



AGENDA

Planning Commission Regular Meeting

Tuesday, May 26, 2020, 6:00 pm

This meeting will be held via Zoom due to COVID-19 safety precautions

Directions to join the meeting:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/84103507102>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 841 0350 7102

International numbers available: <https://us02web.zoom.us/j/84103507102>

REGULAR MEETING

1. **CALL TO ORDER:**

2. **ROLL CALL:**

Chairman:	Deborah Linn
Vice-Chairman:	Billy Castillo
Commissioners:	Lyle Achziger
	Steve Bernardo
	Dan Usery

3. **APPROVAL OF THE AGENDA:**

****Motion/Vote:**

4. **APPROVAL OF THE MINUTES:**

****Motion/Vote:**

5. **LAND USE HEARINGS:**

A. 19-USR-03: Quality Lube Special Use Permit

Kelsey Bruxvoort, AGPRO

Tim Naylor, AGPRO

Trey Beard, Owner

B. 20-AP-02: Ziggi's Replat

Lisa Dell, Owner

Nick Brewka, MAH Architectural Group

6. **ADJOURNMENT:**

****Motion/Vote:**

7. OTHER ITEMS (Work Session)

- A.** Telecommunications Chapter Update
- B.** Food Truck update to Municipal Code Chapters 3, 5, and 18
- C.** Code Amendment for appointment of an alternate Planning Commission member
- D.** Minor Replat process to be heard on June 23, 2020, in a Public Hearing
- E.** Master Plan participation – Stakeholder group solicitation



AGENDA

Planning Commission Regular Meeting

Tuesday, January 28, 2020, 6:00 pm

Evans Community Complex, City Council Chambers, 1100 37th Street

REGULAR MEETING

1. **CALL TO ORDER:** -- 06:00 pm
2. **ROLL CALL:**

Chairman: Deborah Linn – Present
Vice-Chairman: Billy Castillo – Present
Commissioners: Steve Bernardo – Present
Dan Usery – Not Present
3. **APPROVAL OF THE AGENDA:** -- 06:01 pm
****Motion to move Item #6 to #5, and #5 to #6 for work session. Second. Passes unanimously.**
4. **APPROVAL OF THE MINUTES:** -- 06:02 pm
****Motion to approve 12.10.19 Minutes. Second. Passes unanimously.**
5. **ADJOURNMENT:** -- 06:04 pm
****Motion to adjourn. Second. Passes unanimously.**
6. **OTHER ITEMS (Work Session)** – 06:05 pm
 1. Introductions
 - a. Drew Lyman, Assistant City Attorney
 - b. Status of filling vacated position
 2. Land Use Code Amendments
 - a. Warranty period consistent with Development Agreements approved by City Council
 - b. Proposed Amendments
 - i. Planning Commission to act as the Board of Zoning Appeals
 - ii. Land Use Code Amendment to allow for one alternative Planning Commissioner appointment
 - iii. Application material requirements and processing
 3. Land Use Applications
 - a. Administrative applications in process
 - i. The Reserve at Crescent Cove
 - ii. Roasty's
 - iii. Peerless Tires
 - iv. The Ridge at Prairie View
 - v. P3 Salon
 - vi. Dr. Patsy Lowe

**PLANNING COMMISSION COMMUNICATION
STAFF COMMENTS FOR 19-USR-03, QUALITY LUBE
May 12, 2020**

AGENDA ITEM: 5.A
PREPARED BY: Anne Johnson, Community Development Director
ACTION: Approval
PLANNING COMMISSION DATE: May 26, 2020

SITE INFORMATION		
Location	The subject property is located west of and adjacent to 23 rd Avenue and approximately ¼ mile north of 34 th Street. See vicinity map on Page 2.	
Parcel Number(s)	0959-24-401006 and	
Property Owner	Fawsome, LLC	
Applicant	Fawsome, LLC	
Project Acreage	0.8 +/- acres	
Existing Land Use	Parcel to west is used as overflow parking for existing Quality Lube business	
Proposed Land Use	Expansion for existing Quality Lube business.	
Surrounding Uses:	North	Commercial
	South	Commercial, Big O Tires
	East	Commercial
	West	Commercial, Sam's Club
Zoning	Commercial, C-1	
Surrounding Zoning	North	Commercial, C-1
	South	Commercial, C-1
	East	Commercial, C-1
	West	Commercial, C-1
Comprehensive Plan Future Use Designation	The 2014 Future Land Use Map designates the site as being appropriate for Commercial uses	
Overlay Districts	No floodplain overlay	

PROJECT DESCRIPTION:

1. The Property is located in the C-1 (Low Intensity Commercial District). The applicant desires to use the Property for a Repair Shop which requires a Special Use Permit pursuant to Section 18.04.070.D of the Evans Municipal Code.
2. Quality Lube is an existing business approved in the City of Evans through the Subdivision Process prior to when a Special Use Permit process existed. Due to the expansion of the existing facility footprint, the Special Use Process is being utilized on the entire property.
3. The existing facility is located at 3303 23rd Avenue. The expansion will include the parcel directly west of and adjacent to the current facility. Quality Lube is currently using this vacant parcel for overflow parking and would like to legalize the use and establish future expansion plans for the property.
4. The existing facility has one direct access from 23rd Avenue and a second access off of 23rd Avenue to Sam’s Club, identified as “Drive Aisle” on application materials.

A Special Use Permit is the only application required for this particular land use review. The execution and acceptance of a Development Agreement; review of a Grading Permit and Access Permit applications; review of Building and Sign Permit applications will also occur.

VICINITY MAP:

The property is outlined in red on the aerial below. The existing facility is outlined in red below. The lot adjacent to and west of the existing facility is also included in this application. Both parcels are addresses as 3303 23rd Avenue.



2018- 2019 STRATEGIC PLAN, FOCUS, GOALS:

This project relates most directly to three of the City Council’s identified strategic goals and objectives for Evans.



1. Creating a Diverse Economy: A balanced economy is the result of land uses which contribute to a diversified economy. The City’s economy will be diversified by this application by providing expansion to an existing retail business in Evans. The Future Land Use Plan indicates commercial uses are appropriate for the property and repair shops are uses contemplated in the Commercial (C-1) Zone District following the Special Use Permit process.

2. Creating a Self-Sustaining City: A diversified economy enables the City to rely on other sources of income-generating projects. Supporting the expansion of a local business through transparent and efficient processing enable local business retention and expansion. Creating a self-sustaining community will be enhanced by diversified land uses and the expansion of an existing business.

3. Well Maintained Infrastructure with the Capacity to Grow: Through the land use process, referral comments were solicited and received by City Engineering and Public Works to ensure capacity to serve the development. Conditions of Approval and Development Standards will ensure the proposed expansion will not create a burden on existing infrastructure.

REVIEW CRITERIA FOR SPECIAL USE PERMIT:

The intent of a Special Use Permit can be found in Section 18.06.060 and is stated as follows, “To provide for the evaluation of special land uses in order to determine if the use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like, in the surrounding neighborhood thereby ensuring that special uses will not harm the health, safety and welfare of the City and its residents. The City Council may disapprove any such request, or may impose such conditions and safeguards as may be required to maintain the intent of this Zoning Code.”

The procedure for review of a Special Use Permit found in Sections 18.06.060.B of the City Code were followed including the following activities:

- Application completeness review
- Soliciting comments from referral agencies
- An internal Design Review Team meeting(s)
- Working through comments with the applicant and their representative
- Notice through sign posting, publication and mailing to affected property owners in accordance with Section 18.10.100.
 - Affected property owners were notified by first class mail that an application was submitted on December 27, 2019.
 - Affected property owners were notified by Certified Mail of the hearing dates on May 12, 2020.
 - A sign was posted on the property on May 13, 2020.
 - Notice was published in the *Greeley Tribune* on May 10, 2020.

The Criteria for approval of a Special Use application can be found in Section 18.06.060.C.2 of the Land Use Code. Details of the Criteria and staff findings of compliance are listed below.

- a. *The proposed use is found to be unlikely to harm the health, safety and welfare of the City or its residents.*

Response: Access to the facility will remain as it is today. There are two access points. The Traffic Narrative provided in application materials were reviewed by City Staff to determine safety of both motorized and pedestrian traffic in the area.

The maximum lot coverage in the Commercial Zone District is 80%. The applicant has proposed a maximum lot coverage of 75%. Other bulk requirements found in Section 18.04.070.E such as setbacks have been met.

Staff has reviewed the stormwater management and drainage components of the Site Plan application and found the proposal consistent with City requirements.

- b. *The proposed use would benefit the City in terms of employment, tax revenue or other similar effects, as compared to the absence of the proposed use.*

Response: The applicant is an existing business in Evans. This application represents the retention and expansion of an existing business. Per application materials Up to 13 Full-time and three Part-time employees are expected to be employed through this expansion. Quality Lube currently serves between 55 and 70 cars each day. A 10% increase in business is expected with this expansion. Annual sales of \$1.25 million over the past two years with the potential to increase with the expansion.

- c. *The proposed use shall be consistent with the Comprehensive Plan and shall be compatible with the surrounding area.*

Responses:

Policy 1.3 Promote Infill Development

The expansion site is a vacant parcel adjacent to the existing facility.

Policy 1.7 Require Adequate Facilities and Services at the time of development

City staff from Public Works and the City Engineer have reviewed the application for compliance.

Policy 1.9 Ensure Adequate Transportation Facilities to serve new development

The applicant provided a Traffic Memo which was reviewed by the City Engineer. It was determined the level of traffic activity generated by the proposed application would be minimal and not negatively impact the existing transportation facilities in the City.

Policy 3.2 Encourage a balanced mix of land uses

The Comprehensive Plan Future Land Use Plan indicates commercial uses are appropriate for this parcel of land. Repair Shops are a use allowed through the Special Use Permit process as outlined in the Land Use Code. Expansion of an existing business supports the retention of a successful business, perpetuating a balanced mix of land uses in the City.

Goal 4 Stable, Cohesive and Distinct Neighborhoods

The expansion parcel is already zoned Commercial (C-1) and is adjacent to the existing facility. This application has been prepared in conformance with the Development Standards found in the Municipal Code.

- d. *The location, size, design and operating characteristics of the proposed use shall be compatible with the existing and proposed future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety and welfare by mitigating impacts.*

Response: The application is on a parcel zoned for Commercial Uses and the expansion parcel is adjacent to the existing facility. The Future Land Use Plan of the Comprehensive Plan also recognizes Commercial uses as appropriate for this property. The proposed land use requires land use approval to ensure compatibility with the surrounding area as well as conformance with the Development Standards.

- e. *The site shall be physically suitable for the type and intensity of the proposed land use.*

Response: The application has been engineered and designed to support the proposed land use.

- f. *The proposed land use shall not adversely affect traffic flow and parking in the neighborhood.*

Response: City of Evans Engineering has reviewed the traffic memo and determined the application will not adversely affect traffic flow in the neighborhood. Off-site parking is not allowed. Expansion to the parcel to the west will allow over-flow parking.

- g. *The location of other approved special uses in the neighborhood shall be determined, in order to avoid an over-concentration of such uses.*

Response: Big O Tires is a compatible use and is directly south of the proposed business expansion.

- h. *Not applicable, only for mini-storage facilities.*

- i. *Not applicable, only for car-wash facilities.*

- j. *Not applicable, only for oil and gas facilities.*

- k. *Outdoor Storage compliance.*

Response: A Development Standard indicate any outside storage shall be in the area designated on the Special Use Permit map and shall be screened from public rights-of-way.

The following describes the site in relationship to existing plans in place.

A. Existing Zoning Map: The application is on a parcel zoned for Commercial Uses. Repair Shops are uses allowed through a Special Use Permit development review process in the Commercial (C-1) Zone District.

B. 2010 Comprehensive Plan: The application is on a parcel zoned for Commercial Uses. The Future Land Use Plan of the Comprehensive Plan also recognizes Commercial uses as appropriate for this property.

Conditions of Approval. The following Conditions shall be addressed by the applicant.

1. Prior to recording the Special Use Permit Map, the following shall be updated and submitted to the City Planning Department for review via electronic submittal:
 - a. The proposed interceptor does not meet City specifications for the intended purpose. Provide a corrected substitute for review by the City's Wastewater Superintendent.
2. Upon completion of Conditions of Approval listed above, the applicant shall submit one electronic copy of the plat and supporting documents for preliminary approval to the City of Evans Planning Department. Upon approval of the plat and the Development Agreement, the applicant shall submit a mylar plat and the final Development Agreement. These documents shall be submitted to the City Planning Department for recording with the Weld County Clerk and Recorder within thirty (30) days of City Council action.
3. The applicant shall enter into a Site Improvements Agreement with the City. Approval of the Development Agreement shall be considered by City Council, preferably at the June 19, 2020 City Council hearing where the land use permit will be heard or within sixty (60) days of the City Council action on the land use permit.
4. A Grading Permit issued by the City of Evans is required. Prior to issuance of the Grading Permit:
 - a. The Final Drainage Report/Plan and Grading Plan shall be provided to the City of Evans for review and approval.
 - b. The Construction Documents including the Final Utility Plan shall be provided to the City of Evans for review and approval.
 - c. Tracking control shall be installed during construction to ensure sand and mud are not tracked onto City Streets.
5. Building and sign permits issued by the City of Evans is required prior to construction.
6. Development Standards. The following development standards shall be placed on the plat:
 - a. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24 C.R.S., as amended.
 - b. The plans reviewed by the City and subsequently recorded with Weld County Clerk and Recorder constitute the extent of the land use approval. Any changes may necessitate an amendment to the land use permit.
 - c. Architectural Design Standards found in Section 18.08.040.G of the Land Use Code, as amended, shall be followed. Architectural review shall occur at the time a building permit is filed for the future building.
 - d. The approved Development Agreement shall be adhered to.
 - e. The access between both 3303 and 3325 23rd Avenue shall be a shared access capable of accommodating emergency vehicles in perpetuity.
 - f. A Grading Permit issued by the City of Evans is required prior to construction.
 - g. Tracking control shall be installed during construction to ensure sand and mud are not tracked onto City Streets.
 - h. On-site lighting shall be shielded to not shine onto adjacent properties.
 - i. The applicant shall apply for building permits with the City of Evans.
 - i. Plan review by the Fire Protection District is required.
 - ii. The applicant shall coordinate with the Fire Protection District for all inspections.
 - j. Hours of operation are Monday through Saturday from 8 a.m. – 6 p.m. These hours of operation may be extended by notifying the City Community Development Director. Reasonable extension will not necessitate an amendment to the Special Use Permit.

- k. There will be up to 20 employees on site.
 - l. Traffic will be a maximum of 80 passenger vehicles each day and up to five delivery trucks per week.
 - m. Outdoor storage is limited to the space designated on the Special Use Permit map and shall be screened from public right-of-way.
-

SAMPLE MOTIONS

“I move to forward a recommendation of approval for 19-USR-03 to City Council as proposed in staff comments with the Conditions of Approval and Development Standards.”

“I move to forward a recommendation of denial for 19-USR-03 to City Council for the following reasons: _____.”

From: [Rick Brandt](#)
To: [Anne Best-Johnson](#)
Subject: RE: Quality Lube - DRT 4/22
Date: Wednesday, April 15, 2020 8:26:14 AM
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I have no comments.

Rick D. Brandt

Chief of Police

Phone 970-339-2441

1100 37th Street, Evans, CO 80620-2036



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From: Anne Best-Johnson <abjohnson@evanscolorado.gov>

Sent: Wednesday, April 15, 2020 7:43 AM

To: Mark Oberschmidt <moberschmidt@evanscolorado.gov>; Todd Hepworth <thepworth@evanscolorado.gov>; Leon Blasco <LBlasco@evanscolorado.gov>; Rick Pickard <rpickard@evanscolorado.gov>; Scott Sandridge <ssandridge@evanscolorado.gov>; Efren Rodriguez <ERodriguez@evanscolorado.gov>; Robby Porsch <RPorsch@evanscolorado.gov>; Heather Utrata <hutrata@evanscolorado.gov>; Kyle Fehr <KFehr@evanscolorado.gov>; Rick Brandt <rbrandt@evanscolorado.gov>; Ron Pristera (Fire District) <rpristera@evansfiredistrict.org>; Lauren Richardson <lrichardson@evanscolorado.gov>; Karen Sabin <ksabin@evanscolorado.gov>; Randy Ready <rready@evanscolorado.gov>

Subject: Quality Lube - DRT 4/22

Hello. Quality Lube has resubmitted. See items in file: [V:\Planning & Zoning\Case Files ACTIVE\19-USR-03 Quality Lube\Submitted Application 2020 04 13](#)

Referrals are due Friday, May 1. We will discuss the submittal at DRT next Wednesday so it will be helpful for you to review the three items submitted before then.

I believe we can have a May Planning Commission with this application!

Sincerely,

Anne

Anne Best Johnson, AICP, MBA

Community Development Director

Phone: 970-475-2228

Fax: 970-475-1194

1100 37th Street, Evans, CO 80620-2036



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From: [Robby Porsch](#)
To: [Kelsey Bruxvoort](#)
Cc: [Anne Best-Johnson](#); [TREY Beard](#); [Tim Naylor](#); [Shannon Toomey](#)
Subject: RE: Evans - Quality Lube
Date: Friday, May 15, 2020 11:33:19 AM
Attachments: [image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)
[image016.png](#)

Hi Kelsey,

Yes, the Z1186 is a more suitable unit for this application than the unit previously submitted. With good operations and maintenance procedures, the Z1186 size 400 will be acceptable.

Thank You

Robby Porsch

Wastewater Superintendent

Phone 970-475-2241 | Cell 970-630-3302

1100 37th Street, Evans, CO 80620-2036



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From: Kelsey Bruxvoort <Kbruxvoort@agpros.com>
Sent: Thursday, May 14, 2020 2:27 PM
To: Robby Porsch <RPorsch@evanscolorado.gov>
Cc: Anne Best-Johnson <abjohnson@evanscolorado.gov>; TREY Beard <rmql@msn.com>; Tim Naylor <tnaylor@agpros.com>; Shannon Toomey <stoomey@agpros.com>
Subject: Fw: Evans - Quality Lube

[EXTERNAL EMAIL]

Hi Robby,

I'm following up regarding the Fawsome (Quality Lube) site located at 3303 23rd Ave and your referral letter dated May 4, 202 for the SUP. We have selected a Zurn Z1186 oil interceptor, size 400 for this site. Attached is the specification sheet for your review.

Please confirm whether this will satisfy the oil interceptor condition for the SUP.

Feel free to call/email me with any questions.

Thanks,

Kelsey Bruxvoort

Land Planner

AGPROfessionals

3050 67th Avenue

Greeley, CO 80634

Office: 970-535-9318

Mobile: 970-744-0068

Fax: 970-535-9854

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From: Anne Best-Johnson <abjohnson@evanscolorado.gov>

Sent: Saturday, May 2, 2020 9:20 AM

To: Kelsey Bruxvoort <kbruxvoort@agpros.com>

Cc: Lauren Richardson <lrichardson@evanscolorado.gov>; TREY Beard <rmql@msn.com>; Shannon Toomey <stoomey@agpros.com>

Subject: Evans - Quality Lube

Kelsey,

Hello. We are planning to take Quality Lube to Planning Commission on May 26 and then to City Council on either June 2 or June 14. June 2 may be pushing it, but we will try. We can discuss presentation format tips in the next few weeks.

Attached is the only referral on the third submittal to come back with comments. This is pretty simple. Just take a look at the alternative equipment.

Again, it has been a pleasure working with you. The applications have been clean and we appreciate it.

The Replat will be processed administratively.

Sincerely,
Anne

Anne Best Johnson, AICP, MBA

Community Development Director

Phone: 970-475-2228

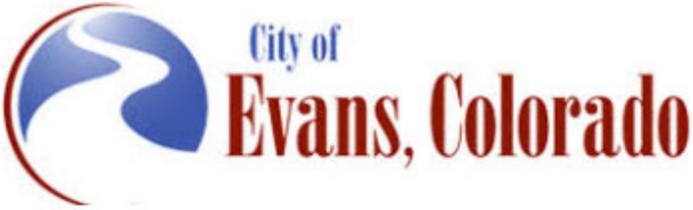
Fax: 970-475-1194

1100 37th Street, Evans, CO 80620-2036



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City of Evans Land Use Application Referral Request

April 15, 2020

The City of Evans Department of Planning has received the following item for:

Project Title: Quality Lube expansion

Case Number: #19-USR-03

Applicant: William D. Beard, III; Fawsome, LLC

Planner: Anne Best Johnson; 970-475-2228

Please Reply By: May 1, 2020; Review File prior to DRT Scheduled for April 22, 2020

Project: Third Submittal for a Use by Special Review application for the expansion of an existing Repair Shop in the C-1 zone district including an expansion to an existing business located at 3303 23rd Avenue including expanding and improving a parking area, changes to on-site circulation, Building footprint expansion area to accommodate future retail or service as detailed in application materials.

Location: 3303 23rd Avenue

Legal: Parcel 1: Lot 1 of Amended Replat of Lot 2 of the Replat of Commercial Tract 1, Colony Plaza (0.39 acres); and Parcel 2: Lot 2 of Amended Replat of Lot 2 of the Replat of Commercial Tract 1, Colony Plaza (0.41 acres)

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the City Community Development Department. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please contact the Planner.**

We have reviewed the request and find that it does / does not comply with our Comprehensive / Master Plan for reasons included in the attached letter. _____

We have reviewed the request and find no conflicts with our interests.

