick R-1 with a PUD overlay
South	Land use: single family homes Zoning: Frederick R-1 with a PUD overlay
West	Land use: single-family homes, agricultural land Zoning: Weld County A (Agricultural District)
East	Land use: single-family homes

Zoning: Frederick R-1 with a PUD overlay



Request:

This is a request to approve a replat on a portion of Wyndham Hill Filing 2 Replat D. The proposed replat will adjust lot sizes and add additional open space. This portion of Wyndham Hill Filing 2 Replat D was previously platted with 54 lots. Replat E adds 10 additional single-family home lots, for a total of 64 lots.

The perimeter boundaries and street layout of Wyndham Hill Filing 2 will remain the same.

The Comprehensive Plan designates this area as single family detached.

Both the original plat and this replat contain a collector street, Summit Lane, for traffic management.

Review Criteria:

The Town of Frederick Land Use Code sets forth the following review criteria for the proposed planning action.

Final Plat Criteria Analysis

- (1) The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

Staff Comment: The following condition was placed on the Wyndham Hill Filing 2 Replat D: Bald eagle nest 2728C exists west of The Wyndham Hill Subdivision. Colorado Parks and Wildlife recommends a ½ mile seasonal buffer zone from human encroachment or occupancy outside of historic activities from October 15th through July 31st. After consulting with Colorado Parks and Wildlife, the Town determined construction of public improvements and homes are within the historic activities within the buffer zone and are permitted to continue. Any activities outside these historic activities will not be permitted unless the status of the nest changes or the activity is outside October 15th through July 31st.

An updated letter from Colorado Parks and Wildlife, dated September 6, 2020, is included in this packet. The Colorado Parks and Wildlife recommendation is consistent with the original condition placed on the previous replat. Staff is recommending the same condition be placed on this replat.

- (2) The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.

Staff Comment: The Wyndham Hill Filing 2 Replat E complies with current community design principles as defined in Article 2 of the Town Code.

- (3) All applicable technical standards have been met.

Staff Comment: All technical standards have been met.

- (4) An updated title commitment dated current to within fourteen (14) days of the Board of Trustees meeting.

Staff Comment: The applicant will provide an updated title commitment within 14 days of November 10, 2020.

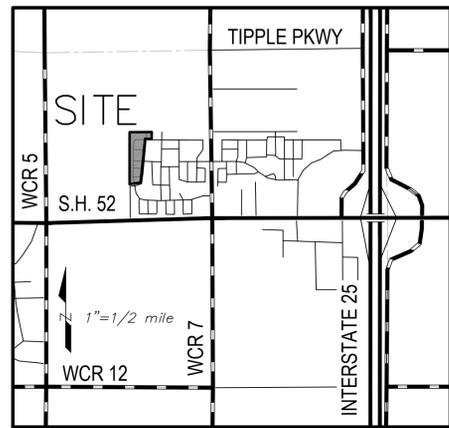
Public Notice: This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code.

Legal/Political Considerations: The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Alternatives/Options: Planning Commission may recommend approval of the request, denial of the request, or approval of the request with conditions.

Staff Recommendation: Staff requests that the Planning Commission consider approving PCR-20-15C with the following condition:

- Bald eagle nest 2728C exists west of the Wyndham Hill Subdivision. Colorado Parks and Wildlife recommends a ½ mile seasonal buffer zone from human encroachment or occupancy outside of historic activities from October 15th through July 31st. After consulting with Colorado Parks and Wildlife, the Town determined construction of public improvements and homes are within the historic activities within the buffer zone and are permitted to continue. Any activities outside these historic activities will not be permitted unless the status of the nest changes or the activity is outside October 15th through July 31st.