Signature _____

Date 4/22/2020

Agency COE Engineering



Narrative

City of Evans Special Use Permit Application

Prepared for

Fawsome, LLC

Use By Special Review Narrative

Prepared for Fawsome, LLC

Introduction

Fawsome, LLC is requesting a Use By Special Review (USR) for a parking lot expansion for the existing Quality Lube located at 3303 23rd Avenue, Evans, CO. The USR will be for proposed improvements on two lots described as Lot 1, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.39-acres (Lot 1) and Lot 2, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.41-acres (Lot 2). Quality Lube is located on Lot 1. Lot 2 is currently vacant. Fawsome, LLC wishes to develop Lot 2 to expand the parking area for Quality Lube, including two drive isles to allow for additional vehicle stacking. An expansion to the existing drive isle east of the existing building is also proposed on Lot 1.

A future 1,650 SF building footprint for additional service bays or a retail area is included on the USR site plan. While there are no plans to construct this building currently, it has been included in the site plan to ensure it can be accommodated in the future.

Quality Lube is open Monday through Saturday, 8:00 a.m. to 6:00 p.m. Currently, there are 11 full-time employees and three part-time employees. One to two new full-time employees are expected with the parking area expansion. Quality Lube services approximately 55 to 70 cars daily. Typically, there are three deliveries per week, Monday through Friday.

Surrounding Land Uses

The subject property is located on the west side of 23rd Avenue approximately 600-feet south of 32nd Street. The site is in the C-1 Commercial Low Intensity Zone District and is within the shopping center containing Sam's Club, McDonalds, Papa Murphy's, Dollar Tree, T-Mobile and Big O Tires. All properties adjacent to the site and in the surrounding area are zoned C-1 Commercial Low Intensity.

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

Site Photos

Photos of the site and surrounding properties are included below:



Lots 1 & 2, Existing Conditions (aerial)



Lot 2, Existing Conditions (looking northeast)



Lot 2, Existing Conditions (looking southeast)



Sam's Club (looking northwest)



Shopping center entrance and Lot 1 (looking southwest)



Shopping center entrance (looking northwest)



Development across 23rd Avenue (looking east)

Economic Impact Statement

Upon completion of the parking lot expansion, it is anticipated that Fawsome, LLC may increase their staff by one to two full-time employees. Annual sales for the last two years have averaged around \$1,250,000.00, which is expected to be increased by approximately 10% with the increased efficiency the site improvements will allow.

Access and Traffic Impacts

There are two existing access points that will continue to serve the lots. One access point is located on the internal commercial subdivision drive on the north side of the property. The other access is located on 23rd Avenue on the east side of Lot 1 and is shared with Big O Tires. No new access points are proposed.

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution along 23rd Avenue is expected to be 50% from the north and 50% from the south.

Up to 13 full-time employees and three part-time employees are expected with the parking area expansion. Quality Lube currently services approximately 55 to 70 cars daily, typically there are three deliveries per week, Monday through Friday. A 10% increase in business is expected at full build-out. Typical vehicles accessing the site include employee and customer vehicles. The following numbers are anticipated for this site:

Passenger cars/pickup trucks:

65-80 trips per day, typical

Vendors/deliveries:

3-4 trips per week, typical

Highest traffic volumes are expected between 8 AM and 9 AM and between 5 PM and 6 PM. Traffic is expected to be dispersed throughout the day.

A Traffic Narrative is included with the application materials.

Off-Street Parking

The USR meets the off-street parking standards of the Land Development Code, as described below:

18.08.080 – Off-street parking and loading

B. Minimum Parking Requirements:

2. The following off-street parking areas shall be provided in connection with the erection or increase by units or dimensions of any of the following buildings or structures:

<i>Land Use</i>	<i>Number of spaces required</i>
<i>Retail sales and service</i>	<i>1 space for each 200 square feet of gross floor area</i>
<i>Any land use activity not otherwise identified in this section</i>	<i>A number of spaces determined by the administrative officer to be reasonably necessary requirements shall be consistent with the requirements set forth above for comparable uses activities</i>

There is existing parking provided for the existing approved Quality Lube building. The new 1,650 SF proposed building would require nine new spaces, as shown below:

$$1650 / 200 = 8.25 \text{ (nine total spaces)}$$

16 spaces are proposed for this development, which exceeds the minimum amount required. Parking spaces are not located within 5-feet of any property line. All parking areas will be paved, including curb and gutter.

Off-street parking spaces will serve both lots, as allowed by *Section 18.08.080.D.2. – “Off-street parking spaces may be located on the same lot as the use for which they are provided or they may be located on one or several separate parcels located adjacent to the use which they serve.”*

Landscaping

The subject property is bordered by landscaping strips and sidewalks managed by Sam's Club on the western, northern and eastern property lines. Additional landscaping is provided with this USR, as described below and shown on the Site Plan.

Proposed landscaping strips exceed the minimum requirement for developments less than 1-acre in size for a 5-foot landscaping strip extending inward from any property line which abuts a right-of-way. Landscaping for Lot 2 is proposed primarily along its northern and western property lines which abut rights-of-way for the commercial subdivision internal drives.

The landscaping strips include trees, shrubs, ornamental grasses, cobble mulch, fiber mulch and irrigated turf, and meet the minimum landscaping requirements for non-residential areas. The landscaping strips will not be used for storage or display of goods.

One 11.5' x 54' parking lot landscape island is proposed, which exceeds the minimum landscape island size requirement. The island contains one shade tree, ornamental grasses and cobble mulch. It will be bordered by concrete curbing.

Landscaping is desired throughout the parking area, as well as in the right-of-way landscaping strips. For a cohesive landscape design, one shade tree and two evergreen shrubs are proposed outside of the right-of-way landscaping strips, to the east of the proposed building. These three landscaping elements have been factored into the amount provided based on the right-of-way frontage requirement. Additionally, 10 ornamental grasses are proposed in place of two of the required shrubs, factoring in a 5:1 equivalent. Five of these ornamental grasses are located within the parking lot island.

The table below demonstrates how the proposed landscaping meets the required amount of landscaping elements described in Section 18.08.070 of the Land Development Code:

Landscaping Areas	Code Requirement	Amount	Calculation	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
North Landscape Strip Abutting ROW	1 Tree & 5 Shrubs / 35 LF	103'	$103 / 35 = 2.94$	3	3	15	15
West Landscape Strip Abutting ROW	1 Tree & 5 Shrubs / 35 LF	140'	$140 / 35 = 4$	4	3	20	16 shrubs plus 4 Ornamental Grasses (5:1 Equivalent)
Parking Islands	1 Tree / Island	1 Island	$1 \times 1 = 1$	1	1	N/A	6 Ornamental Grasses (5:1 Equivalent)
Southern and Eastern Property Lines	N/A	N/A	N/A	N/A	1	N/A	2
				<u>Total Required:</u>	<u>Total Provided:</u>	<u>Total Required:</u>	<u>Total Provided:</u>
				8	8	35	35

No more than 50% of the proposed trees will be the same species.

All land not within the building footprint, paved, or otherwise overlain by impervious surface or gravel, including such areas located on adjoining rights-of-way, are landscaped with shrubs, sod or other groundcover.

No new landscaping is proposed on Lot 1 as Quality Lube is an existing approved use with established landscaping. No buffer yards are required as the subject property is not adjacent to any residential uses.

Districts and Services

The City of Evans provides water and sanitary sewage disposal to the subject property. No new water or wastewater taps are proposed at this time.

Review Criteria

This USR application complies with the Criteria for Special Uses in the City of Evans Land Development Code as described below:

Section 18.06.060 Item C. Criteria for special uses

Item 2.a. The proposed use is found to be unlikely to harm the health, safety or welfare of the City or its residents.

The proposed improvements are not expected to be detrimental to the health, safety or welfare of the City or its residents. The additional paving is expected to increase the imperviousness of the site. A Preliminary Drainage Report is included with the application to address stormwater management for this site.

The site is within the Sam's at the Landings Subdivision. It is assumed that the detention pond for the Sam's at the Landings Subdivision is adequate for the proposed development for both volume and water quality capture volume. There does not appear to be any constraints that will inhibit drainage flow. All flows generated from the proposed development will flow south to an existing catch drain.

Item 2.b. The proposed use would benefit the City in terms of employment, tax revenue or other similar effects, as compared to the absence of the proposed use.

As stated in the Economic Impact Statement section above, upon completion of the parking lot expansion, it is anticipated that Fawsome, LLC may increase their staff by one to two full-time employees. Annual sales for the last two years have averaged around \$1,250,000.00, which is expected to be increased by approximately 10% with the increased efficiency the site improvements will allow.

Item 2.c. The proposed use shall be consistent with the Comprehensive Plan and shall be compatible with the surrounding area.

The site and all adjacent properties are zoned C-1 Commercial Low Intensity. The proposed improvements will allow for increased functionality of the existing, approved Quality Lube site. Proposed pavement will increase site's consistency with adjacent developments.

Item 2.d. The location, size, design and operating characteristics of the proposed use shall be compatible with the existing and proposed future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety and welfare by mitigating impacts.

This USR request is for additional parking for an established use. The proposed improvements will meet applicable City of Evans designs standards. The USR is expected to increase the site's consistency with surrounding development. No significant noise, traffic or other nuisances are expected to result from the proposed improvements. Conditions of approval are anticipated, including but not limited to submitting an approved Final Drainage Report signed and stamped by a licensed engineer and addressing site plan redlines provided by City Staff.

Item 2.e. The site shall be physically suitable for the type and intensity of the proposed land use.

Lot 2, a vacant dirt lot, is suitable for transition into additional parking and vehicle stacking for Quality Lube. Lot 1 can accommodate the expansion to the drive isle east of the existing building. The intensity of the proposed use is not expected to differ significantly from current operations.

Item 2.f. The proposed land use shall not adversely affect traffic flow and parking in the neighborhood.

The expanded parking area has been designed based on Land Development Code Section 18.08.080 requirements for parking. The request increases the amount of parking available for Quality Lube and therefore does not negatively impact parking in the neighborhood. Access points and subdivision roadways are already established. The USR is not expected to adversely affect traffic flow in the neighborhood.

Item 2.g. The location of other approved special uses in the neighborhood shall be determined, in order to avoid an over-concentration of such uses.

The property is surrounded by properties zoned C-1 Commercial Low Intensity Zone District. It is expected that the surrounding commercial development has been permitted as either uses by right or uses by special review depending on the applicable code at the time of development.

Item 2.h. Mini-storage units shall also comply with the following standards:

Items 2.h.1-7 are not applicable to this USR request.

Item 2.i. Car wash facilities shall also comply with the following standards:

Items 2.i.1-6 are not applicable to this USR request.

Item 2.j. Oil and gas facilities.

This item is not applicable to this USR request.

Item 2.k. Outdoor storage shall comply with the following standards:

Items 2.k.1-5 are not applicable to this USR request.

Conclusion

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

The proposed USR is not expected to be detrimental to the public health, safety, or general welfare as similar commercial uses and parking areas surround the subject property. The development will conform to applicable zoning regulations and standards.



Traffic Narrative

City of Evans Special Use Permit Application

Prepared for

Fawsome, LLC

Traffic Narrative

Prepared for Fawsome, LLC
Use By Special Review

Introduction

Fawsome, LLC is requesting a Use By Special Review (USR) for a parking lot expansion for the existing Quality Lube located at 3303 23rd Avenue, Evans, CO. The USR will be for proposed improvements on two lots described as Lot 1, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.39-acres (Lot 1) and Lot 2, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.41-acres (Lot 2). Quality Lube is located on Lot 1. Lot 2 is currently vacant. Fawsome, LLC wishes to develop Lot 2 to expand the parking area for Quality Lube, including two drive isles to allow for additional vehicle stacking. An expansion to the existing drive isle east of the existing building is also proposed on Lot 1.

A future 1,650 SF building footprint for additional service bays or a retail area is included on the USR site plan. While there are no plans to construct this building currently, it has been included in the site plan to ensure it can be accommodated in the future.

Quality Lube is open Monday through Saturday, 8:00 a.m. to 6:00 p.m. Currently, there are 11 full-time employees and three part-time employees. One to two new full-time employees are expected with the parking area expansion. Quality Lube services approximately 55 to 70 cars daily. Typically, there are three deliveries per week, Monday through Friday.

Existing Conditions and Roadway Network

The subject property is located on the west side of 23rd Avenue approximately 600-feet south of 32nd Street. The site is in the C-1 Commercial Low Intensity Zone District and is within the shopping center containing Sam's Club, McDonalds, Papa Murphy's, Dollar Tree, T-Mobile and Big O Tires. All properties adjacent to the site and in the surrounding area are zoned C-1 Commercial Low Intensity.

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

There are two existing access points that will continue to serve the lots. One access point is located on the internal commercial subdivision drive on the north side of the property. The

other access is located on 23rd Avenue on the east side of Lot 1 and is shared with Big O Tires. No new access points are proposed.

23rd Avenue is a north-south paved street with a posted speed limit of 30 mph, and an existing 4-lane cross section. 23rd Avenue is classified as an arterial roadway according to the City of Evans Transportation Plan.

Trip Generation

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution is expected to be 50% from the north and 50% from the south.

Up to 13 full-time employees and three part-time employees are expected with the parking area expansion. Quality Lube currently services approximately 55 to 70 cars daily, typically there are three deliveries per week, Monday through Friday. A 10% increase in business is expected at full build-out. Typical vehicles accessing the site include employee and customer vehicles. The following numbers are anticipated for this site:

Passenger cars/pickup trucks:	65-80 trips per day, typical
Vendors/deliveries:	3-4 trips per week, typical

Highest traffic volumes are expected between 8 AM and 9 AM and between 5 PM and 6 PM. Traffic is expected to be dispersed throughout the day.

Travel Routes

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution along 23rd Avenue is projected to be 50% from the north and 50% from the south.

The two most direct travel routes to/from the site are via 23rd Avenue north to Highway 34 and via 23rd Avenue south to 37th Street. Other potential east-west travel routes for connection with 23rd Avenue include 32nd Street and 34th Street. Some vehicles may also use the internal shopping center drives for connection to/from 32nd Street to the north and Anchor Drive to the south.

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO

GENERAL NOTES

ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
THE GENERAL CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-(800)-922-1987, OR THE NATIONWIDE UTILITY CONTACT NUMBER (811), TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.

ALL VERTICAL AND HORIZONTAL DATUM INFORMATION SHOULD BE OBTAINED USING THE EVANS GEODETIC SURVEY CONDUCTED BY ALBERS, DREXEL & POHLY, INC. JANUARY 9, 1998. A COPY OF FINAL COORDINATES, ELEVATIONS, AND MONUMENT DESCRIPTIONS CAN BE OBTAINED BY CONTACTING THE CITY OF EVANS ENGINEERING DIVISION AT (970) 475 1114.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE.

THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

IDENTIFYING THE NEED FOR A PERMIT, PREPARING THE APPLICATION, AND PAYING THE SUBMITTAL AND REVIEW FEES NECESSARY TO SECURE PERMITS WILL BE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR. A COPY OF ALL PERMITS MUST BE ON SITE AT ALL TIMES.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORM WATER DISCHARGE, ASSOCIATED WITH CONSTRUCTION ACTIVITY AND THE CITY OF EVANS MS4 PERMITTING PROCESS FOR STORM WATER. FOR INFORMATION, CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH, AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, SOCD-PE-B2, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80246-1530, ATTENTION PERMITS AND ENFORCEMENT SECTION, (303) 692-3500.

THE WATER QUALITY PERMITTING PAGE CAN BE ACCESSED AT www.evanscolorado.gov. IF DEWATERING IS TO BE USED, THEN A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL SOILS REPORT AND PAVEMENT DESIGN REPORT, PRODUCED, OR REFERENCED FOR THIS PROJECT.

THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

ALL WATER LINE, SANITARY SEWER, AND STORM WATER CONSTRUCTION SHALL CONFORM TO THE CITY OF EVANS STANDARDS AND SPECIFICATIONS LATEST REVISION THEREOF. A CURRENT COPY CAN BE DOWNLOADED FROM THE CITY OF EVANS WEBSITE AT www.evanscolorado.gov.

THE CITY OF EVANS FOLLOWS ALL TRAFFIC CONTROL STANDARDS SET FORTH IN THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED FOR ANY AND ALL UTILITY WORK PERFORMED WITH THE CITY OF EVANS RIGHT-OF-WAY. TRAFFIC CONTROL PLANS CAN BE EMAILED TO THE ENGINEERING DIVISION ATTENTION TODD HEPWORTH @ thepworth@evanscolorado.gov

ALL STREET LIGHTING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF EVANS MUNICIPAL CODE, SECTION 18.08.020.

ALL PLANTINGS SHALL UTILIZE THE CITY OF EVANS PARKS AND RECREATION APPROVED LANDSCAPING PLANTING LIST. ALL SEEDING SHALL UTILIZE THE CITY OF EVANS IRRIGATION DESIGN GUIDELINES AND THE LAWN AND GRASS SPECIFICATIONS SECTION 02930.

ALL WORK INCLUDING WARRANTY WORK, SHALL BE INSPECTED BY A CITY REPRESENTATIVE WHO SHALL HAVE AUTHORITY TO HALT CONSTRUCTION WHEN PROPER CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

THERE SHALL BE NO WORK PERFORMED ON THE WEEKENDS, OR HOLIDAYS EXCEPT BY APPROVAL OF THE CITY OF EVANS WITH A MINIMUM OF 24 HOURS NOTICE.

THE GENERAL CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING PRIOR TO ANY DISRUPTION IN SERVICE.

THE NOTICES MUST HAVE THE GENERAL CONTRACTORS PHONE NUMBER AND THE NAME OF A CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOUR CALLS.

NOTICES SHALL NOT BE LEFT IN MAILBOXES UNLESS PROPERLY SENT THROUGH THE U.S. POST OFFICE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.

THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/ OR SEAL HEREOF DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF EVANS, AS A BENEFICIARY OF SAID ENGINEERS WORK, FOR ANY ERRORS OR OMISSIONS CONTAINED IN THESE PLANS.

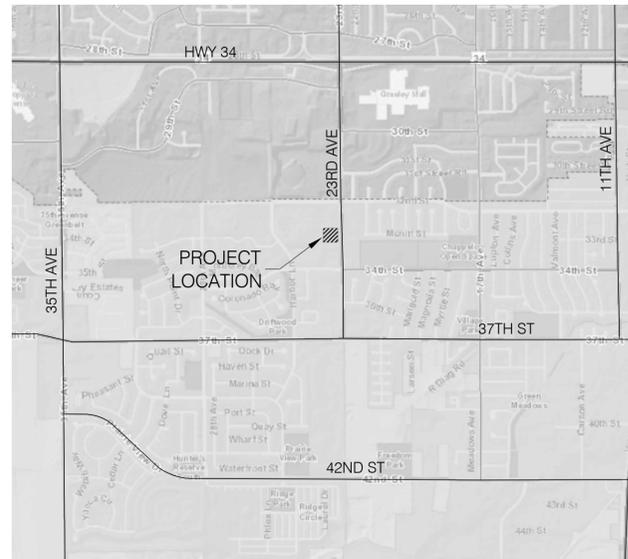
ACCEPTANCE OF THESE PLANS BY THE CITY OF EVANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF SUCH RESPONSIBILITY.

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24 C.R.S., AS AMENDED.

PURSUANT TO SECTION 18.04.070.E OF THE LAND USE CODE, AS AMENDED, THE MAXIMUM ALLOWABLE LOT COVERAGE IN THE COMMERCIAL ZONE DISTRICTS IS 80%; 72% LOT COVERAGE IS PROVIDED BY THESE PLANS.

ARCHITECTURAL DESIGN STANDARDS FOND IN SECTION 18.08.040.G OF THE LAND USE CODE, AS AMENDED, SHALL BE FOLLOWED. ARCHITECTURAL REVIEW SHALL OCCUR AT THE TIME A BUILDING PERMIT IS FILED FOR THE FUTURE BUILDING.

PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SECTION 18.08.040.G.6 OF THE LAND USE CODE, AS AMENDED.



VICINITY MAP

1" = 2000'

PROJECT INFORMATION

PROJECT LOCATION:
3303 23RD AVE.
EVANS, CO

PROPERTY OWNER:
FAWSOME, LLC
TREY BEARD
875 S. LINCOLN AVE.,
LOVELAND, CO 80537
E-MAIL: rmq@msn.com
PH.#: (970) 214-9409

LOT SIZE:
34 800 SF / 0.8 ACRES

ACTIVITY:
VEHICLE MAINTENANCE SHOP (OIL CHANGES,
TRANSMISSIONS FLUSHES, GAS FILTERS, ETC.)
10 - 13 FULL TIME EMPLOYEES & 3 - 4 PART TIME
EMPLOYEES

PLANNER / ENGINEER / PREPARED BY:
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TÖVELDE, PE
3050 67TH AVE
GREELEY, CO 80634
E-MAIL: ctovelde@agpros.com
PH. # 970-535-9318

SURVEYOR:
AGPROFESSIONALS
3050 67TH AVE
GREELEY, CO 80634
PH. # 970-535-9318

PROJECT NUMBER:
AGPROFESSIONALS PROJECT #: 1628-01

Sheet List Table	
SHEET NUMBER	SHEET TITLE
CS-1	COVER SHEET
E-1	EXISTING CONDITIONS
SP-1	SITE PLAN
UP-1	UTILITY PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

Area	Parcel	
	Lot 1	Lot 2
Lot Gross Area	17018 SF (0.39 AC)	17781 SF (0.41 AC)
Total Building Area (SF)	2,088	1,650
Building Area (%)	12%	9%
Existing Paved Area (SF)	8,682	2,799
Existing Paved Area (%)	51%	16%
Proposed Paved Area (SF)	1,095	8,521
Proposed Paved Area (%)	6%	48%
Total Paved Area (SF)	9,777	11,320
Total Paved Area (%)	57%	64%
Total Landscaped Area (SF)	5,153	3,286
Landscaped Area (%)	30%	18%
Max. Allowable Lot Coverage (%)	80%	80%
Total Lot Coverage (%)	70%	73%

DEVELOPMENT STANDARDS

- THE PLANS REVIEWED BY THE CITY AND SUBSEQUENTLY RECORDED WITH WELD COUNTY CLERK AND RECORDER CONSTITUTE THE EXTENT OF THE LAND USE APPROVAL. ANY CHANGES MAY NECESSITATE AN AMENDMENT TO THE LAND USE PERMIT.
- THE APPROVED DEVELOPMENT AGREEMENT SHALL BE ADHERED TO.
- A GRADING PERMIT ISSUED BY THE CITY OF EVANS IS REQUIRED PRIOR TO CONSTRUCTION.
- TRACKING CONTROL SHALL BE INSTALLED DURING CONSTRUCTION TO ENSURE SAND AND MUD ARE NOT TRACKED ONTO CITY STREETS.
- ON-SITE LIGHTING SHALL BE SHIELDED TO NOT SHINE ONTO ADJACENT PROPERTIES.
- THE APPLICANT SHALL APPLY FOR BUILDING PERMITS WITH THE CITY OF EVANS.
- PLAN REVIEW BY THE FIRE PROTECTION DISTRICT IS REQUIRED.
- THE APPLICANT SHALL COORDINATE WITH THE FIRE PROTECTION DISTRICT FOR ALL INSPECTIONS.
- HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY FROM 8 A.M. - 6 P.M.
- THERE WILL BE UP TO 20 EMPLOYEES ON SITE.
- TRAFFIC WILL BE A MAXIMUM OF 80 PASSENGER VEHICLES EACH DAY AND UP TO FIVE DELIVERY TRUCKS PER WEEK.