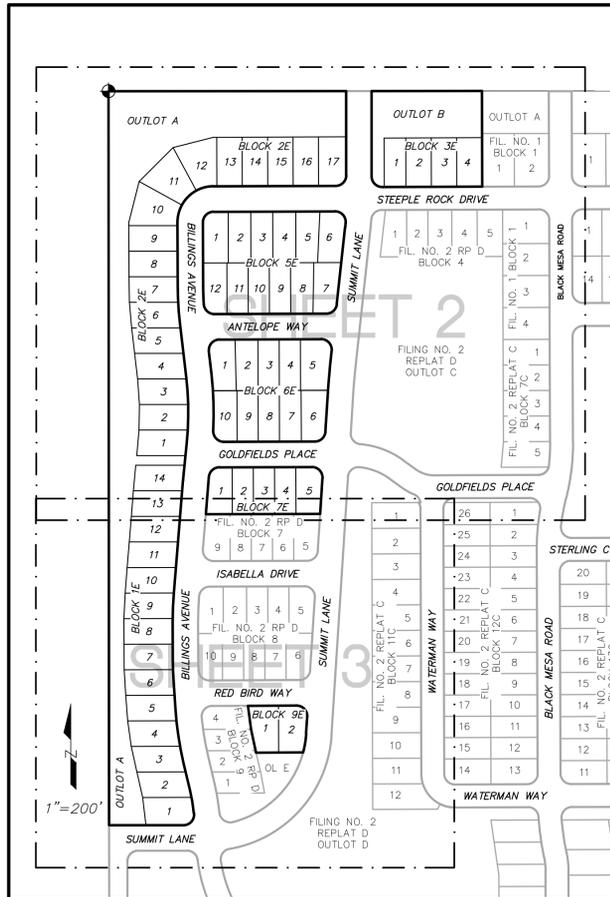


VICINITY MAP

WYNDHAM HILL FILING NO. 2 REPLAT E

A REPLAT OF PORTIONS OF WYNDHAM HILL FILING NO. 2 REPLAT D

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
14.32 ACRES-64 LOTS, 2 OUTLOTS



SHEET INDEX

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC. AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 2 REPLAT E", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 5,
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 6,
LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 7,
LOTS 5 AND 6, BLOCK 9 AND
OUTLOTS A & B OF
WYNDHAM HILL FILING NO. 2 REPLAT D;

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

EXECUTED THIS ____ DAY OF _____, 20__

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO INCORPORATION

BY: JON R. LEE,
AUTHORIZED REPRESENTATIVE

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, A COLORADO QUASI-MUNICIPAL CORPORATION

BY: JON R. LEE,
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC. AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2 THIS ____ DAY OF _____, 20__

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OUTLOT CHART				
OUTLOT	AREA	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	3.65 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
B	0.73 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, BEARING N00°02'52"W, 2,678.47 FEET BETWEEN THE SOUTH QUARTER CORNER (BEING A 2" ALUMINUM CAP MARKED "LS 20673") AND THE CENTER QUARTER CORNER (BEING A 2.5" ALUMINUM CAP MARKED "PLS 38065, 2014").
- PER THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
- THE "WYNDHAM HILL FILING NO. 2 REPLAT D" SUBDIVISION PLAT WAS RECORDED 04/05/2019 AT RECEPTION NO. 4479107.
- SUBDIVISION CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990.
- ALL LOT SIZES MEET LOT SIZE MINIMUMS IDENTIFIED IN THE APPROVED FINAL DEVELOPMENT PLAN.
- ALL OUTLOTS ARE DESIGNATED FOR BLANKET DRAINAGE & UTILITY EASEMENTS.
- AT TIME OF ORIGINAL FIELD SURVEY, THE EAST QUARTER CORNER WAS MONUMENTED WITH A 2" ALUMINUM CAP MARKED "LS 25937 1996". SINCE ORIGINAL SURVEY, THAT MONUMENT WAS DESTROYED BY ROAD CONSTRUCTION AND HAS BEEN REMONUMENTED WITH A 2.5" ALUMINUM CAP MARKED "PLS 38065 2014" IN THE INCORRECT LOCATION. THE MONUMENT WAS APPARENTLY SET BY SPLITTING A LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS, WHICH IS NOT SUPPORTED BY PREVIOUS SURVEYS IN SECTIONS 33 AND 34. THIS INCORRECT MONUMENT LIES S80°20'10"E, 3.83 FEET FROM PREVIOUS CORNER LOCATION. THE QUARTER CORNER IS TO BE RESET.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20____ THIS ____ DAY OF _____, 20__

CHAIRMAN

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 2 REPLAT E" IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____ THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

TRACIE CRITES, MAYOR

ATTEST:

MEGHAN C. MARTINEZ, CMC, TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
BO BAIZE, COLORADO PLS NO. 37990

ADDRESSES:

OWNER/APPLICANT:
FREDERICK DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303-442-2299

ENGINEER/SURVEYOR:
HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE, COLORADO 80026
303-449-9105

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
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NO.	DESCRIPTION	DATE	BY
1	Original	08/19/20	Ba
1	Update Mayor per 09/15 comments	09/29/20	Ba

REVISIONS

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

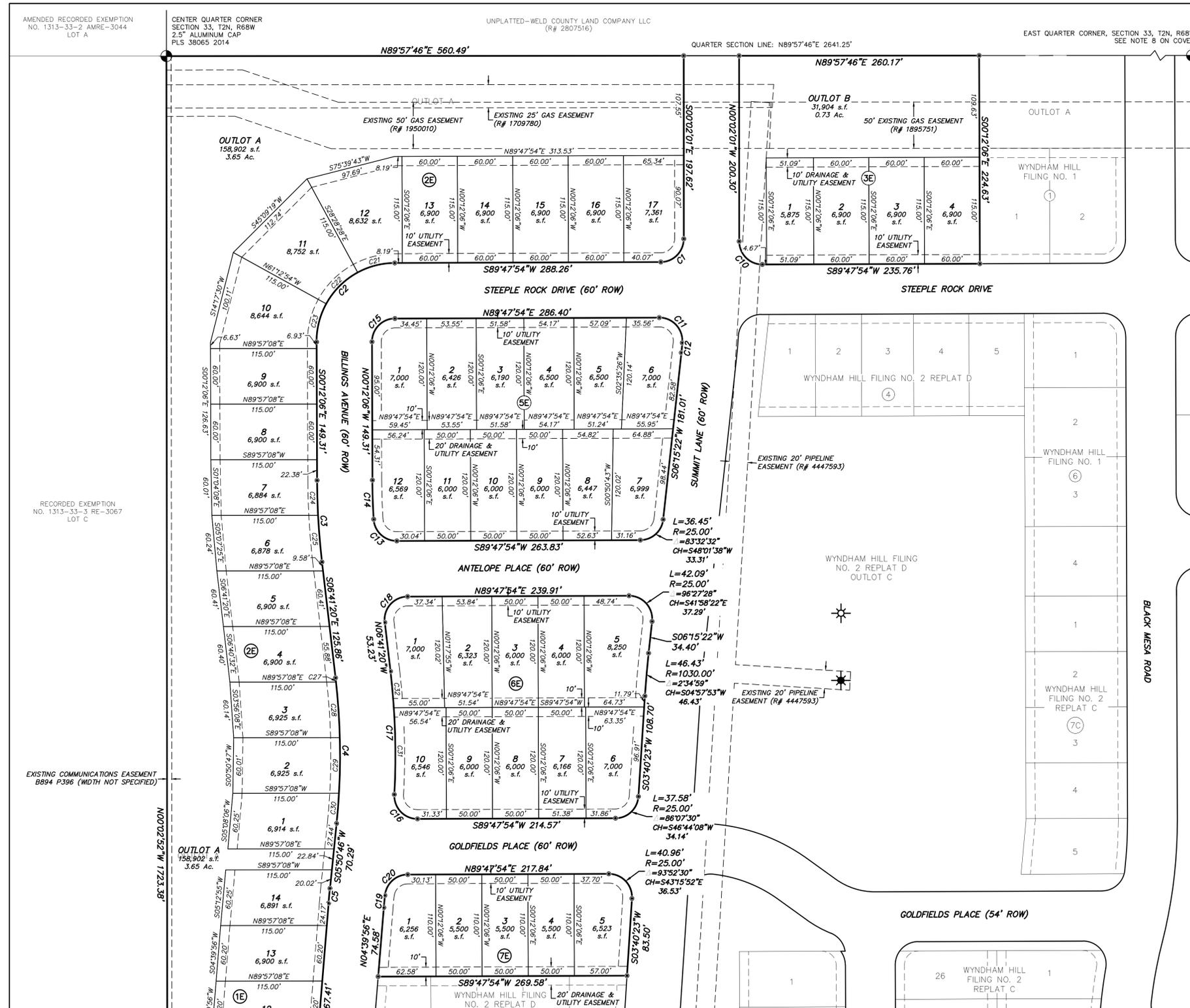
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CIVIL ENGINEERING
PLANNING
SURVEYING