CERTIFICATION & SIGNATURES

I CERTIFY that to the best of my knowledge this application to the City of Evans includes all of the appropriate documentation as required:

Land Owner Signature: _____ WILLIAM DAVID BEARD III - MANAGER, FAWSOME, LLC. _____ Date: _____
Land Owner Printed Name: _____

Land Owner Signature: _____ Land Owner Printed Name: _____ Date: _____

Applicant Signature (If Different): _____ KELSEY BRUXVOORT, AGPROFESSIONALS _____ Date: _____
Applicant Printed Name: _____

LEGEND

— — — — —	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT
— GAS — GAS —	EXISTING GAS LINE
— OHE — OHE —	EXISTING OVERHEAD ELECTRICAL
— E — E — E —	EXISTING UNDERGROUND ELEC.
— SAN — SAN —	EXISTING SANITARY LINE
— SD — SD — SD —	EXISTING STORM LINE
	EXISTING CONCRETE
	EXISTING POWER POLE
	EXISTING STORM SEWER DRAIN
	EXISTING ELECTRIC BOX
	EXISTING VALVES
	EXISTING FIRE HYDRANT
	PROPOSED BUILDING

COVER SHEET



AGPROprofessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



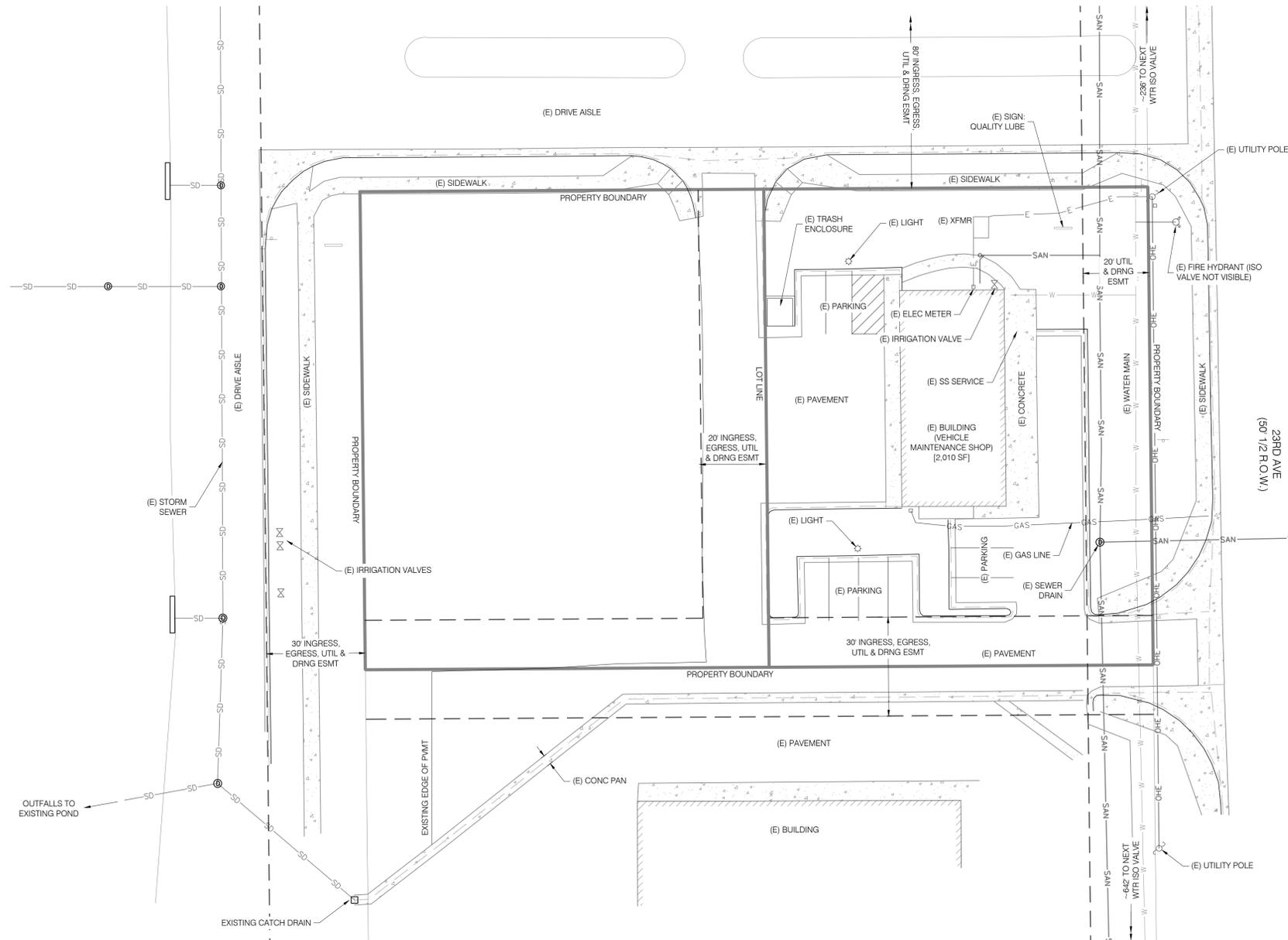
FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
COVER SHEET
EVANS, CO

SHEET:

CS-1

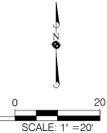
FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



NOTE
1. WATER METER LOCATED IN BASEMENT OF EXISTING BUILDING.

EXISTING CONDITIONS



DATE: April 8, 2020
DRAWN BY: AGPRO

REV	DATE	DESCRIPTION
R1		DISC
R2		DISC
R3		DISC
R4		DISC
R5		DISC



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DEVELOPERS OF AGRICULTURE

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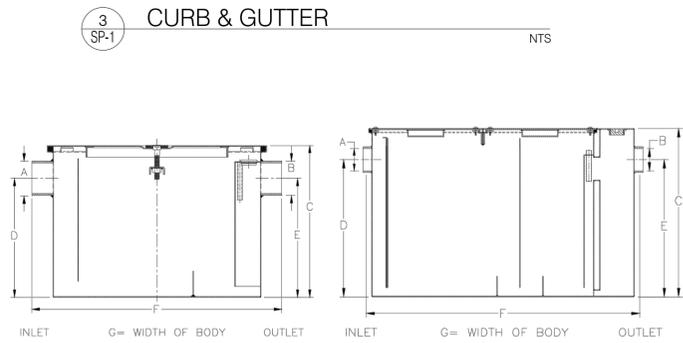
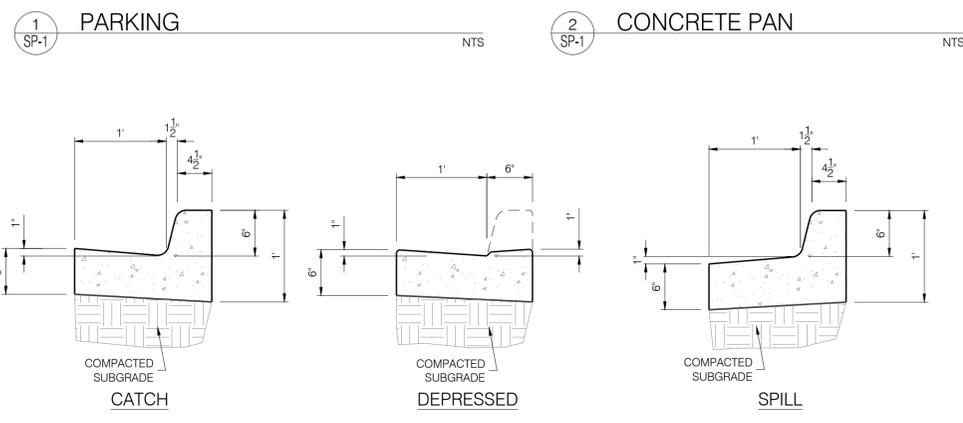
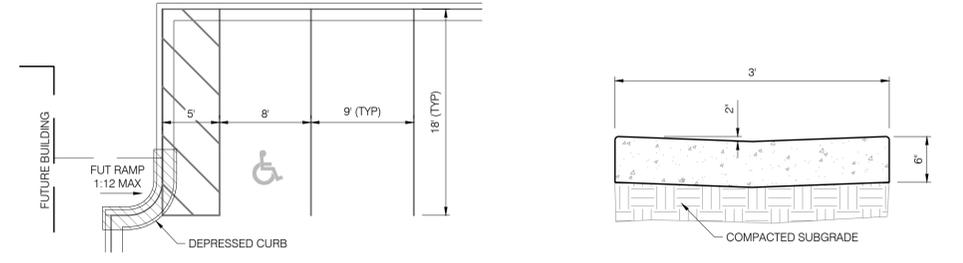
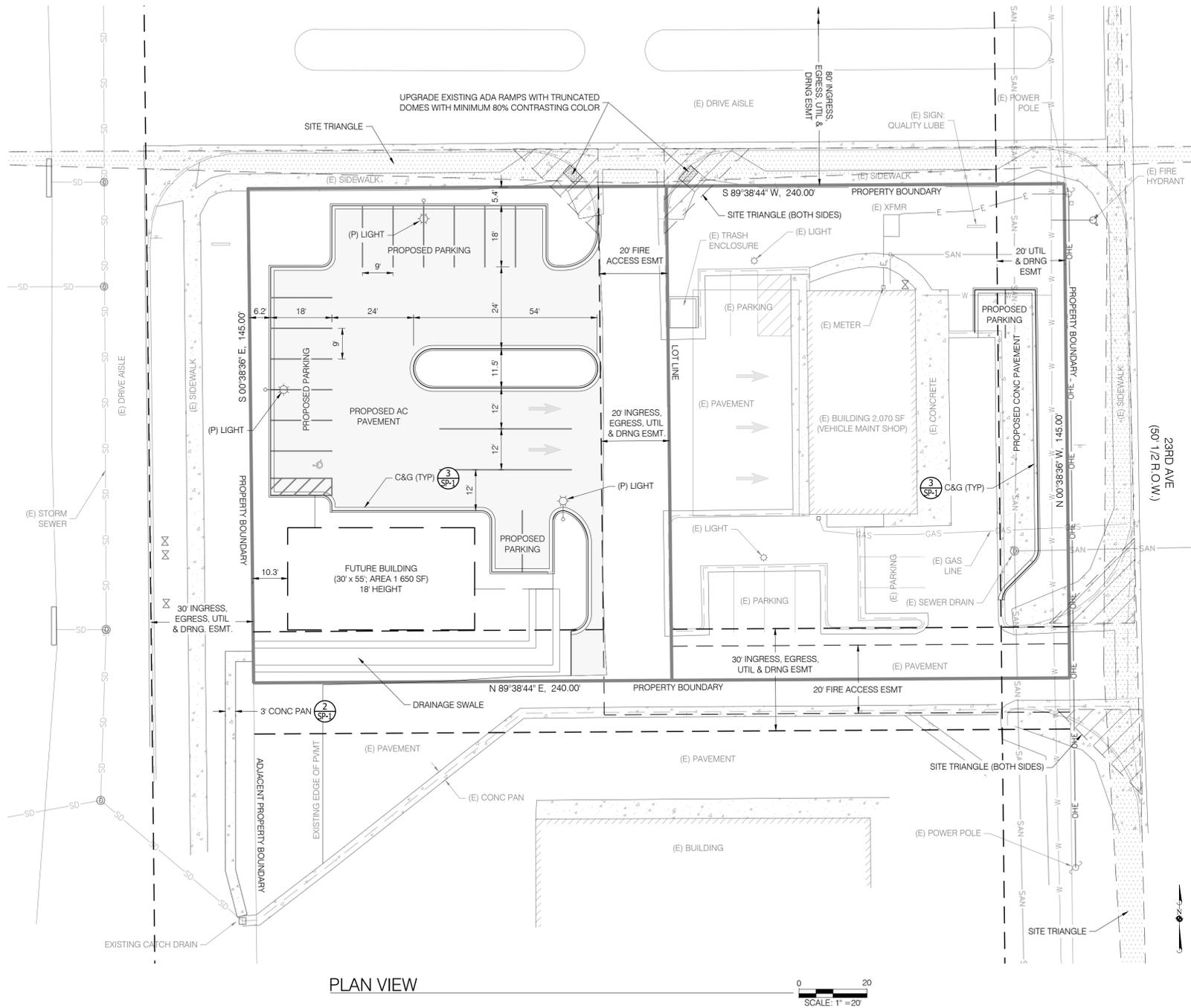
FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
EXISTING CONDITIONS

EVANS, CO

SHEET:
E-1

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



Model Number	A/B Inlet/Outlet No-Hub	Flow Rate G.P.M. [L]	Capacity Grease Lbs. [kg]	Dimension in Inches			
				C	D/E	F	G
GT2700-4	2 [51]	4 [15]	8 [4]	10 [254]	7-1/4 [184]	16-3/8 [416]	9-7/8 [251]
GT2700-7	2 [51]	7 [26]	14 [6]	11-1/8 [283]	8-1/8 [206]	17-3/4 [451]	11-7/8 [302]
GT2700-10	2 [51]	10 [38]	20 [9]	11-3/4 [298]	8-1/4 [210]	19-3/4 [502]	14 [356]
GT2700-15	2 [51]	15 [57]	30 [14]	13-3/8 [340]	9-3/8 [238]	21-3/4 [552]	16-3/4 [425]
GT2700-20	3 [76]	20 [76]	40 [18]	15 [381]	11-3/4 [298]	24-5/8 [625]	17-1/4 [438]
GT2700-25	3 [76]	25 [94]	50 [23]	17 [432]	12-7/16 [316]	26-5/8 [676]	19-7/8 [505]
GT2700-35	4 [102]	35 [132]	70 [32]	18-3/4 [476]	14-3/16 [360]	28-1/2 [724]	22-1/2 [572]
GT2700-50	4 [102]	50 [189]	100 [45]	21-1/2 [546]	16 [406]	30-3/8 [772]	24-1/2 [622]
GT2700-75	4 [102]	75 [283]	150 [68]	22-3/4 [587]	18-1/2 [470]	40-1/4 [1022]	28-5/8 [727]
GT2700-100	4 [102]	100 [379]	200 [91]	27 [685]	23 [584]	44 [1118]	33-5/8 [854]

NOTE:
ZURN GT2700-20 SAND / OIL INTERCEPTOR WILL BE LOCATED IN THE BASEMENT.

SAND / OIL INTERCEPTOR
NTS

SITE PLAN

DATE: April 8, 2020
DRAWN BY: AGPRO

REVISIONS	DESC.	DATE
R1	DESC.	---/---/---
R2	DESC.	---/---/---
R3	DESC.	---/---/---
R4	DESC.	---/---/---
R5	DESC.	---/---/---

AGPROprofessionals
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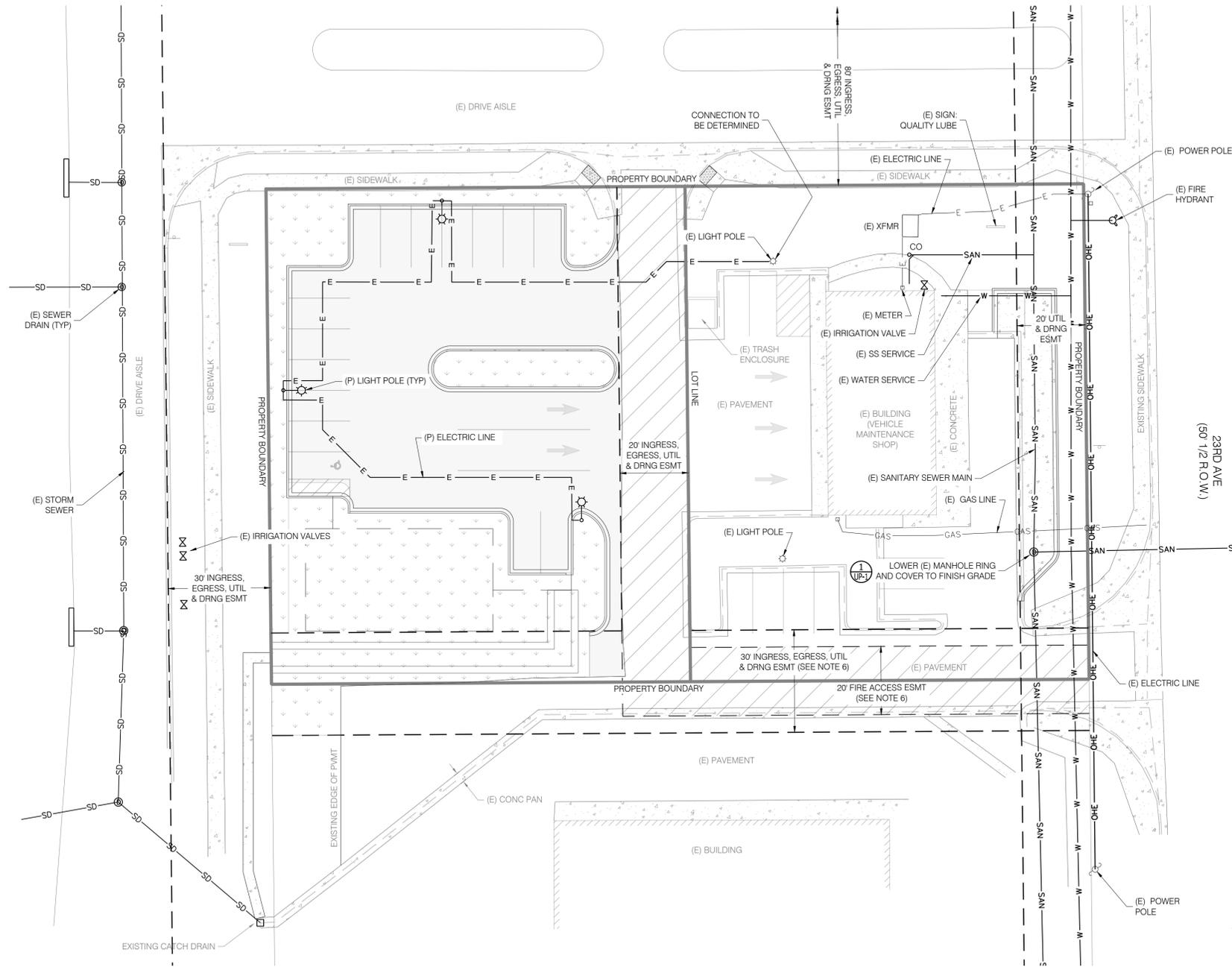


FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
SITE PLAN
EVANS, CO

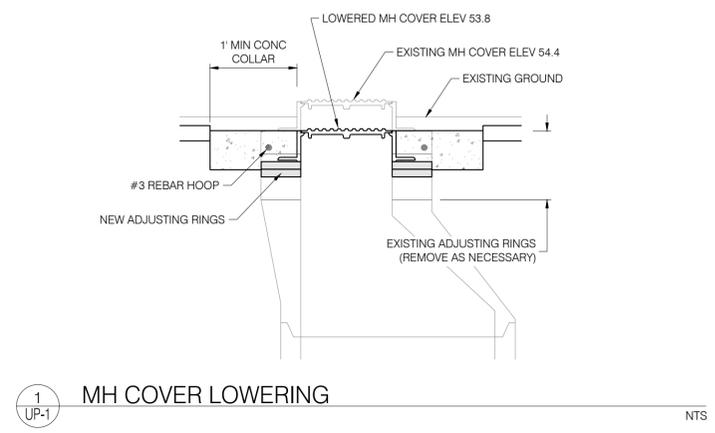
SHEET:
SP-1

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

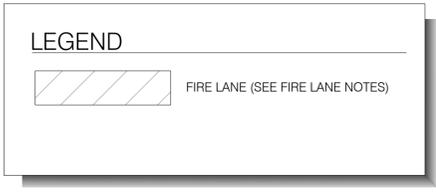
LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



OVERALL LAYOUT
SCALE: 1" = 20'



1 UP-1 MH COVER LOWERING
NTS



- FIRE LANE NOTES**
1. FIRE LANE DESIGNED AND BUILT TO THE SPECIFICATIONS IN APPENDIX D OF THE 2018 FIRE CODE.
 2. CURBS MUST BE PAINTED RED.
 3. FIRE LANE SIGNS ARE REQUIRED.
 4. FIRE LANE MUST BE MAINTAINED AND KEPT CLEAR.
 5. SPEED BUMPS OR TRAFFIC CALMING DEVICES ARE PROHIBITED.
 6. EASEMENT IS BEING CONSIDERED A FIRE LANE AND MAY NOT BE REMOVED WITHOUT APPROVAL FORM THE FIRE DISTRICT.