WYNDHAM HILL FILING NO. 2
REPLAT E
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2020-41	DATE: 09/29/20	SCALE: 1"=200'
SHEET NO: 1 OF 3	FILE LOCATION: G:\2020\41\Survey\Plat\F12 REPLAT E 2 RE PLAT E.dwg	

WYNDHAM HILL FILING NO. 2 REPLAT E FINAL PLAT

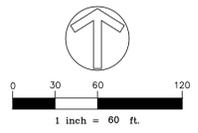
SHEET 2 OF 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.20'	25.00'	89°49'55"	S44°52'56"W	35.30'
C2	133.52'	85.00'	90°00'00"	S44°47'54"W	120.21'
C3	88.31'	780.00'	62°9'14"	S03°26'43"E	88.27'
C4	157.52'	720.00'	12°32'07"	S00°25'17"E	157.21'
C5	16.07'	780.00'	17°0'50"	S05°15'21"W	16.07'
C10	39.34'	25.00'	90°10'05"	N45°07'04"W	35.41'
C11	41.48'	25.00'	95°04'05"	S42°40'04"E	36.88'
C12	10.79'	445.00'	123°2'3"	S05°33'40"W	10.79'
C13	37.81'	25.00'	86°38'37"	N46°52'48"W	34.30'
C14	42.18'	720.00'	3°21'23"	N01°52'48"W	42.17'
C15	39.27'	25.00'	90°00'00"	N44°47'54"E	35.36'
C16	40.70'	25.00'	93°17'15"	N43°33'29"W	36.35'
C17	133.07'	780.00'	9°46'29"	N01°48'06"W	132.91'
C18	42.10'	25.00'	96°29'14"	N41°33'17"E	37.30'
C19	13.33'	720.00'	1°03'40"	N05°11'46"E	13.33'
C20	36.68'	25.00'	84°04'18"	N47°45'44"E	33.48'
C21	41.94'	85.00'	28°16'22"	N75°39'43"E	41.52'
C22	48.57'	85.00'	32°44'26"	N45°09'19"E	47.91'
C23	43.00'	85.00'	28°59'13"	N14°17'30"E	42.55'
C24	37.64'	780.00'	2°45'54"	N01°35'03"W	37.64'
C25	50.67'	780.00'	3°43'20"	N04°49'40"W	50.66'
C27	4.52'	720.00'	0°21'36"	N06°30'33"W	4.52'
C28	60.16'	720.00'	4°47'13"	N03°56'08"W	60.14'
C29	60.02'	720.00'	4°46'36"	N00°50'47"E	60.01'
C30	32.82'	720.00'	2°36'42"	N04°32'25"E	32.81'
C31	93.62'	780.00'	6°52'38"	S00°21'11"E	93.57'
C32	39.44'	780.00'	2°53'51"	S05°14'25"E	39.44'

NOTE:
ALL RESIDENTIAL LOTS HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES.