DATE: April 8, 2020
DRAWN BY: AGPRO

REVISIONS	DESC.
R1	DESC.
R2	DESC.
R3	DESC.
R4	DESC.
R5	DESC.



AGPRO professionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



**FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
UTILITY PLAN**
EVANS, CO

SHEET:
UP-1

UTILITY PLAN

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO

LANDSCAPE SPECIFICATIONS

MATERIALS

- WEED BARRIER:** WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
- COBBLE MULCH:** 2-4" DIAMETER NOMINAL SIZE WASHED RIVER COBBLE. SUBMIT SAMPLE.
- BARK MULCH:** SHREDDED CEDAR BARK MULCH. BARK POLE PEELING FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELING OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLE.
- HEADERS:** STEEL HEADER: RYERSON ESTATE STEEL HEADER 1/8" X 4" WITH 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL.
- TREE STAKES:** 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE DESIGNER. APPROVAL REQUIRED PRIOR TO INSTALLATION.
- GUY ANCHORS:** 24-INCH LONG METAL "T" POSTS.
- GUYING AND STAKING WIRE:** GALVANIZED IRON OR STEEL 12-GUAGE WIRE.
- WEBBING:** 2-INCH NYLON WEBBING OR RUBBERIZE CLOTH.
- TREE WRAP:** 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
- SAFETY CAPS:** INDUSTRY STANDARD (FOR METAL "T" POST ONLY).
- COMPOST:** A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING MATTER: 25-40% ORGANIC MATTER; NITROGEN RATIO: 15:1 TO 20:1; PH: 7 TO 8; PH SALTS: BETWEEN 1 AND 10 MMHOS/CM; INORGANIC MATTER: LESS THAN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF 1/2" INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.
- FERTILIZER:** FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED. FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEND, 9 MONTH SLOW-RELEASE FERTILIZER.
- BLUEGRASS SOD:** BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX (OR ALTERNATIVE AS PROVIDED IN THE CITY OF EVANS APPROVED MATERIALS LIST):
60% EL DORADO SILVERADO AND MONARCH TURF TYPE TALL FESCUE
30% MONARCH SMOOTH BROME
10% BLUEGRASS MIX (DROUGHT TOLERANT BLENDS).
SOD SHALL BE A MINIMUM OF 3/4" INCH THICK, HARVESTED IN ROLLS, FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NO MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD. MINIMUM GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS.
- SEEDED TURF:** SEEDED TURF AREAS SHALL BE SEEDDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS DESCRIBED IN THE CITY OF EVANS PRE-APPROVED TURF SEED MIXES:
20% WESTERN WHEATGRASS
18% SIDEOATS GRAMA
18% GREEN NEEDLEGRASS
10% SWITCHGRASS
10% LITTLE BLUESTEM
9% BLUE GRAMA

8% NEEDLE AND THREAD
7% INDIAN RICEGRASS.

- TREES, SHRUBS, AND GROUND COVERS:** PLANT MATERIALS SHALL BE GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY AND FREE OF DISEASES, INSECTS AND INJURIES. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, 1990 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN-ASNS) AND THE COLORADO NURSERY ACT OF 1965 (CNA). BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLAN LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION

- CLEARING:** PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WITH THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATION.
- PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:** RIP ALL AREAS TO BE PLANTED, SEEDDED OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- SOIL PREPARATION:** SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDDED, SODDED, AND/OR PLANTED WITH TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING

- SUBSTITUTIONS:** ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- ESTABLISHED LOCATION:** STAKE TREES AND FLAG OR SET OUT ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS: LARGE SHRUBS: 4 FEET, MEDIUM SHRUBS: 2-2 1/2 FEET, PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES.
- PLANTING PITS:** DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING. RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS. SHRUBS: ROUGHEN SIDE OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENEED SOIL WITH SPECIFIED BACKFILL.
- BACKFILL MATERIAL:** TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX: 75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS), 25% COMPOST BY VOLUME. THE SPECIFIED BACKFILL MATERIALS SHALL BE PRO-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED

CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING

- REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.
- PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.
- UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAP MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.
- BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL.
- BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER THOROUGHLY. DO NOT WORK WET SOIL. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.
- STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.
- IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION

- WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GUAGE, 6-INCH LONG STAPES AT 18 INCHES O.C. AT ALL EDGES.
- NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.
- NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDDED AREA.

STEEL HEADER CONSTRUCTION

- LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES. MAINTAIN A MINIMUM CONSTANT HEIGHT OF ONE INCH ABOVE ADJACENT TURF AREA. INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

LAYING SOD

- AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED SOIL BED.
- REPLACE HARD AND SOFT AREAS.
- SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- KEEP SOIL BED MOIST DURING LYING OF SOD.
- LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
- WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.

- IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
- HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING

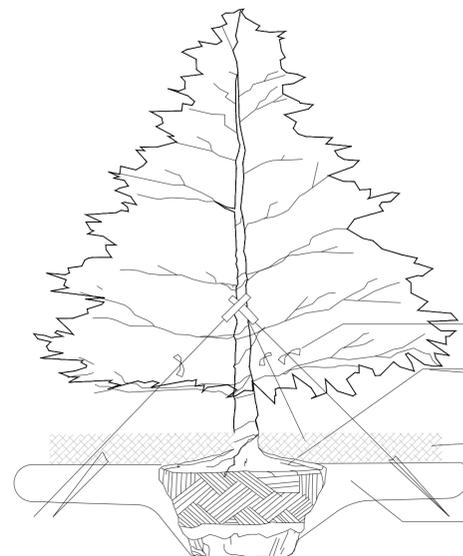
- TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEEDING DISTRIBUTION AMONG ROWS
SEED - METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE
- THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.
- BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINE. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.
- BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

MULCHING

MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.

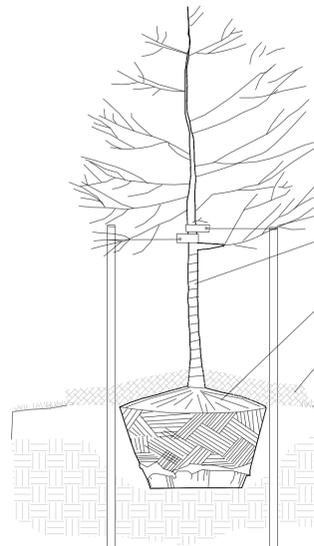
- SHRUB BEDS: MULCH SHRUB BEDS (DECIDUOUS, CONIFEROUS SHRUBS & GRASSES) WITH A 3-INCH LAYER OF WASHED RIVER GRAVEL MULCH WHERE 5 GALLON SHRUB MATERIAL IS USED. MULCH ALL ONE GALLON PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 3" LAYER OF WOOD MULCH.
- TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 3" LAYER OF WOOD BARK MULCH.

TREE AND SHRUB INSTALLATION



EVERGREEN TREES

- GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2 1/2" CAL. AS SHOWN.
- IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
- GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.



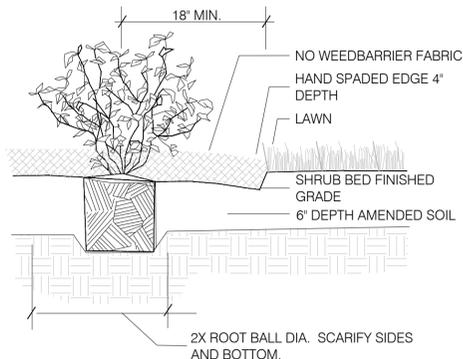
DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT) WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH WOOD BARK INSIDE OF THE WATER RING.



LANDSCAPE DETAILS & SPECIFICATIONS

DATE:	APRIL 8, 2020	REVISIONS:
R1	DESC.	--/--/--
R2	DESC.	--/--/--
R3	DESC.	--/--/--
R4	DESC.	--/--/--
R5	DESC.	--/--/--

AGPROfessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
LANDSCAPE DETAILS & SPECIFICATIONS
EVANS, CO

SHEET:

LS-2



**PLANNING COMMISSION COMMUNICAITON
STAFF COMMENTS FOR 20-AP-02
May 13, 2020**

AGENDA ITEM: 5.B

PREPARED BY: Lauren Richardson, City Planner

ACTION: Review for City Council Decision for Replat

PLANNING COMMISSION DATE: May 26, 2020

SITE INFORMATION		
Location	37 th Street & 35 th Avenue, Evans, CO 80620	
Parcel Number	095925214002	
Property Owner	Lisa Dell - DLR Property Holdings LLC	
Applicant	Nick Brewka – MAH Architectural Group	
Property Acreage	0.724 acres	
Existing Land Use	Vacant	
Proposed Land Use	Personal Service Establishment, Drive-Thru Coffee Kiosk	
Surrounding Uses:	North	A Bank and Business Park
	South	Vacant
	East	Vacant
	West	Drug Store
Zoning	C-3 Commercial District	
Surrounding Zoning	North	C-1, A Bank and Business Park
	South	C-3, Vacant
	East	C-3, Vacant
	West	R-1, Drug Store - Walgreens
Comprehensive Plan Future Use Designation	The 2014 Future Land Use Map designates the site as being appropriate for Commercial Development	
Overlay Districts	None	

VICINITY MAP

The property is outlined in red on the image below obtained from Weld County GIS on March 11, 2020. Two access points are proposed. Access to the developed site would come from existing access road off of 37th Street and an access road / easement from 35th Avenue.



MINOR REPLAT PURPOSE

The intent of a minor replat as detailed in Section 18.07.120 of the Evans Municipal Code is to provide a process for reviewing change to a recorded plat that ensures that the change is consistent with the particular zone district the property is located in. The Minor Replat process follows the Final Plat process outlined in Section 18.07.090.

PROJECT DESCRIPTION

The applicant has requested a replat on the undeveloped parcel that is zoned C-3 to allow a subdivision of land and submitted application materials in conformance with Section 18.07.120.F of the Land Use Code. Two parcels will be created from the one. The resulting parcels will be 0.724 and 1.421 acres in size. Both parcels will share an access from 35th Avenue.

The applicant provided materials for a Site Plan application for a proposed Coffee Shop on the 0.724-acre parcel. The Site Plan for the Coffee Shop has been Administratively Approved.

The following describes the site in relationship to existing plans in place.

- A. **Highway 85 Plan:** Not applicable
- B. **2010 Comprehensive Plan:** The existing Zone District of C-3, Commercial is consistent with the commercial land use designation in the 2010 Comprehensive Plan, Future Land Use Map.
- C. **Freedom Parkway Master Plan.** 37th Avenue is Freedom Parkway. Lot 2A will need to preserve access across the south property to serve lot 2B in perpetuity.



18.07.120.C.1 REVIEW CRITERIA FOR A MINOR REPLAT

The review process for a Minor Replat found in Section 18.07.120.C.1.a was followed. According to Section 18.07.120.C.1.b, the City may approve the request after referral agency review. Referral comments were solicited, and a plat correction shall be prepared after complying with the Conditions of Approval.

All Replats follow the Final Plat Process. The criteria for approval for a Final Plat can be found in Section 18.07.090. D. This criteria states, “the only basis for rejection of a Final Plat shall be its non-conformance to adopted rules, regulations and ordinances currently in force and affecting the land and its development in the City, its lack of conformance with the approved preliminary plan, and changes required in the public interest.” Staff finds the review criteria for Final Plat has been met.

Conditions of Approval for Minor Replat

The applicant shall provide responses to the following Conditions of Approval in writing with reference provided to amended documents and plans to be attached. One comprehensive resubmittal will be accepted and reviewed for completeness by the City.

1. Prior to submitting the final documents for recording, the Applicant shall amend the Replat per the following requirements:
 - a. All utilities shall be illustrated in an easement on the Replat. This includes all utilities that may be currently on lots 2A and 2B. Please coordinate with the City Engineering Department.
2. Upon completion of the Conditions of Approval listed above, the applicant shall re-submit one electronic copy of the Replat along with supporting documents for review by the City of Evans Planning Department. The mylar for the Minor Replat shall be submitted for recording within thirty (30) days of the City Council hearing.



January 28, 2020

Project Name: Ziggs Coffee-Evans

Please find this letter to serve as the **Project Description** for the above referenced project.

The proposed development is the construction of Type V-B, wood framed commercial drive-thru coffee kiosk called Ziggs Coffee. It is a 624 square foot, single story building serving only as a drive-thru and walk-up coffee shop. There is no dining room or indoor areas meant for customers to consume their beverages.

Along with the construction of the building will be the development of the site, which as it currently sits is a completely undeveloped parcel of land comfortably placed between a Walgreens pharmacy and some residential neighborhoods. The proposed site development will consist of the modification of existing curbs to tie into existing transportation infrastructure and the creation of new drive-thru lanes, parking areas, sidewalks, landscaping and a patio for walk-up orders. Access to the developed site will come from the shared access road serving the Walgreens off of 37th Street as well as the access road from 35th Avenue. Existing easements were taken into consideration during the design of the site to ensure all requirements have been followed.

The parcel is classified in the City of Evans 2019 Official Zoning Map as C-3 Commercial High Intensity District. Ziggs Drive-Thru Coffee is a commercial use and is therefore appropriate for the lot in question.

Please let me know if there are any questions.

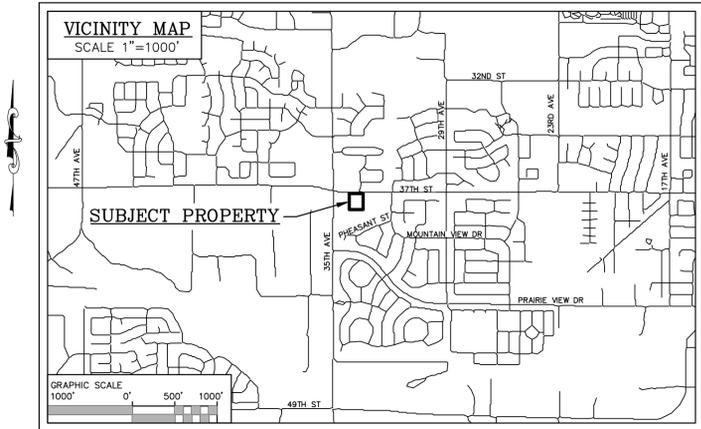
Respectfully,

A handwritten signature in black ink, reading "Nick Brewka". The signature is fluid and cursive, with the first name "Nick" being larger and more prominent than the last name "Brewka".

Nick Brewka
MAH Architectural Group

HUNTER'S RESERVE CENTER FILING NO. 2 MINOR SUBDIVISION

A REPLAT OF LOT 2, HUNTER'S RESERVE CENTER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT _____, BEING THE OWNER(S), MORTGAGE OR LIENHOLDER OF CERTAIN LAND IN EVANS, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, HUNTER'S RESERVE CENTER, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

CONTAINING 93,413 SQUARE FEET OR 2.144 ACRES MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON.

EXECUTED THIS ___ DAY OF _____, A.D. 20____

OWNER(S), MORTGAGES OR LIENHOLDER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D., 20____. MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYING CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY: _____
REGISTERED LAND SURVEYOR

PLANNING COMMISSION CERTIFICATE

THIS PLAT REVIEWED BY THE CITY OF EVANS PLANNING COMMISSION THIS ___ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF EVANS, COLORADO, THIS ___ DAY OF _____, A.D. 20____

BY: _____
MAYOR
ATTEST: _____
CITY CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ON THE ___ DAY OF _____, A.D. 20__ IN BOOK _____, PAGE _____, MAP _____, AT RECEPTION # _____

ATTEST: _____
COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HUNTER'S RESERVE CENTER FILING NO.2 MINOR SUBDIVISION. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. THE UNDERSIGNED GRANTS THE CITY OF EVANS A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF EVANS, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE CITY A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE CITY OF EVANS' REGULATIONS AND STANDARDS, AS AMENDED. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

(OWNERS/MORTGAGEE)

BY: _____
TITLE: _____

ATTEST: _____
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20____, BY* (NAME PRINTED).
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08123C1540E. EFFECTIVE DATE:1/20/2016
- ALL DISTANCES USED ARE IN U.S. SURVEY FEET
- ZONING: SUBJECT PROPERTY ZONED C-3, PER CITY OF EVANS ZONING MAP ACCESSED ON DECEMBER 11, 2019. REPORT OR LETTER TO BE SUPPLIED BY CLIENT.
- BENCHMARK: FOUND 2.5" ALUMINUM CAP BEING THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS OBSERVED VIA "VRS NETWORK" NAVD88 ELEVATION= 4758.27
- BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE NORTHWEST 1/4 SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "TAIT, PLS 30126" BEING THE NORTH 1/4 CORNER OF SAID SECTION 25 FROM WHENCE A FOUND 3.25" ALUMINUM CAP "KING SURVEYORS INC, PLS 34990" BEING THE CENTER 1/4 CORNER OF SAID SECTION 25 BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION - METES AND BOUNDS

OVERALL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, HUNTER'S RESERVE CENTER, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°46'25" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 320.05 FEET;
THENCE NORTH 00°46'25" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 320.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 93,413 SQUARE FEET OR 2.145 ACRES MORE OR LESS.

LOT 2A DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE NORTH LINE OF LOT 2, HUNTER'S RESERVE CENTER, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 291.90 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.06 FEET;
THENCE NORTH 00°46'25" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 31,530 SQUARE FEET OR 0.724 ACRES MORE OR LESS.

LOT 2B DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°46'25" EAST ALONG THE EAST LINE OF LOT 2, HUNTER'S RESERVE CENTER, A DISTANCE OF 291.87 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 213.99 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 291.90;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING.

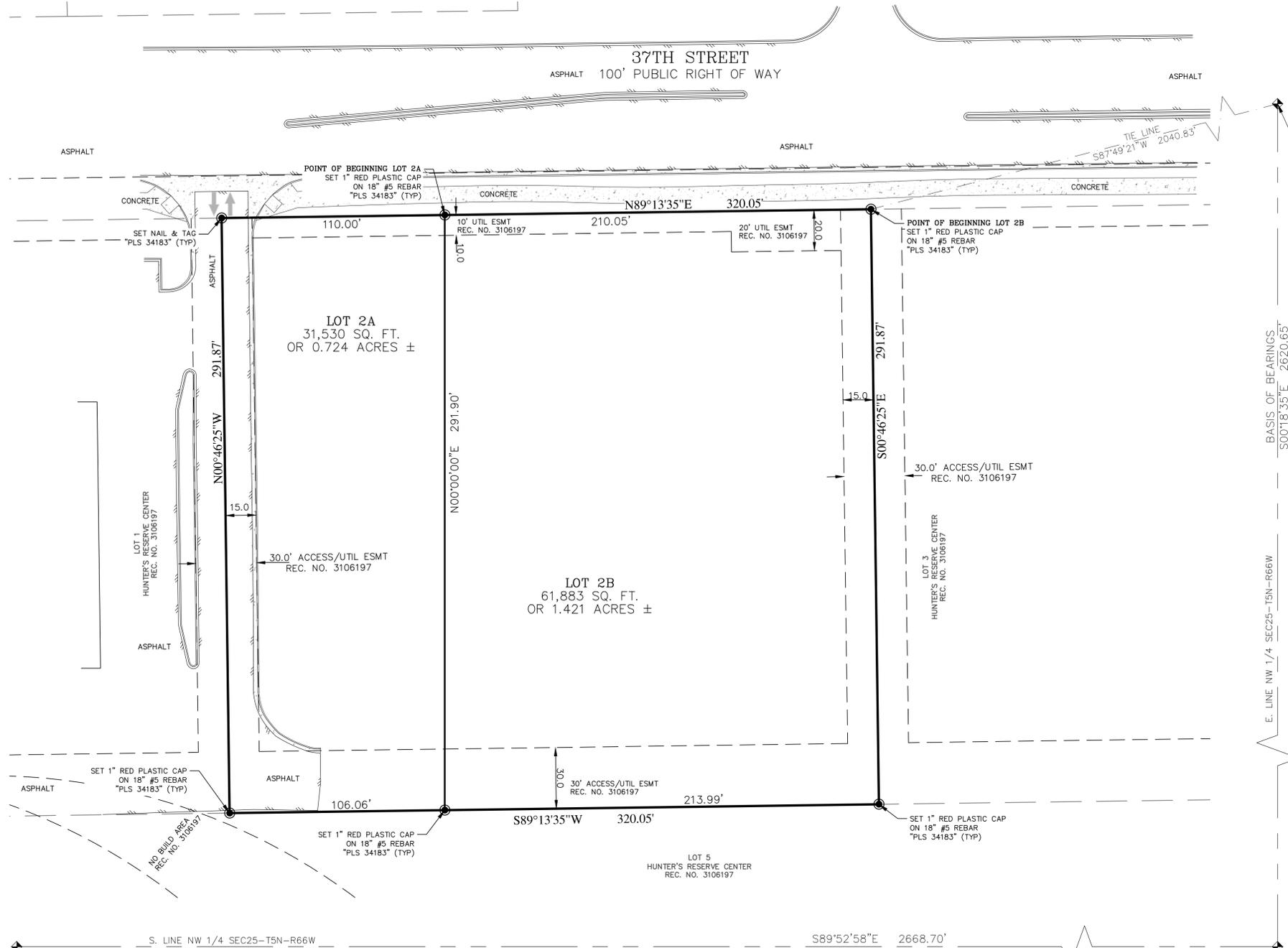
CONTAINING: 61,883 SQUARE FEET OR 1.421 ACRES MORE OR LESS

SHEET 1 OF 2

	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 02/04/20	REVA:
DRAWN BY: CAC	CHK'D BY: JJM	JOB NO. 191109
DATE OF FIELD SURVEY: 12/24/19	191109_ALTA_TOPO.DWG	

HUNTER'S RESERVE CENTER FILING NO. 2 MINOR SUBDIVISION

A REPLAT OF LOT 2, HUNTER'S RESERVE CENTER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

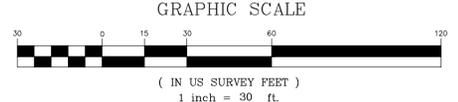


NORTH 1/4 SEC25-T5N-R66W
POINT OF COMMENCEMENT
FOUND 2.5" ALUMINUM CAP
0.6' B.G. IN RANGE BOX
"TAIT, PLS 30126"
~SITE BENCHMARK~
NAVD88=4758.27'

BASIS OF BEARINGS
S00°18'35"E 2620.65'
E. LINE NW 1/4 SEC25-T5N-R66W

LEGEND	
	INDICATES SUBDIVISION BOUNDARY AS SHOWN
	INDICATES LOT LINES AS SHOWN
	INDICATES ADJACENT BOUNDARY
	INDICATES EASEMENTS AS SHOWN
	INDICATES TIE LINE FROM PDC TO PDB
	INDICATES FOUND SURVEY MONUMENT AS STATED
	INDICATES SECTION CORNER AS SHOWN
	INDICATES SET PIN AND CAP ON NO.5 REBAR 18" LONG PLS 34183
	MEASURED
	RECORDED

S. LINE NW 1/4 SEC25-T5N-R66W
WEST 1/4 SEC25-T5N-R66W
FOUND 3.25" ALUMINUM CAP
0.3' B.G. IN RANGE BOX
"KING SURVEYORS INC, PLS 22098"
S89°52'58"E 2668.70'
CENTER 1/4 SEC25-T5N-R66W
FOUND 3.25" ALUMINUM CAP
0.3' B.G. IN RANGE BOX
"KING SURVEYORS INC, PLS 34990"



S:\JOBS\2019\191109\DWG\191109_MSP_V0.dwg

SHEET 2 OF 2

		9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
DATE: 02/04/20	REVA:	DATE OF FIELD SURVEY: 12/24/19	191109_ALTA_TOPO.DWG
DRAWN BY: CAC	CHK'D BY: JJM	JOB NO. 191109	

PLANNING COMMISSION INFORMATION ITEM REPORT

DATE: May 26, 2020
AGENDA ITEM: Work Session Item 7.A
SUBJECT: April 21, 2020 City Council consideration of Small Cell Wireless Facilities
NAME & TITLE: Drew Lyman, Assistant City Attorney
Anne Best-Johnson, Community Development Director

City Council considered whether they would like Staff to proceed in developing an update to the Telecommunications Chapter of the Land Use Code to include Small Cell infrastructure at a work session on April 21, 2020. The proposed amendment to the Land Use Code would be consistent with the U.S. Federal Communications Commission guidelines as well as Colorado Revised Statutes. City Council determined they would like Staff to provide language for their consideration.

The following information is provided to you as a courtesy and contains information from the April 21, 2020, Council work session. Future hearings shall be with City Council.

AGENDA ITEM DESCRIPTION:

“Small Cell” radio equipment is an emerging feature of the wireless communication landscape. It is a component of “5G” wireless service levels that major telecommunications companies require and are increasingly a land use issues for municipalities to manage. The purpose of this work session is to provide a brief overview of the issue, answer City Council questions, and seek the Council’s direction about potentially developing an ordinance regulating certain aspects of the infrastructure deployment. There is currently one active application for an installation in Evans (on a utility pole on 23rd Avenue near Palomino’s). There has also been a recent inquiry from another company about a possible installation on 8th Avenue just north of Highway 34. While staff is learning that municipalities have little choice regarding whether small cell technology may be permitted, there is some flexibility and potential need for policy regarding where and how they may be deployed in a given community.

A small cell installation consists of small radio equipment and antennas that can be placed on structures such as streetlights, the sides of buildings, or poles. Each small cell installation is about the size of a backpack and a network of installations about every 500 feet is essential for transmitting data to and from wireless devices that will operate on the new 5G technology.

Small cells look completely different than typical wireless infrastructure in that they are much smaller than the large cell towers that have been necessary for current cellular service technologies.

Whereas larger towers are often placed miles apart, small cell structures need to be installed every few blocks.

Small cell operators have identified public rights of way as the optimal locations for small cell facilities because rights of way have existing infrastructure such as utility poles, street lights and traffic signals. In recent years, state and federal policymakers have adopted rules to promote the unfettered deployment of small cell facilities in public rights of way.

On April 18, 2017 the Colorado State Legislature adopted HB 17-1193, which is codified in C.R.S. Section 29-27-401, et seq; and Section 38-5.5-102 et seq. The state law supersedes the Evans Municipal Code where conflicts exist and constitutes a substantial set-aside of local government's zoning rules. Key features of the state law include the following:

- Small cells are a use by right in any zone district subject to the exercise of local police powers, including zoning requirements.
- State law defines "small cell" as low-powered wireless base stations that include an antenna of no more than three cubic feet and equipment totaling no more than 28 cubic feet, placed on a structure that is either no more than 50 feet in height or no more than 10 percent taller than adjacent structures
- Time constraints of 90 days are placed on application approvals by local governments, after which a small cell provider can proceed without approval.
- Provides for consolidated applications for a network of multiple small cell facilities, instead of requiring individual applications

In September 2018, the U.S. Federal Communications Commission passed a series of orders to further facilitate the deployment of small cells and other wireless infrastructure by superseding other state- and local-level regulations. The new state and federal legislation is intended to encourage rapid deployment of the new 5G technology for economic development, global competition and public safety communication purposes

The primary features of the FCC's orders are as follows:

- Ban local "moratoria" that would delay or limit wireless infrastructure deployment.
- Establish a national fee structure that cities can charge for reviewing small cell projects.
- Establish a 60-day shot clock for attaching small cells to existing structures and 90 days for new builds.

The FCC regulations are currently being challenged in federal court and are subject to change. In the midst of a complex and changing legal environment, small cities face the challenge of adopting regulations for small cell facilities that meet community aesthetic standards, minimize clutter and make appropriate use of the public rights of way while complying with state and federal law and regulation.

PLANNING COMMISSION INFORMATION ITEM REPORT

DATE: May 26, 2020

AGENDA ITEM: Work Session Item 7.B

SUBJECT: May 19, 2020 City Council Consideration of Food Trucks in Evans

NAME & TITLE: Anne Best-Johnson, Community Development Director
Lauren Richardson, City Planner
Karen Frawley, City Clerk
Thomas Krough, Accountant II
Rachel Daly, Accountant I

City Council considered whether food trucks should be an allowed use in Evans at their May 19th, 2020 work session. This information is provided to you as a courtesy as future hearings shall be with City Council since more than just the Land Use Code is affected.

AGENDA ITEM DESCRIPTION:

Food trucks are an emerging and present restaurant option in Evans. The purpose of this work session is to provide a brief overview of the issue surrounding Food Trucks. The current Municipal Code does not provide a method to approve Food Trucks. There have been recent inquiries, and Staff has provided Temporary Business Licenses to three food trucks; however, Staff is seeking Council input to determine if this type of business is desired in Evans.

A collaborative team from Finance, the City Clerk, and Planning have met to determine which portions of the Municipal Code may need to be amended, should Food Trucks be desired. At this time, amendments to Chapters 3, 5, and 18 would be needed to legalize food trucks in the City of Evans.

PLANNING COMMISSION INFORMATION ITEM REPORT

DATE: May 26, 2020

AGENDA ITEM: Work Session Item 7.C

SUBJECT: May 19, 2020 City Council consideration of Ordinance Number 714-20, an Ordinance amending Planning Commission and Zoning Board of Appeals Provisions in the City's Charter and Code to Reflect the outcome of a previous Charter Amendment Election and to Authorize Appointment of Alternate Members to the Planning Commission

PRESENTED BY: Drew Lyman, Assistant City Attorney
Anne Best Johnson, Community Development Director

City Council amended Sections 2.52.020 and 2.56.020 of the Evans Municipal Code and Sections 12.1 and 12.5 of the Evans City Charter to conform with the results of a Charter Election held on November 4, 2014. Electors of Evans approved a charter amendment that, among other things, authorized members of the Planning Commission and the Zoning Board of Appeals to hold other positions with the City of Evans. The City Council hearings regarding this legislative matter were considered on May 5 and 19, 2020.

The following information is provided to you as a courtesy. Planning Commission members wishing to be on the Board of Zoning Appeals will need to apply. An application for the Planning Commission Alternate member will be posted on May 27, 2020.

AGENDA ITEM DESCRIPTION:

This ordinance addresses two issues related to the appointment and qualifications of members of the City's Planning Commission and Zoning Board of Appeals.

First, it amends the provisions of the City's Charter and Code to reflect the outcome of a Charter amendment election held in 2014. Prior to 2014, members of the Planning Commission and the Zoning Board of Appeals were prohibited from holding any other position with the City. As a result of the election, this prohibition was removed and PC and BZA members are permitted to hold any other position with the City, except City Council Member. The proposed ordinance contains amendments to the City Charter that reflect this change for both the PC and the BZA. Correspondingly, the ordinance also amends the parallel provisions of the City Code that address qualification and appointment of PC and BZA members, so the Charter and Code are now consistent with each other and the Charter election outcome.

Second, as you may recall from recent discussions with staff, an item of ongoing concern is the

ability of the Planning Commission to obtain a quorum at its meetings. There is a substantial amount of land use activity in the City currently, and hopefully for the foreseeable future. Many of the land use proposals involve items that need to go before the Planning Commission for consideration and recommendation. To increase the ability of the Planning Commission to obtain a quorum at its meetings and move land use applications forward in an efficient manner, the ordinance amends the City Code to authorize the City Council to appoint an alternate member. The alternate member will receive the PC's packet, can participate in the discussions at PC meetings, and, if fewer than five regular members are present, then the alternate member can vote on the issues before the PC.

CITY OF EVANS, COLORADO

ORDINANCE NO. 714-20

AN ORDINANCE AMENDING SECTIONS 2.52.020 AND 2.56.020 OF THE EVANS MUNICIPAL CODE AND SECTIONS 12.1 AND 12.5 OF THE EVANS CHARTER TO CONFORM WITH THE RESULTS OF A CHARTER ELECTION REGARDING MEMBERSHIP OF THE PLANNING COMMISSION AND ZONING BOARD OF APPEALS ,AND FURTHER AUTHORIZING APPOINTMENT OF AN ALTERNATE PLANNING COMMISSION MEMBER

WHEREAS, the City Council of the City of Evans, Colorado, pursuant to Colorado statute and the Evans City Charter, is vested with the authority of administering the affairs of the City of Evans, Colorado; and

WHEREAS, Section 12.1 of the Evans Charter addresses the creation and appointment of the Planning Commission; and

WHEREAS, Section 12.5 of the Evans Charter addresses the creation and appointment of the Zoning Board of Appeals; and

WHEREAS, Section 2.52.020 of the Evans Municipal Code addresses the membership, appointment and qualifications of Planning Commission members; and

WHEREAS, Section 2.56.020 of the Evans Municipal Code addresses the membership, appointment and qualifications of the Zoning Board of Appeals; and

WHEREAS, at a municipal election on November 4, 2014, the electors of the City of Evans approved a charter amendment that, among other things, authorized members of the Planning Commission and the Zoning Board of Appeals to hold other positions with the City of Evans; and

WHEREAS, the City Council has determined that in order to ensure the timely processing of land use applications and other matters that come before the Planning Commission it is necessary and appropriate to authorize appointment of an alternate Planning Commission member and to authorize them to act when necessary to establish a quorum or take other actions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO AS FOLLOWS:

1. Section 12.1 of the Evans City Charter is hereby revised pursuant to the approved Charter amendment by adding the underlined language to read as follows:

12.1 - Planning Commission.

There shall be a City Planning Commission which shall consist of five members, all of whom shall be qualified electors residing within the City and all of whom shall be appointed by the City Council for a term of five years. Members of the City Council shall be prohibited from serving on the Planning Commission. A Planning Commission member may hold any other position with the City, except City Council member. Three members of the Commission shall constitute a quorum. Any member of the Commission may be removed by the Council for cause, after public hearing, if a hearing is requested by such member. The Commission shall adopt rules of procedure (bylaws), which shall include its process for election of a Chairperson and Vice-Chairperson, scheduling of meetings, and proceedings of meetings. All meetings and records of the Commission shall be open to the public. City staff shall keep minutes of the Commission's proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall also keep records of its official actions.

2. Section 12.5 of the Evans City Charter is hereby revised pursuant to the approved Charter amendment by adding the underlined language to read as follows:

12.5 - Zoning Board of Appeals.

There shall be a Zoning Board of Appeals which shall consist of five members, all of whom shall be qualified electors residing within the City and all of whom shall be appointed by the City Council for a term of five years. Members of the City Council shall be prohibited from serving on the Zoning Board of Appeals. A Zoning Board of Appeals member may hold any other position with the City, except City Council member. Three members of the Board shall constitute a quorum. Any member of the Board may be removed by the Council for cause, after public hearing, if a hearing is requested by such member. The Board shall adopt rules of procedure (bylaws), which shall include its process for election of a Chairperson and Vice-Chairperson, scheduling of meetings, and proceedings of meetings. All meetings and records of the Board shall be open to the public. City staff shall keep minutes of the Board's proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall also keep records of its official actions.

3. Section 2.52.020 of the Evans Municipal Code is hereby amended to read as follows:

2.52.020 – Membership – Appointment and Qualifications.

The Planning Commission shall consist of five (5) members, who shall be qualified electors and residents of the City appointed by the City Council

~~none of whom shall hold any other position with the City.~~ A Planning Commission member may hold any other position with the City except City Council Member. The Director of Planning or ~~his~~ their appointed designee shall serve in an advisory capacity to the Planning Commission. The City Council may appoint an alternate Planning Commission member. The alternate member shall receive all materials received by the regular members and may participate in the discussion of any matters during a Planning Commission meeting. The alternate member shall be permitted to vote when fewer than five regular members are present. The presence of the alternate member may also be used when necessary to determine whether a quorum is present.

4. Section 2.56.020 of the Evans Municipal Code is hereby amended to read as follows:

2.56.020 – Membership – appointment and qualifications.

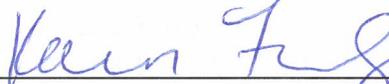
The Zoning Board of Appeals shall consist of five (5) members, who shall be qualified electors appointed by the City Council, ~~none of whom shall hold any other position with the City.~~ A Board member may hold any other position with the City except City Council Member.

5. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

6. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF EVANS ON THIS 5TH DAY OF MAY, 2020.

ATTEST:



Karen Frawley, City Clerk

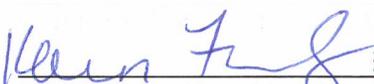


CITY OF EVANS, COLORADO

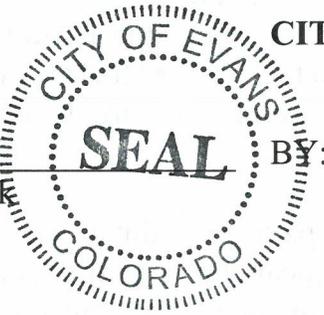

Brian Rudy, Mayor

PASSED AND ADOPTED ON A SECOND READING THIS 19th DAY OF MAY, 2020.

ATTEST:



Karen Frawley, City Clerk



CITY OF EVANS, COLORADO


Brian Rudy, Mayor

PLANNING COMMISSION INFORMATION ITEM REPORT

DATE: May 26, 2020

AGENDA ITEM: Work Session Item 7.D

SUBJECT: Re-visitation on a 2019 discussion regarding the need to update the application sections of the Land Use Code to amend application processing, the criteria for approval and application material requirements. The Section regarding Minor Replats, as found in Section 18.07.120, shall be first.

PRESENTED BY: Anne Best Johnson, Community Development Director
Lauren Richardson, City Planner

AGENDA ITEM DESCRIPTION:

Planning Commission recognized the importance of having a Land Use Code that is efficient, transparent and one that sets clear expectations for applicants, staff as well as Planning Commission and City Council. In late 2019, the Planning Commission reviewed Staff findings, which identified inconsistencies in application material requirements, processing standards and criteria for approval. Staff has started to review the Minor Replat Section found in Section 18.07.120 of the Land Use Code and will be bringing proposed amendments to the Planning Commission on June 23, 2020, for hearing and consideration.

PLANNING COMMISSION INFORMATION ITEM REPORT

DATE: May 26, 2020
AGENDA ITEM: Work Session Item 7.E
SUBJECT: Update on the Master (Comprehensive) Plan progress
PRESENTED BY: Anne Best Johnson, Community Development Director

The update to the City of Evans' 2010 Master Plan will officially kicked-off with the May 5, 2020 joint work session between the City Council and the Planning Commission. One of the first steps in the Master Plan kick-off process is a presentation and discussion of the most recent Evans Community Profile which was presented by Department of Local Affairs (DOLA) State Demographer Cindy DeGroen.

The City has started to perform the early steps of the Master Plan including the following work program items:

- Insert into the June Utility Bill as a community-wide call to action and introduction of the Master Plan. See Attachment 1.
- The paper surveys and electronic surveys will start in June.
- Watch the Master Plan web site for opportunities to comment on different topics each month.
- Water Conservation Chapter has begun with research and alternatives analysis underway
- The Environmental Considerations Chapter has started with internal research by staff
- The Request for Qualifications (RFQ) for the Transportation/Trails Master Plan has been issued and a Summer kick-off is anticipated
- Staff is constructing the structure for the virtual Community Plan Dashboard and the "living" plan.
- A grant application to DOLA was submitted for the bulk of the update to the Comprehensive Plan. The City hopes to hear from DOLA in the next month.

The City will be looking for both the Planning Commission and City Council to appoint two members to the Master Plan Steering Committee at their May 26 and July 2 hearings respectively. City staff will solicit three citizens or business owners to also serve on the Steering Committee. It is anticipated that the Steering Committee will meet at least twice a month for approximately 2 hours each meeting over the next 12-15 months, participate in community engagement activities that may occur on Saturdays or weekday evening, and review draft chapters prior to presenting to the Planning Commission and City Council for recommendation of adoption. The regular Steering Committee meetings will be during the week and will either be morning, late afternoon or early evening meetings.

REQUESTING FROM CITY COUNCIL AND PLANNING COMMISSION:

Staff is looking for two members of the Planning Commission to be appointed to the Master Plan Steering Committee. Staff is also looking to the Planning Commission for comments regarding the demographic information presented on May 5 by the State Demographer.

ATTACHMENTS:

- Attachment 1: Announcement flier and community “Call to Action”
- Attachment 2: Evans Community Profile
- Attachment 3: Power Point presentation from May 5, 2020 Joint Work Session
- Attachment 4: Comprehensive Plan methodology
- Attachment 5: Updated tentative overview schedule



City of Evans, Colorado

Explore Evans: Where Rivers and Opportunity Meet



What is a Master Plan?

A Master Plan is a strategic guide book to provide the City of Evans with a vision for future growth. The Master Plan will provide a snapshot of what Evans is today as a community and will be used as a vision for our community's future.

What is Behind “Explore Evans”?

“Explore Evans: Where Rivers and Opportunity Meet” was chosen as the theme for the Master Plan Update to reflect the significant natural history behind the City's location at the confluence of the Big Thompson and South Platte Rivers and to signify the importance of the Master Plan to guide the City's future growth.

Help us Shape the Future of Evans!

Updating a Master Plan takes time, approximately 12 – 15 months in fact. During this time, we hope to have your input. Please participate online, at City Hall, and during future open houses. All City of Evans residents and business owners are encouraged to get involved.



We Want to Hear From You!

To ask questions, provide input, or learn more about the City of Evans Master Plan update process, please use the following resources:

Website:
<https://www.evanscolorado.gov>

Email:
Lauren Richardson, City of Evans Planner
lrichardson@evanscolorado.gov

Anne Best-Johnson, City of Evans Community Development Director
abjohnson@evanscolorado.gov



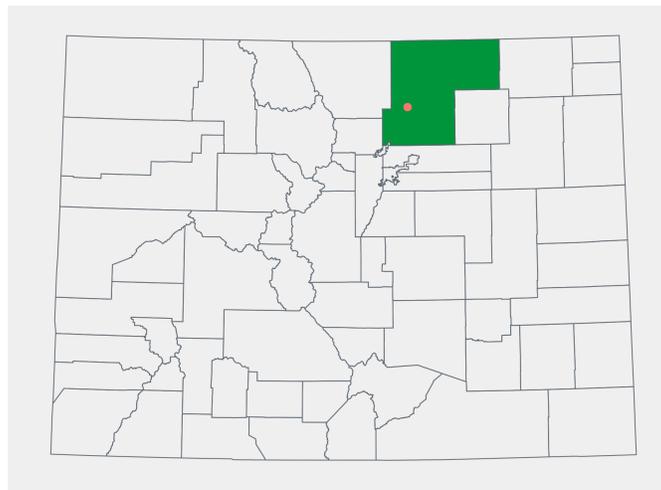


State Demography Office Colorado Demographic Profile

Print Date: 03/18/2020

Community Profile for Evans

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Evans	Weld County	Colorado
Population (2018)+	20,972	314,250	5,694,311
Population Change (2010 to 2018)+	2,345	60,020	643,979
Total Employment (2018)+	4,232	142,067	3,389,198
Median Household Income [^]	\$58,405	\$70,908	\$68,811
Median House Value [^]	\$196,900	\$269,400	\$313,600
Percentage of Population with Incomes lower than the Poverty Line [^]	12.7%	10.6%	10.9%
Percentage of Population Born in Colorado [^]	55.9%	53.2%	42.5%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Evans. The table shows the overall population growth rate for Evans, Weld County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Evans.