6E - BLOCK NUMBER



Match to Sheet 3

SCALE VERIFICATION
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SURVEYORS STAMP:

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

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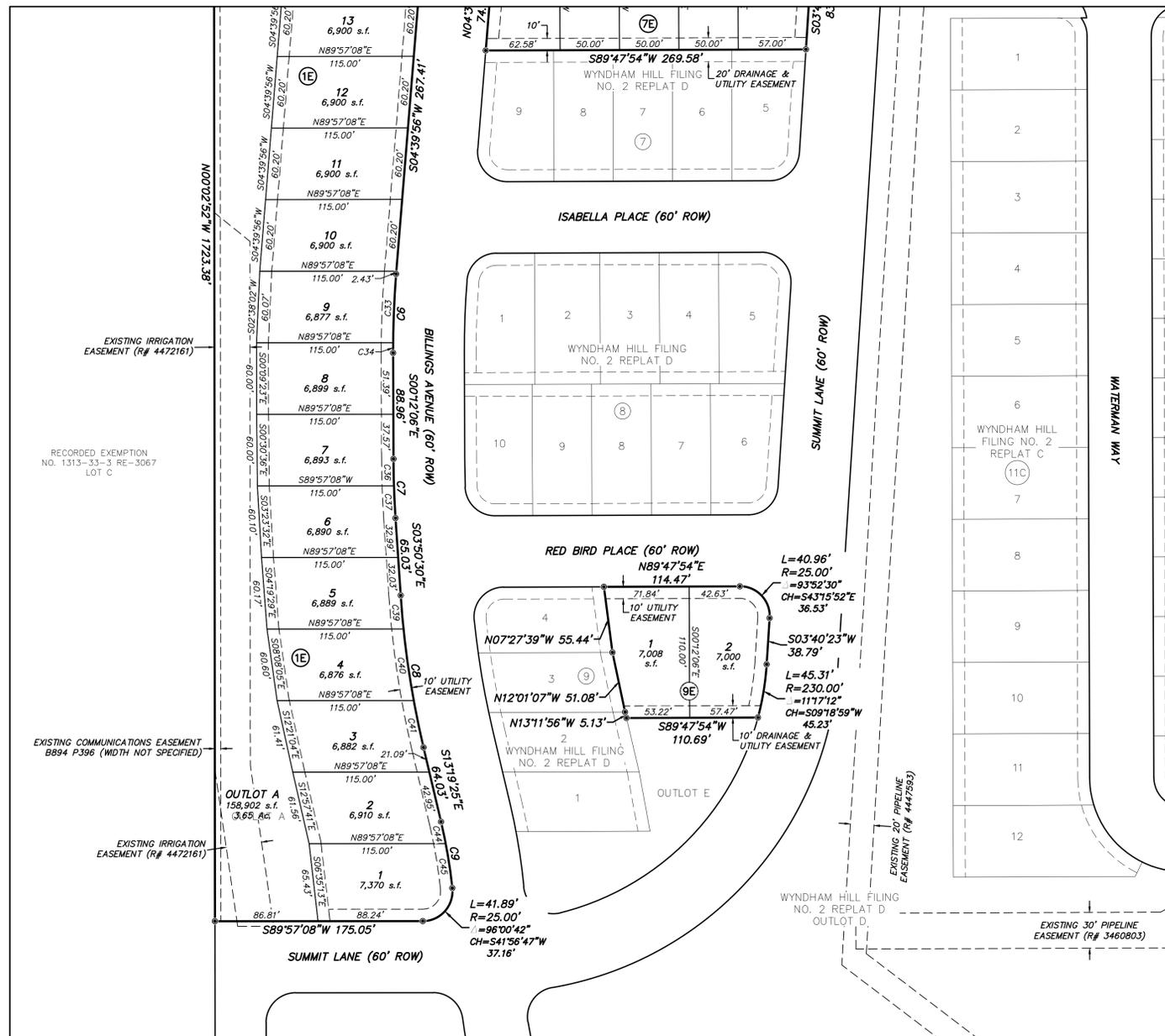
WYNDHAM HILL FILING NO. 2
REPLAT E FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2020-41
DATE: 09/29/20
SCALE: 1"=60'
SHEET NO: 2 OF 3