Table 2: Population Growth Rate

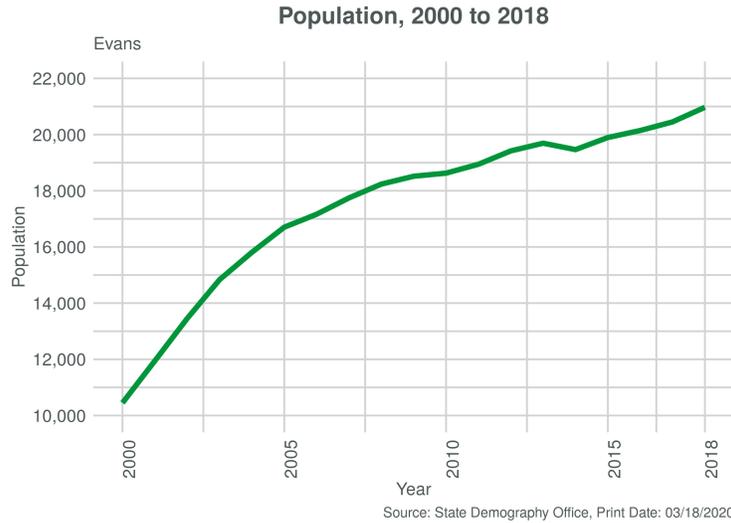
Year	Evans		Weld County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	5,876		131,821		3,294,473	
1995	7,178	4.1%	157,173	3.6%	3,811,074	3.0%
2000	10,448	7.8%	183,076	3.1%	4,338,801	2.6%
2005	16,703	9.8%	223,432	4.1%	4,662,534	1.4%
2010	18,627	2.2%	254,230	2.6%	5,050,332	1.6%
2015	19,896	1.3%	285,109	2.3%	5,454,707	1.6%
2018	20,972	1.8%	314,250	3.3%	5,694,311	1.4%

Note:

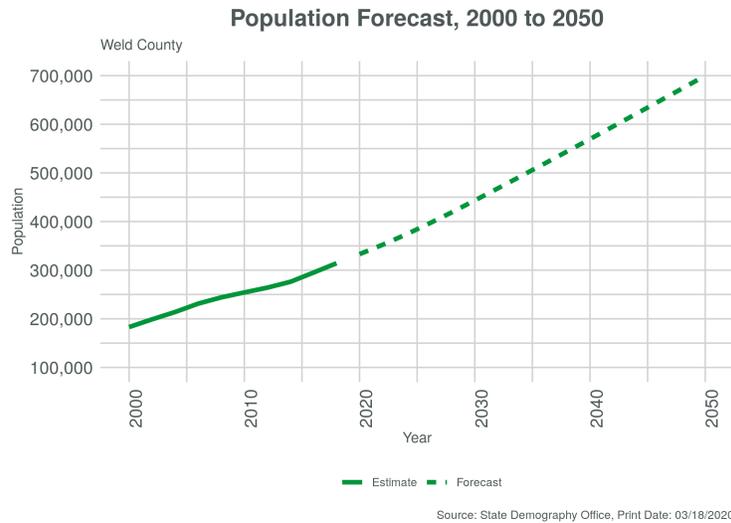
Source: State Demography Office, Print Date: 03/18/2020

At the end of 2018 the estimated population of Evans was 20,972, an increase of

1,076 over the population in 2015. The growth rate for Evans between 2015 and 2018 was 1.8 percent compared to 3.3 percent for Weld County and 1.4 percent for the State of Colorado.

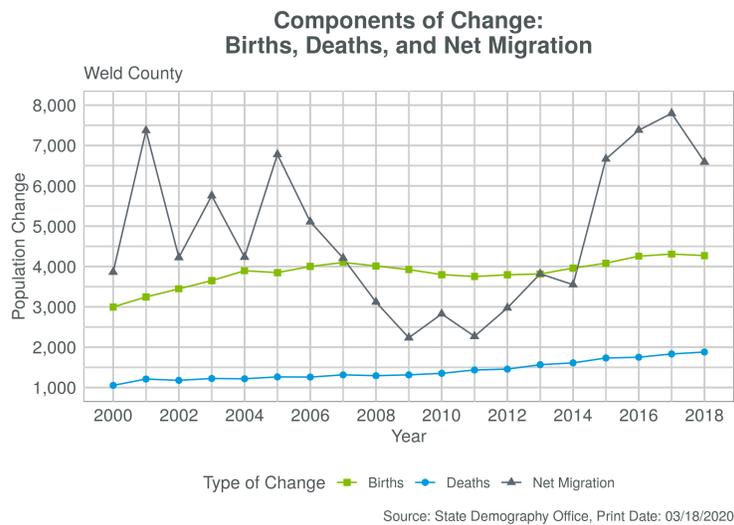


The population of Weld County is forecast to reach 333,006 by 2020 and 569,558 by 2040. Overall, the growth rate for Weld County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 2.7 percent, between 2020 and 2030 the forecast growth rate is 2.9 percent, while the forecast growth rate between 2030 and 2040 is 2.5 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.



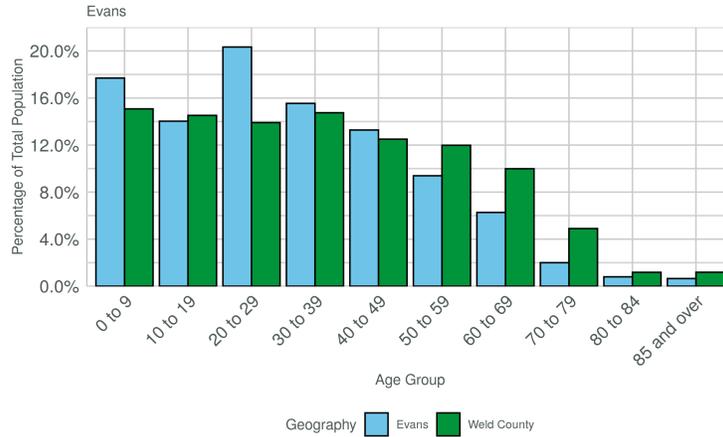
Over the past five years, between 2014 and 2018, the population of Weld County has increased by 44,055 people. The total natural increase (births - deaths) over this period was 14,323 and the total net migration (new residents who moved in minus those who moved out) was 35,800. Note: Components of Change data are only available for Colorado counties.

Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

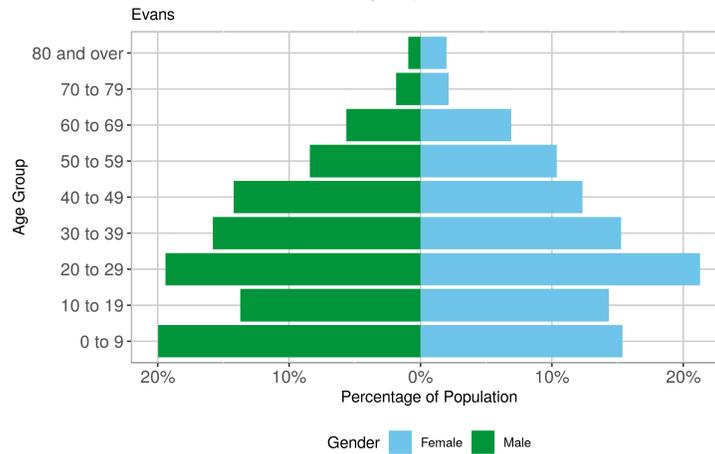
The age distribution of the population of Evans and Weld County are shown here.

Population Distribution by Age for 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Age by Gender



Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

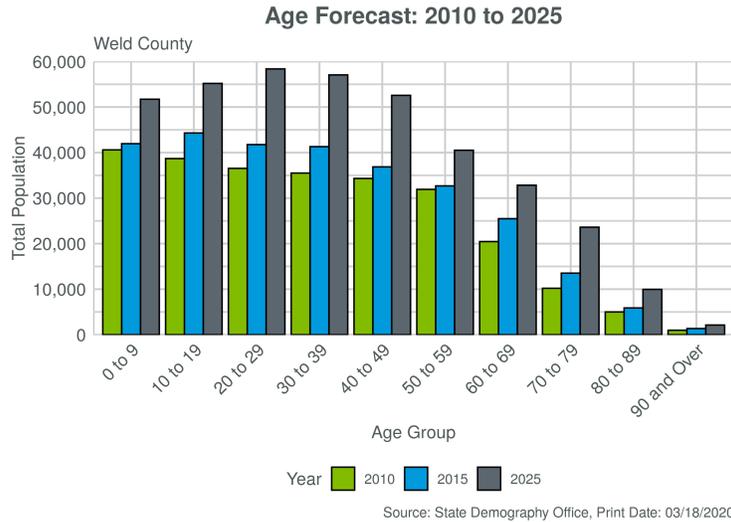
Table 3: Median Age by Gender Comparison

Gender	Evans		Weld County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	28.9	1.1	34.3	0.1	Yes	Younger
Male	28.5	1.5	33.9	0.2	Yes	Younger
Female	29.3	1.6	34.8	0.2	Yes	Younger

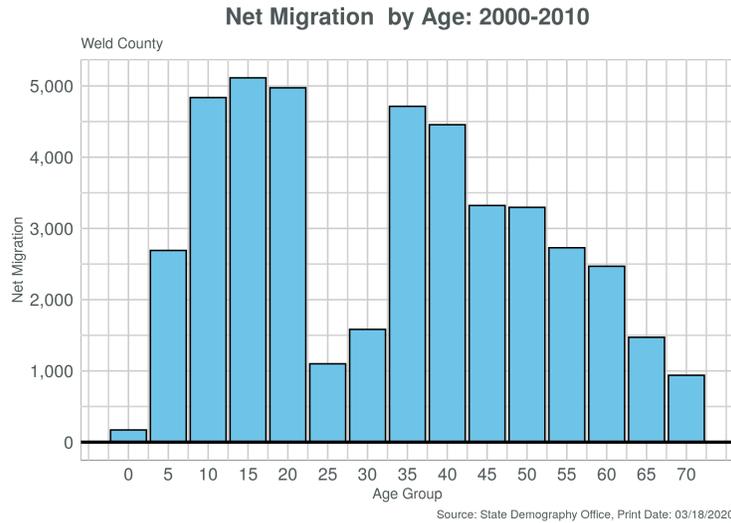
Note:

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

The median age of Evans is 5.5 years younger than Weld County. Women in Evans are significantly younger than women in Weld County and men in Evans are significantly younger than men in Weld County.



The changing age distribution of the population of Weld County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.



This plot shows the net migration by age in Weld County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a

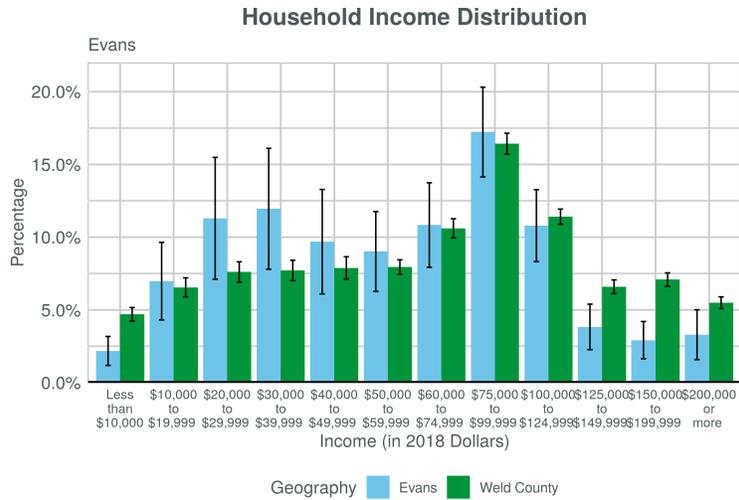
number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Evans. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income

The household income distribution plot compares Evans to household incomes for Weld County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

The Household Income Source(s) Table shows household income sources and amounts for households in Weld County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

Table 4: Household Income Source(s)

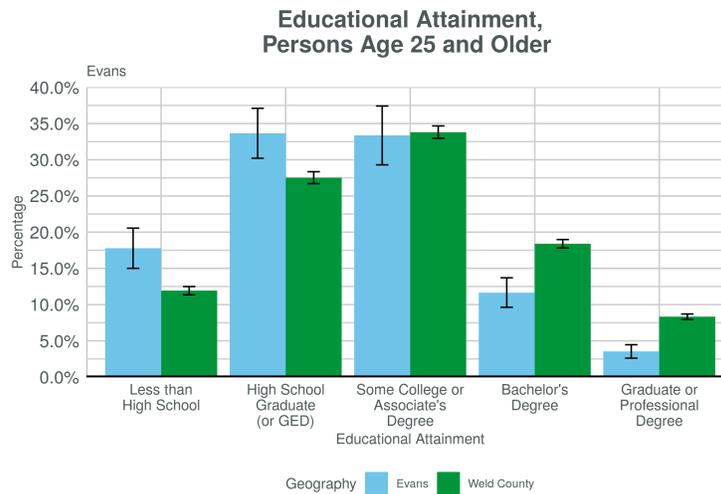
Weld County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	102,101	520	\$73,415	\$1,223
With earnings	84.2%	0.8%	\$84,619	\$1,527
With interest, dividends or net rental income	20.4%	0.7%	\$21,007	\$2,588
With Social Security income	24.6%	0.5%	\$18,696	\$ 514
With Supplemental Security Income (SSI)	3.4%	0.3%	\$10,130	\$1,119
With cash public assistance income	2.4%	0.3%	\$ 2,922	\$ 732
With retirement income	15.0%	0.6%	\$26,824	\$1,614

Note:

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Educational Attainment

The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Race and Ethnicity

The Race Trend table shows the changing racial and ethnic composition of Evans beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Evans			Weld County		
	2000	2010	2018	2000	2010	2018
Hispanic	40.1%	43.1%	44.1%	27.0%	28.4%	29.2%
Non-Hispanic	59.9%	56.9%	55.9%	73.0%	71.6%	70.8%
Non-Hispanic White	56.6%	53.4%	48.8%	70.0%	67.6%	66.0%
Non-Hispanic Black	0.6%	0.7%	1.0%	0.5%	0.8%	1.1%
Non-Hispanic Native American/Alaska Native	0.5%	0.5%	0.6%	0.4%	0.6%	0.3%
Non-Hispanic Asian	0.6%	0.8%	3.2%	0.8%	1.1%	1.4%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.2%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.1%	0.3%	0.0%	0.1%	0.1%	0.1%
Non-Hispanic, Two Races	1.5%	1.2%	2.2%	1.1%	1.4%	1.7%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

¹ 2000: 2000 Census

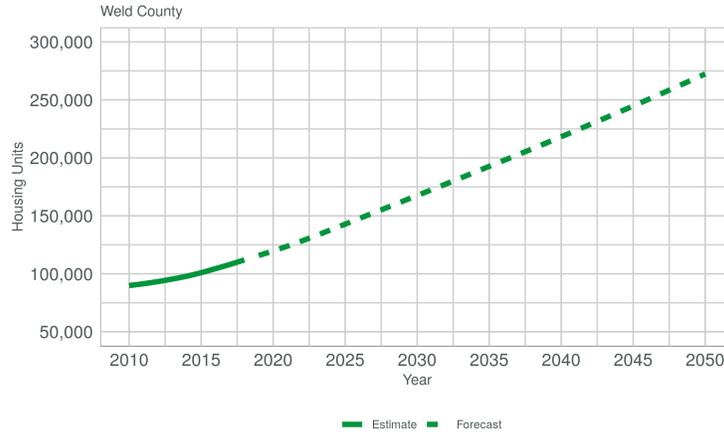
² 2010: 2010 Census

³ 2018: Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

Total Household Projection: 2010-2050



Source: State Demography Office, Print Date: 03/18/2020

The Household Estimates plot shows the current and projected number of households in Weld County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Evans, 2018

Evans	
Housing Type	Value
Total Housing Units	7,188.0
Occupied Housing Units	7,121.0
Vacant Housing Units	67.0
Vacancy Rate	0.9%
Total Population	20,972.0
Household Population	20,968.0
Group Quarters Population	4.0
Persons per Household	2.94

Note:

Source: State Demography Office, Print Date: 03/18/2020

Table 7: Characteristics of Housing Units

Housing Unit Type	Evans				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	4,158	62.0%	2,552	38.0%	6,710
Single Unit Buildings	3,626	81.7%	814	18.3%	4,440
Buildings with 2 to 4 Units	33	6.4%	485	93.6%	518
Buildings with 5 or More Units	106	8.7%	1,109	91.3%	1,215
Mobile Homes	393	73.2%	144	26.8%	537
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	2001		1996		2000
Average Number of Persons Per Household	3.20		2.78		3.04

Note:

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Table 8: Comparative Housing Values

Variable	Evans	Weld County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$196,900	\$269,400
Percentage of Owner-Occupied Households paying 30% or more of income on housing	28.8%	23.5%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	16.5%	14.7%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	12.3%	8.8%
Median Gross Rent of Rental Households (Current Dollars)	\$1,103	\$1,014
Percentage of Rental Households paying 30% or more of income on housing	43.1%	43.9%
Percentage of Rental Households paying 30-49% of income on housing	25.8%	23.2%
Percentage of Rental Households paying 50% or more of income on housing	17.3%	20.7%

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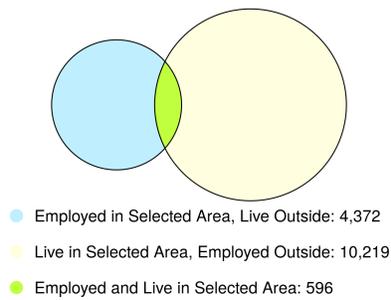
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The Commuting diagram identifies three groups of people:

- People who work in Evans, but live elsewhere.
- People who live in Evans, but work elsewhere.
- People who live and work in Evans.

Evans: All Jobs, 2017



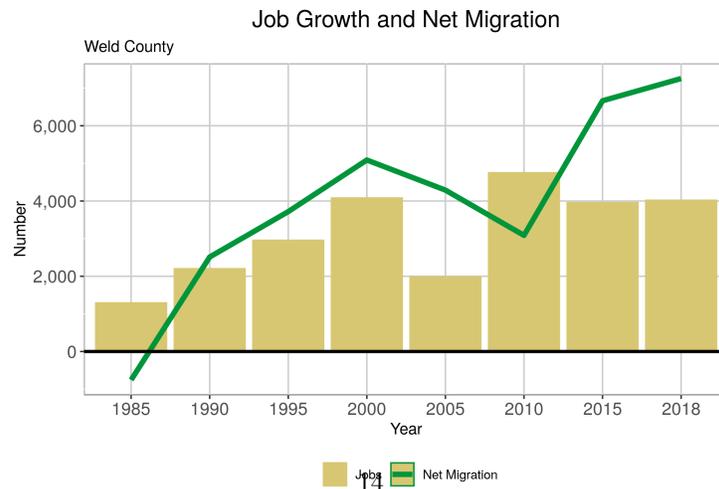
Source: U.S. Census Bureau On the Map, Print Date: 03/18/2020

Table 9: Commuting Patterns for Evans

Location	Count	Percent
Employees in Evans living elsewhere		
Greeley city CO	1,748	40.0%
Fort Collins city CO	197	4.5%
Loveland city CO	181	4.1%
Denver city CO	164	3.8%
Greeley CCD (Weld CO)	158	3.6%
Windsor town CO	86	2.0%
Aurora city CO	77	1.8%
Eaton town CO	67	1.5%
Milliken town CO	67	1.5%
Thornton city CO	63	1.4%
Other Municipalities/Places	1,564	35.8%
Total	4,372	100.0%
Residents of Evans working elsewhere		
Greeley city CO	3,549	34.7%
Denver city CO	800	7.8%
Fort Collins city CO	555	5.4%
Loveland city CO	514	5.0%
Aurora city CO	307	3.0%
Windsor town CO	287	2.8%
Greeley CCD (Weld CO)	254	2.5%
Lakewood city CO	179	1.8%
Colorado Springs city CO	162	1.6%
Longmont city CO	160	1.6%
Other Municipalities/Places	3,452	33.8%
Total	10,219	100.0%

Note:

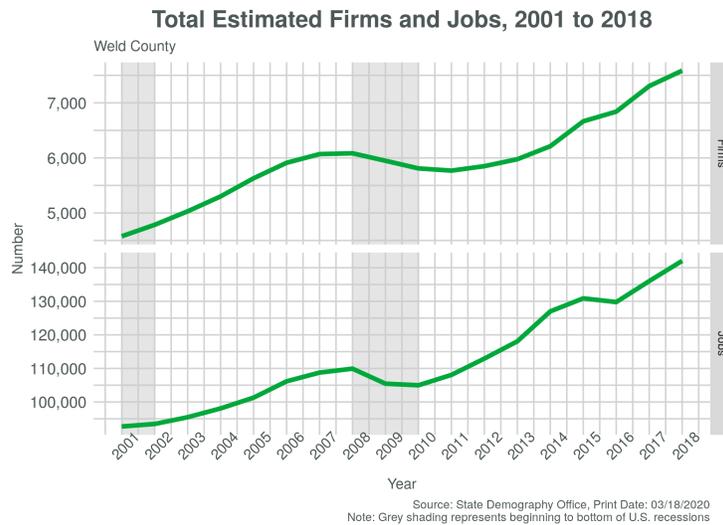
Source: U.S. Census Bureau On the Map, Print Date: 03/18/2020