WYNDHAM HILL FILING NO. 2 REPLAT E FINAL PLAT

SHEET 3 OF 3

Match to Sheet 2

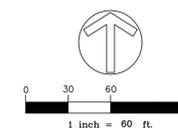


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C6	66.26'	780.00'	4°52'02"	S02°13'55"W	66.24'
C7	49.55'	780.00'	3°38'23"	S02°01'18"E	49.54'
C8	129.09'	780.00'	9°28'56"	S08°34'57"E	128.94'
C9	56.42'	445.00'	7°15'51"	S09°41'30"E	56.38'
C33	57.65'	780.00'	4°14'04"	N02°32'53"E	57.63'
C34	8.61'	780.00'	0°37'58"	N00°06'52"E	8.61'
C36	22.44'	780.00'	1°38'53"	N01°01'33"W	22.44'
C37	27.11'	780.00'	1°59'30"	N02°50'45"W	27.11'
C39	28.14'	780.00'	2°04'01"	N04°52'30"W	28.14'
C40	60.62'	780.00'	4°27'10"	N08°08'05"W	60.60'
C41	40.33'	780.00'	2°57'45"	N11°50'33"W	40.33'
C44	18.62'	445.00'	2°23'49"	N12°07'31"W	18.61'
C45	37.80'	445.00'	4°52'02"	N08°29'36"W	37.79'

NOTE:

ALL RESIDENTIAL LOTS HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES.

6E - BLOCK NUMBER



SCALE VERIFICATION
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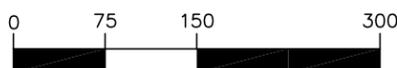
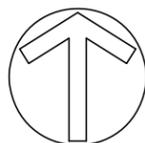
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PLANNING
SURVEYING

WYNDHAM HILL FILING NO. 2
REPLAT E FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2020-41
DATE: 09/29/20
SCALE: 1"=60'
SHEET NO: 3 OF 3

FILE LOCATION: G:\2020\41\Survey\Plat\Final\Replat E Final Plat 2-3

EXHIBIT



1 inch = 150 ft.

**WYNDHAM HILL FILING NO. 2
REPLAT E OVERLAY EXHIBIT
FREDERICK, COLORADO**

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1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com

SCALE HOR. 1"=150'
VERT. N/A
DESIGN/APPR.
DRAWN BY BO
DATE 07/16/20
SHEET 1 OF 1

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COLORADO

Parks and Wildlife

Department of Natural Resources

Area 2 - Lon Hagler
4207 W CR16E
Loveland, CO 80537
P 970.472.4460 | F 970.472.4468

September 6, 2020

Ali van Deutekom
Town of Frederick
401 Locust St.
Frederick, CO 80530
720-382-5652

RE: Project #2020-025 Wyndham Hill Filing 2 E Final Plat

Ali,

Thank you for the opportunity to comment on the above project. Colorado Parks and Wildlife has submitted at least one letter in the past for the Wyndham Hill project (Project 2018-017 Wyndham Hill Filing 9). In that letter CPW's main concern was for the bald eagle nest located west of the western edge of the project.

On March 19, 2019, CPW Biologist Mike Sherman and District Wildlife Manager Joe Padia met with Jon Lee and associated staff, including Brandon Smith of Core Civil to discuss future development of Wyndham Hills as it relates to the nest. The western boundary of this project is approximately $\frac{1}{4}$ mile from the nest. Please see the attached maps. Due to the proximity of the project to the nest, the lack of natural visible barriers/screening, and consistency with other projects in the area; we recommended consultation with the U.S. Fish and Wildlife Service. We are unaware if a consultation occurred or what, if any, direction was provided.

Bald eagles are no longer on the Threatened or Endangered list, but they are still protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act and take (accidental or otherwise) of bald eagles is illegal. This nesting pair is obviously tolerant of some disturbance because it is located near a residence and current construction of Wyndham Hills is less than $\frac{1}{2}$ mile away. The pair chose the current nesting site with these disturbances in place and has tolerated them so far. CPW guidelines recommends a buffer of $\frac{1}{2}$ mile around any active eagle nest; this is to prevent accidental take of eagles caused by disturbances or abandonment during the active nesting period (each year between December 1 and July 31). We recommend no human intrusion outside of continued historical uses within the buffer.

Due to the proximity of the project to the nest, the lack of natural visible barriers/screening, and consistency with other projects in the area; CPW recommends consultation with the U.S. Fish and Wildlife Service to further discuss potential impacts and mitigation as it relates to the nest.

CPW is committed to working with the Town, developer, and landowners on this issue. Please



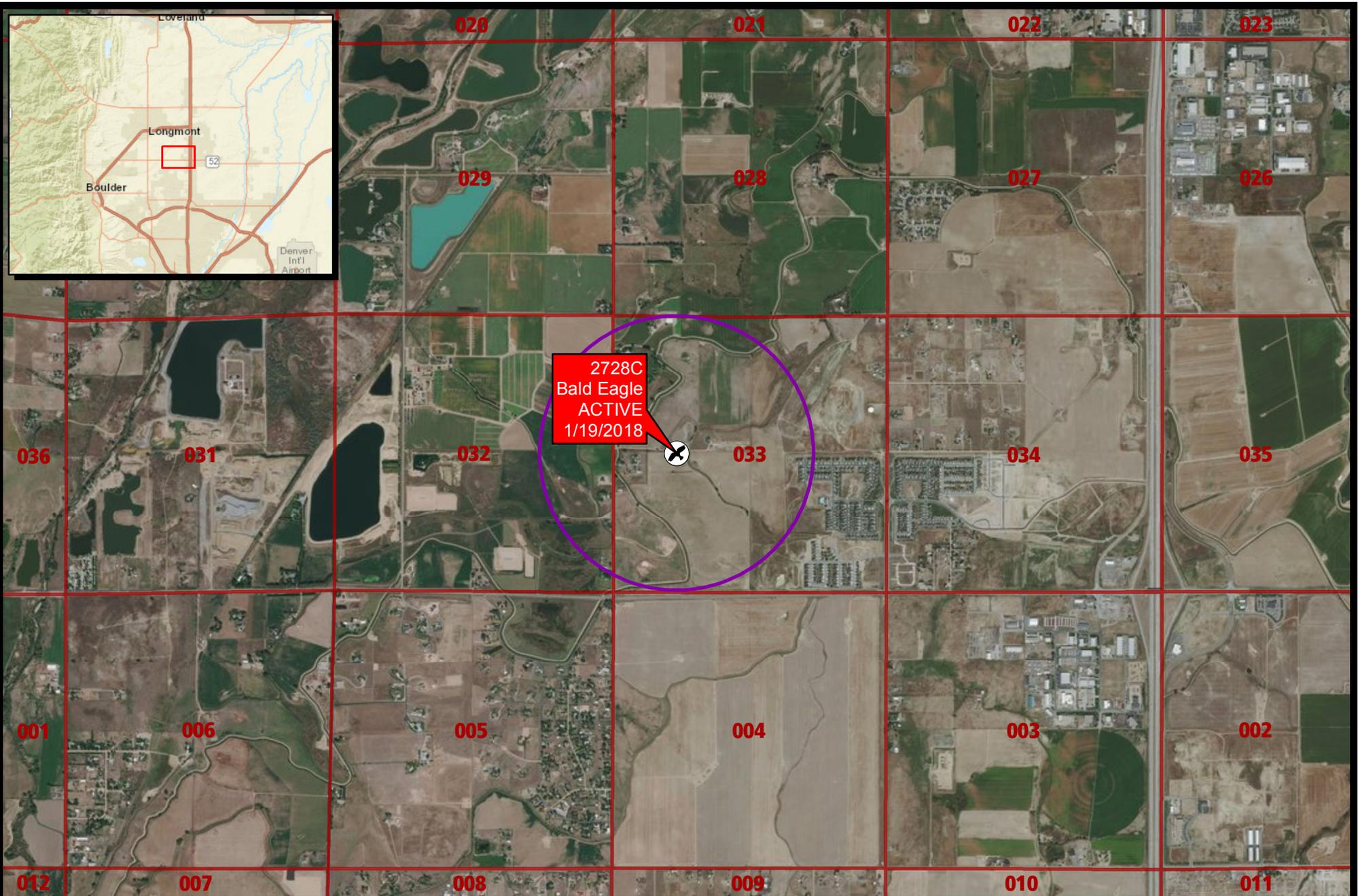
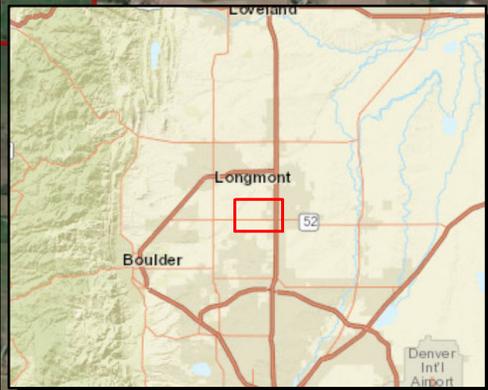
feel free to contact District Wildlife Manager Joe Padia at 303-906-3643 or joe.padia@state.co.us for more information or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Duetsch", written over a horizontal line.