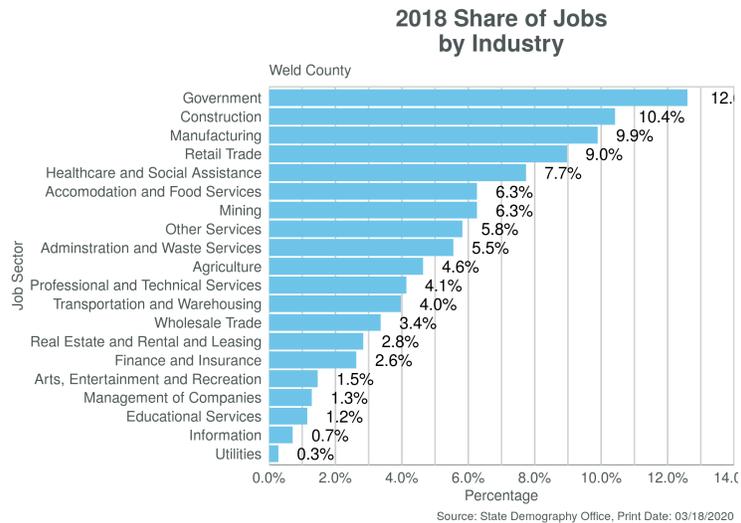
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Weld County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Weld County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic*: jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services*: jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Weld County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

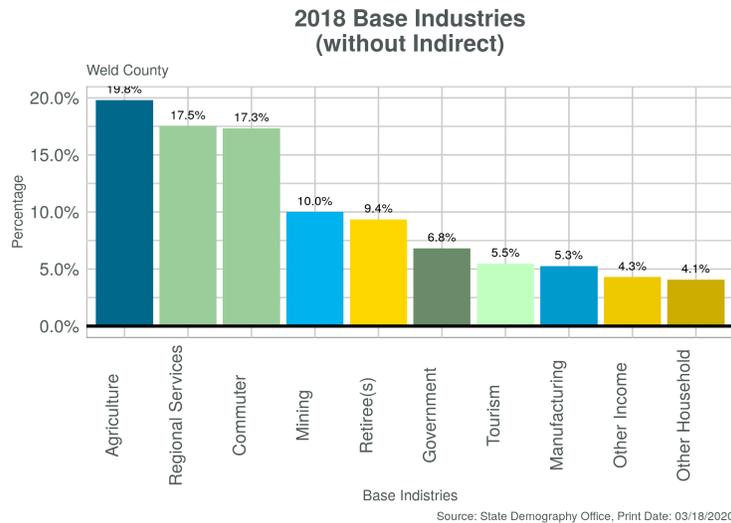


Table 10: Jobs by Sector: Weld County, 2018

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	90,026	63.4%
Indirect Basic Employment	12,771	9.0%
Local Services Employment	39,271	27.6%
Total Employment	142,067	100.0%
Total Population, 16+	241,029	

Note:

Source: State Demography Office, Print Date: 03/18/2020

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

Table 11: Jobs and Population Forecast

Weld County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	104,982		254,230	
2015	Estimate	130,880	3.1%	285,113	3.3%
2020	Forecast	152,812	3.2%	333,006	2.9%
2025	Forecast	170,768	2.0%	383,961	2.9%
2030	Forecast	188,948	2.1%	443,424	2.8%
2035	Forecast	206,787	1.8%	505,830	2.6%
2040	Forecast	225,349	1.6%	569,558	2.3%

Note:

Source: State Demography Office, Print Date: 03/18/2020

The total jobs forecast and population forecast are for Weld County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.

Average Weekly Wage, in Real (2017) Dollars



Source: Department of Labor and Employment (QCEW), Print Date: 03/18/2020

The inflation adjusted (real) average weekly wages for Weld County and Colorado are shown here. In 2016 dollars, wages in Colorado have been essentially unchanged since 2010. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county’s average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for Weld County.

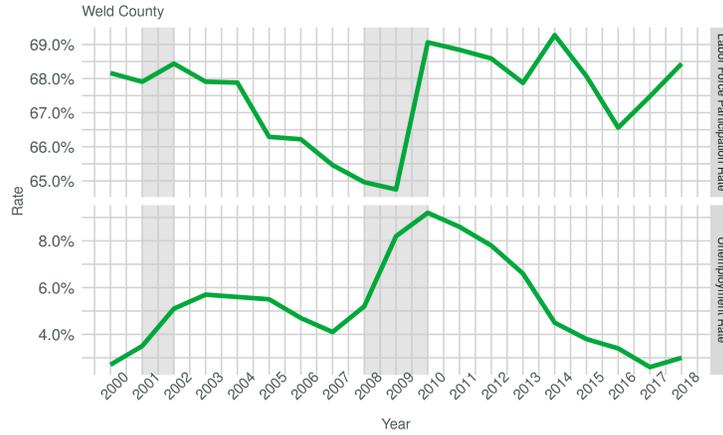
Table 12: Forecast Resident Labor Force and Population, Age 16 +

Weld County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	132,996		190,698	
2015	Estimate	149,286	1.7%	216,432	3.5%
2020	Forecast	173,500	2.9%	257,177	3.3%
2025	Forecast	202,949	3.1%	305,738	3.4%
2030	Forecast	236,842	3.0%	355,605	2.9%
2035	Forecast	270,818	2.5%	406,454	2.5%
2040	Forecast	304,282	2.2%	457,751	2.3%

Note:

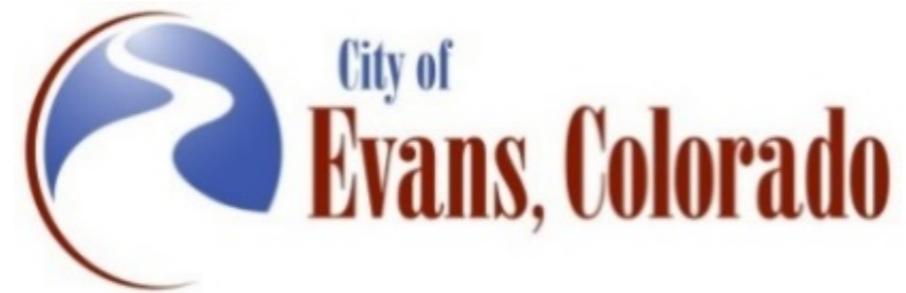
Source: State Demography Office, Print Date: 03/18/2020

Labor Force Participation and Unemployment Rate 2000 to 2018



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/19/2020
 Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Weld County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.



Joint Work Session City Council / Planning Commission

Master Plan Overview & State Demographer

May 5, 2020



Growing Forward

Population & Economic Trends in Evans and Weld County

Cindy DeGroen, March, 2020

State Demography Office, Department of Local Affairs

Demography.dola.colorado.gov



COLORADO
Department of Local Affairs

Where We Were

- Population growing at a slowing rate
- Concentrated growth
- Migration - attracting and retaining the best and brightest.
 - Driven by job growth and retirements
- Fastest growing industries - jobs
 - Health Service, Professional Services, Accommodations and Food Service
- Aging - impacts everything... including the economy, education, housing, transportation, public finance.
- Increase racial and ethnic diversity.



Big Picture - 2018-2019 Pop Change

- US - 328.2 million, + 1.55 million or .5%
- Colorado - 5,758,736
- Ranked 8th fastest 1.2% - ID,NV,AZ,UT,TX,SC,WA
- 7th in total growth 67,449 -TX,FL,AZ,NC,GA,WA

Largest Gains in Colorado by county (2018-19)

- | | |
|----------------------------|------------------------------|
| 1. +10,950 (1.5%) - Denver | 5. +6,166 (1.2%) - Adams |
| 2. +9,560 (3.0%) - Weld | 6. +6,070 (1.7%) - Larimer |
| 3. +8,856 (2.4%) - Douglas | 7. +5,159 (0.8%) - Arapahoe |
| 4. +8,124 (1.1%) - El Paso | 8. +3,083 (0.6%) - Jefferson |

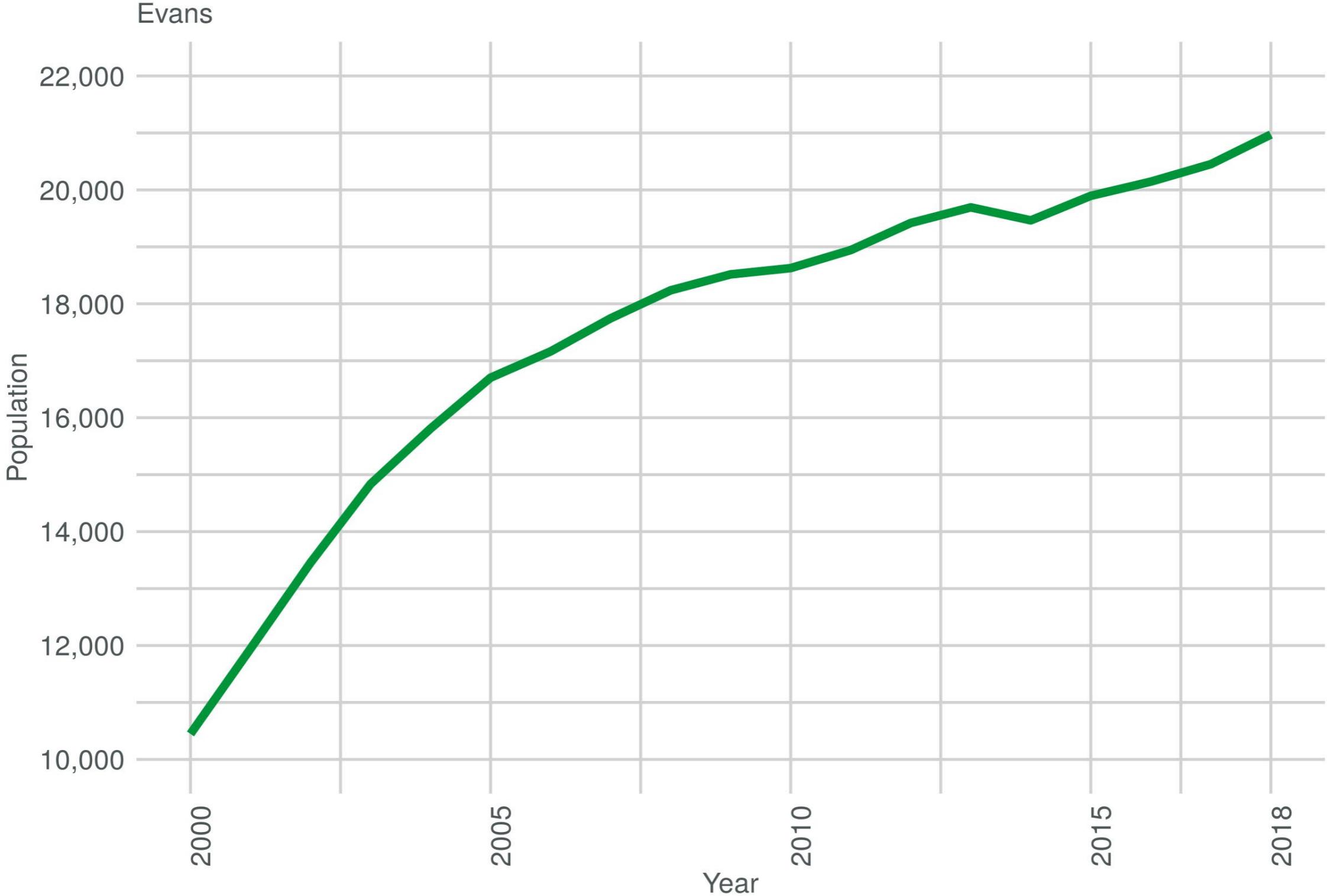


Population Estimates

Places above 10,000	2010	2018	Pop Ch.	Pct Ch.
WELD COUNTY	254,230	314,250	60,020	24%
Greeley	93,147	107,026	13,879	15%
Unincorp. Area	42,570	49,810	7,240	17%
Windsor (Part)	14,271	21,724	7,453	52%
Evans	18,627	20,972	2,345	13%
Firestone	10,236	14,694	4,458	44%
Erie (Part)	10,012	14,340	4,328	43%
Frederick	8,706	13,463	4,757	55%
Johnstown (Part)	9,470	12,646	3,176	34%



Population, 2000 to 2018

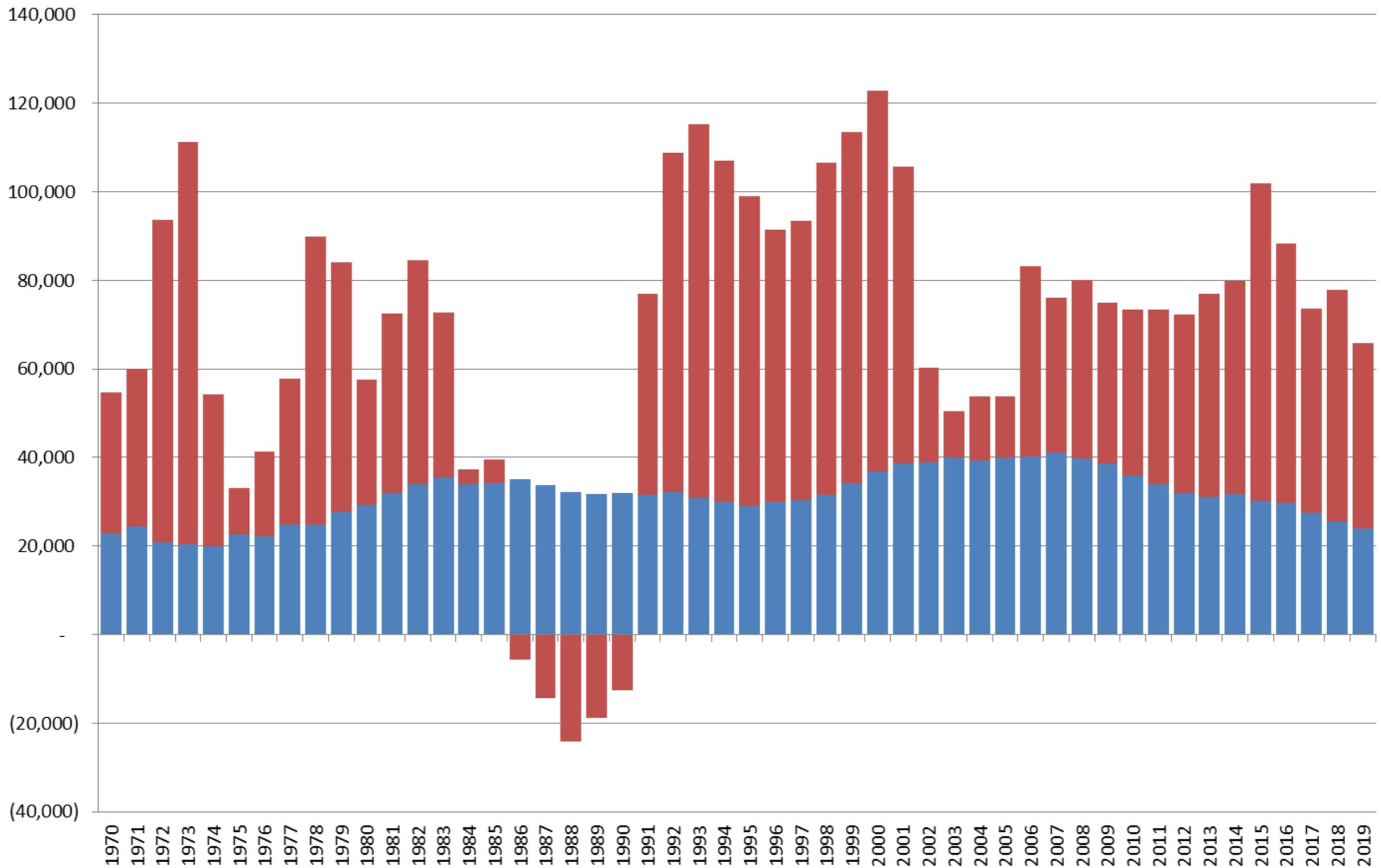


Source: State Demography Office, Print Date: 02/20/2020



Components of Population Change 1970-2019

■ Natural Increase ■ Net Migration



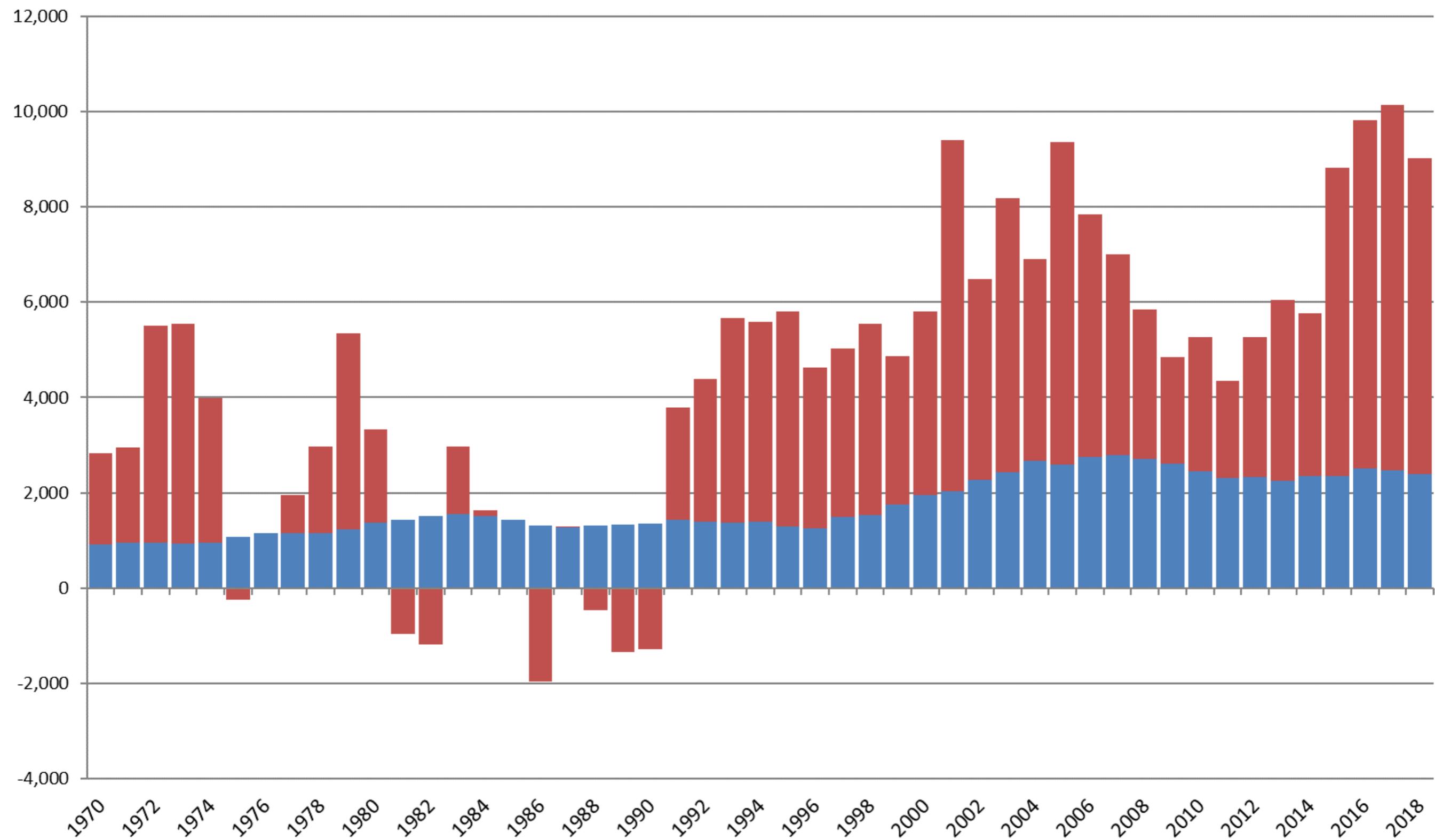
How will the population and demand for workers be impacted by COVID-19?

1. Not much - maybe a little slower migration since job growth has slowed including increases in automation.
2. More migration - places harder hit will move to Colorado and telework (here comes New York!)
3. Lower migration- I shared an apartment with 3 others downtown to enjoy the nightlife and recreation - no longer worth it. I'm moving back to Iowa!
4. Just lost my job, staying in Colorado but living in my parents basement....again.