Jason Duetsch
Area Wildlife Manager

cc: M. Leslie, K. Cannon, J. Padia



-  Bald Eagle
-  Nest 1/2 Mile Buffer
-  Section Boundaries

**Bald Eagle Nest 2728C
Sullivan Ditch 2
6/14/2018**



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1 **PCR-2020-15B**

2 **A Resolution of the Planning Commission**

3 **Recommending Denial of the Wyndham Hill Filing 2 Replat E**

4
5 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

6
7 Section 1. The Frederick Planning Commission finds that:

8 1.1 An application for the Wyndham Hill Filing 2 Replat E has been submitted.

9 1.2 Said application was found to be complete through the review process.

10 1.3 Said application was considered during a public hearing held October 15, 2020.

11 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

12 1.5 Said application conforms with the applicable requirements of Section 4.9.1 of the
13 Frederick Land Use Code.

14 Section 2. This resolution constitutes the written report, findings and decision of the Town
15 of Frederick Planning Commission.

16 Section 3. On the basis of the above, the Town of Frederick Planning Commission
17 recommends denial of the application.

18
19 This resolution approved this 15th day of October, 2020 by a vote of ___ to ___.

20
21 _____
22 Tracy Moe, Chairperson, Planning Commission
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24
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30

1 **PCR-2020-15C**

2 **A Resolution of the Planning Commission**

3 **Recommending Conditional Approval of the Wyndham Hill Filing 2 Replat E**

4
5 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

6
7 Section 1. The Frederick Planning Commission finds that:

8 1.1 An application for the Wyndham Hill Filing 2 Replat E has been submitted.

9 1.2 Said application was found to be complete through the review process.

10 1.3 Said application was considered during a public hearing held October 15, 2020.

11 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

12 1.5 Said application conforms with the applicable requirements of Section 4.9.1 of the
13 Frederick Land Use Code.

14 Section 2. This resolution constitutes the written report, findings and decision of the Town
15 of Frederick Planning Commission.

16 Section 3. On the basis of the above, the Town of Frederick Planning Commission
17 recommends approval of the application with the following conditions:

18 1.

19 2.

20
21 This resolution approved this 15th day of October, 2020 by a vote of ___ to ___.

22
23
24 _____
Tracy Moe, Chairperson, Planning Commission

25