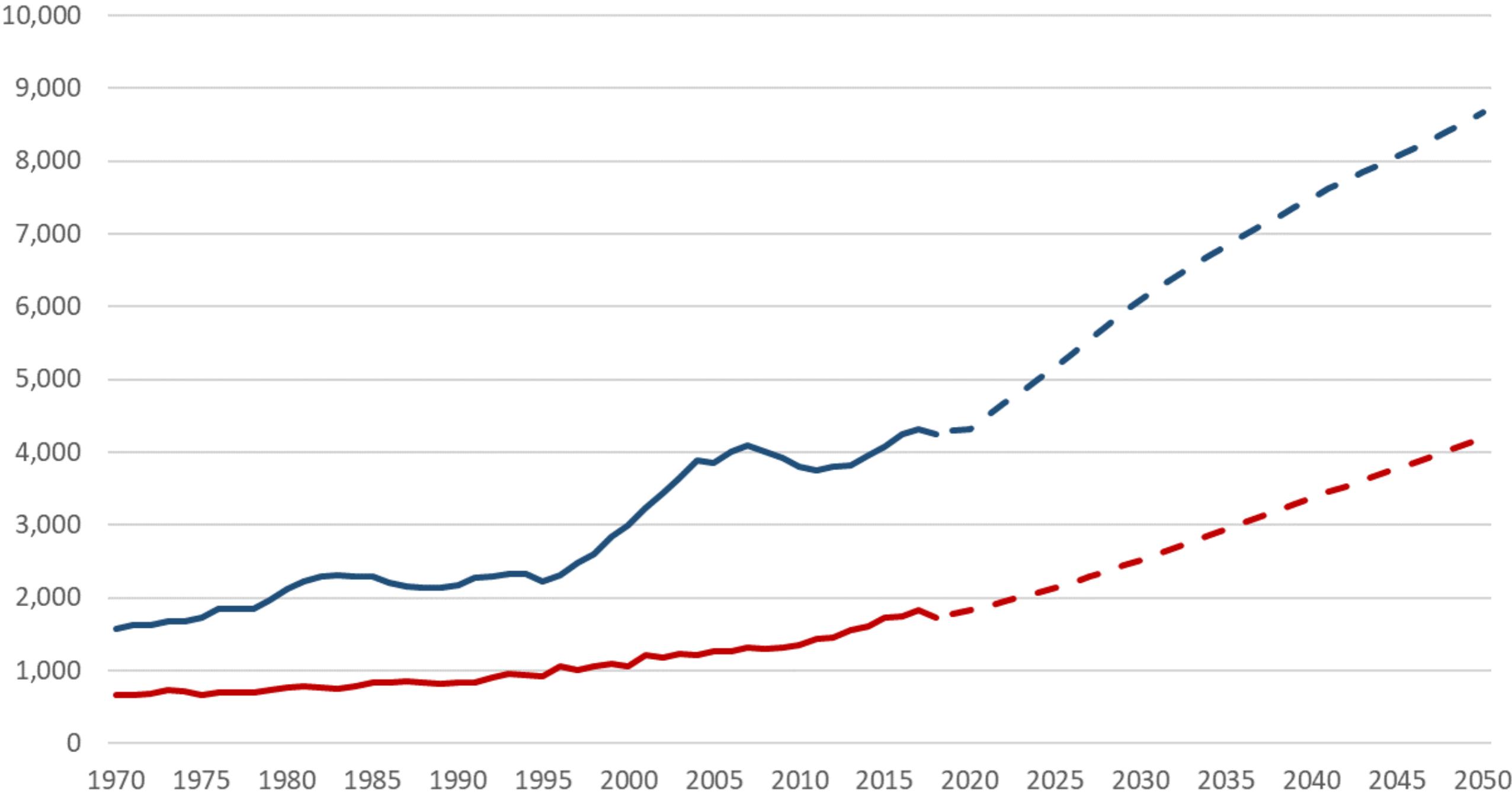
Components of Weld County Population Change 1970-2018

■ Natural Increase ■ Net Migration

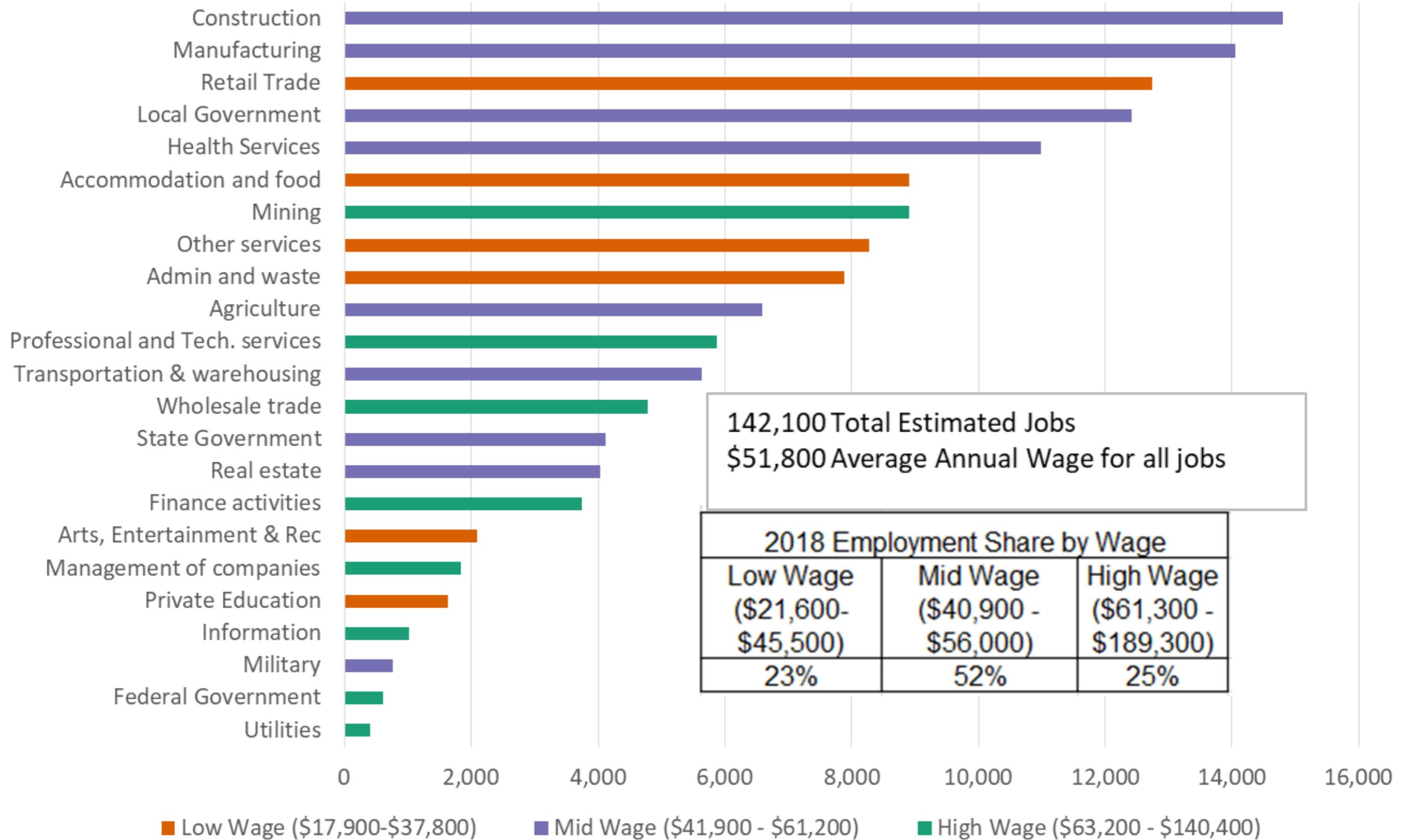


Weld County Births and Deaths, 1970 to 2050

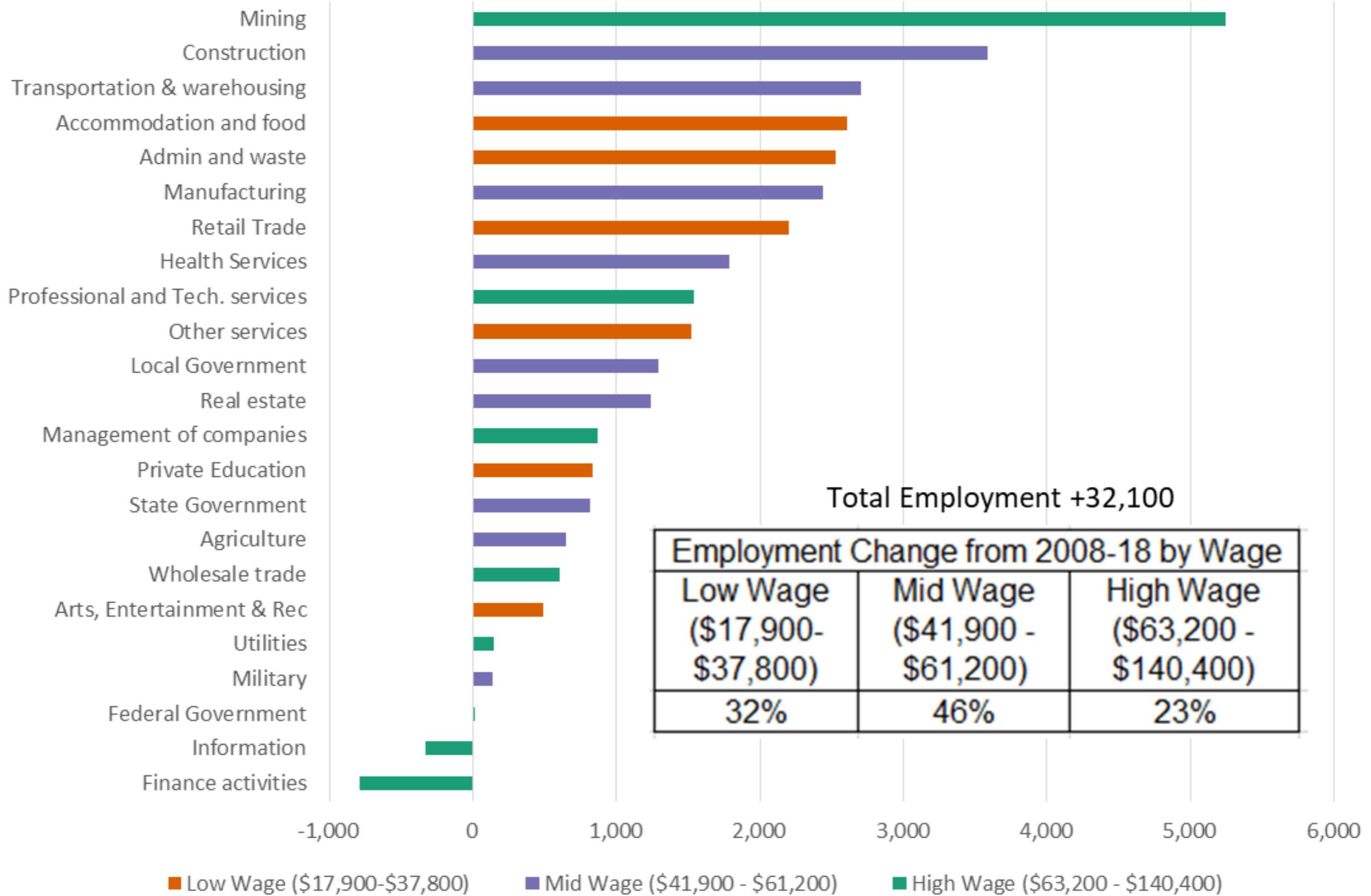
Births Births (Projection) Deaths Deaths (Projection)



Weld County 2018 Employment by Industry & Wage



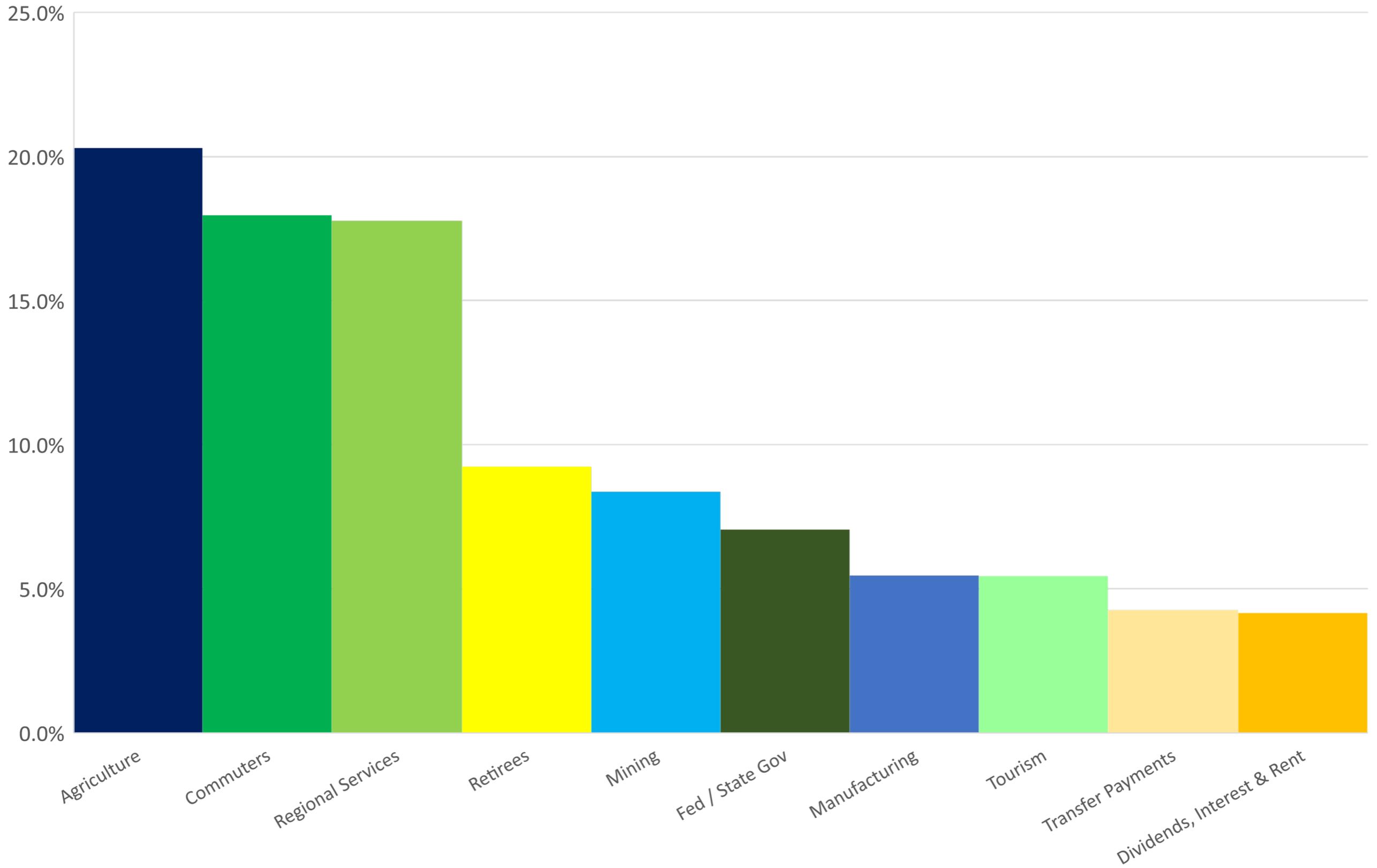
Weld County Employment Change from 2008 to 2018



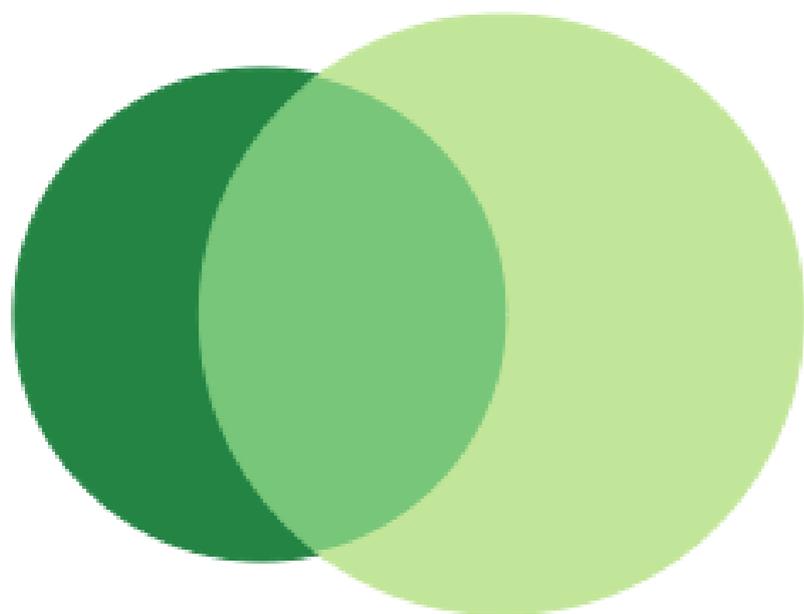
Employment Change from 2008-18 by Wage		
Low Wage (\$17,900- \$37,800)	Mid Wage (\$41,900 - \$61,200)	High Wage (\$63,200 - \$140,400)
32%	46%	23%



Weld County 2017 Base Industries (without Indirect)



Inflow/Outflow Job Counts in 2017

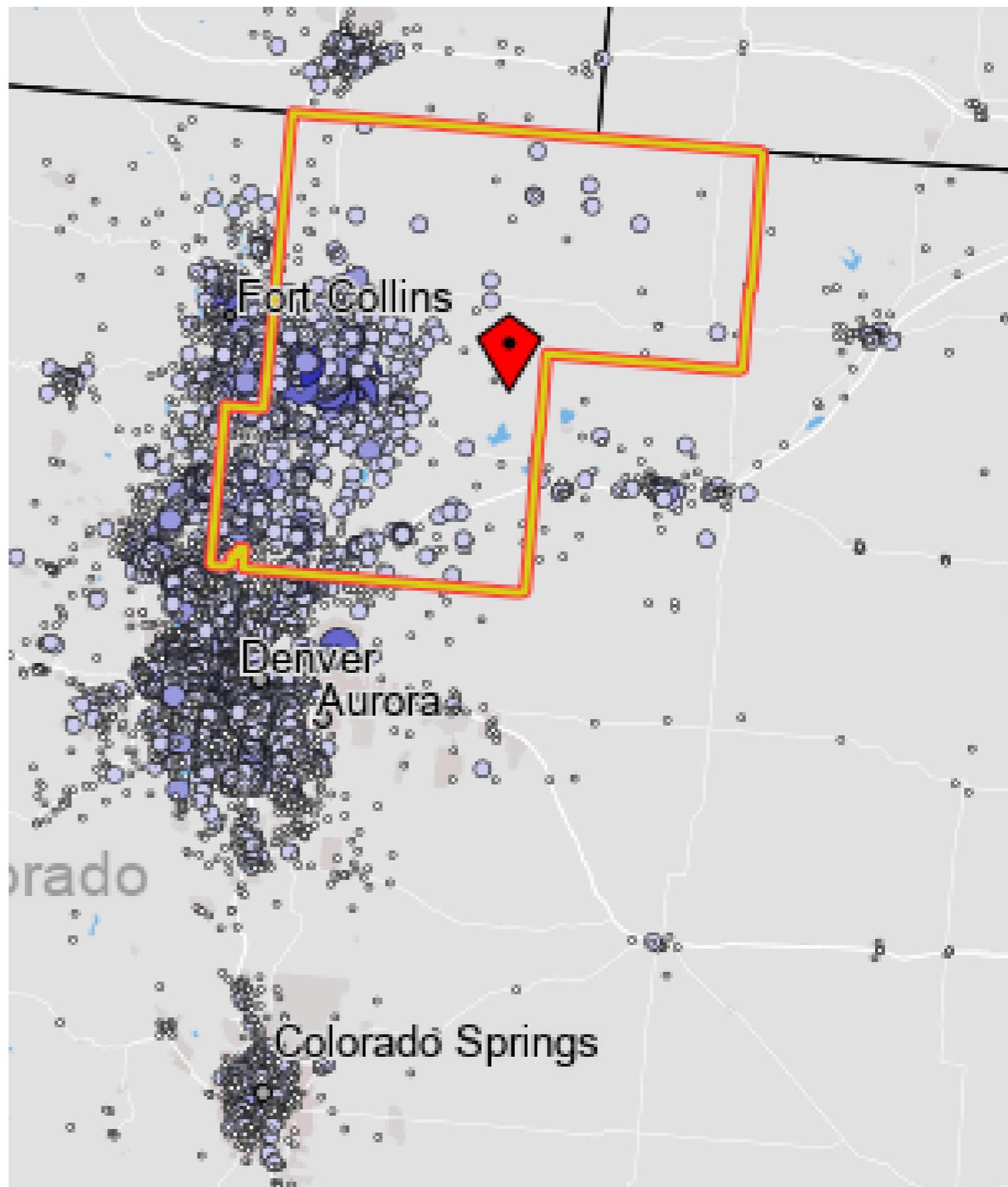


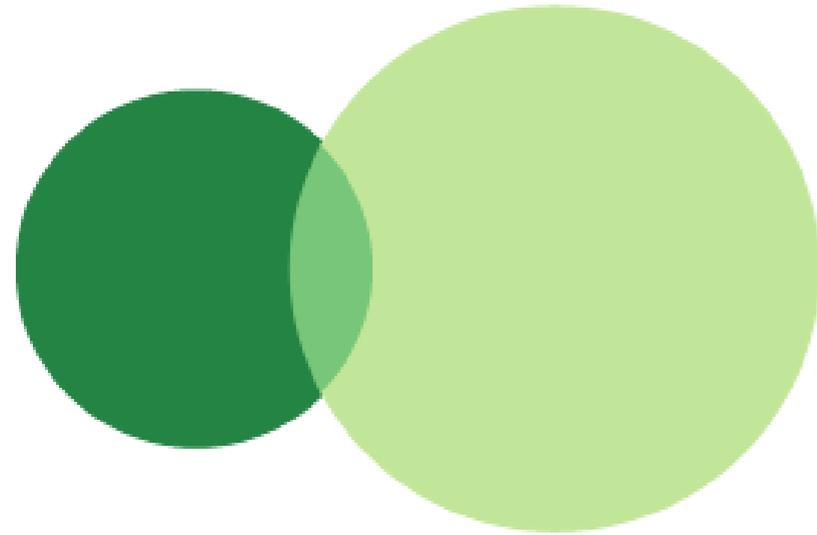
- 44,963 - Employed in Selection Area, Live Outside
- 95,125 - Live in Selection Area, Employed Outside
- 57,980 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)
2017

	Count	Share
<u>Employed in the Selection Area</u>	102,943	100.0%
<u>Employed in the Selection Area but Living Outside</u>	44,963	43.7%
<u>Employed and Living in the Selection Area</u>	57,980	56.3%
<u>Living in the Selection Area</u>	153,105	100.0%
<u>Living in the Selection Area but Employed Outside</u>	95,125	62.1%
<u>Living and Employed in the Selection Area</u>	57,980	37.9%

Where Weld Residents Work



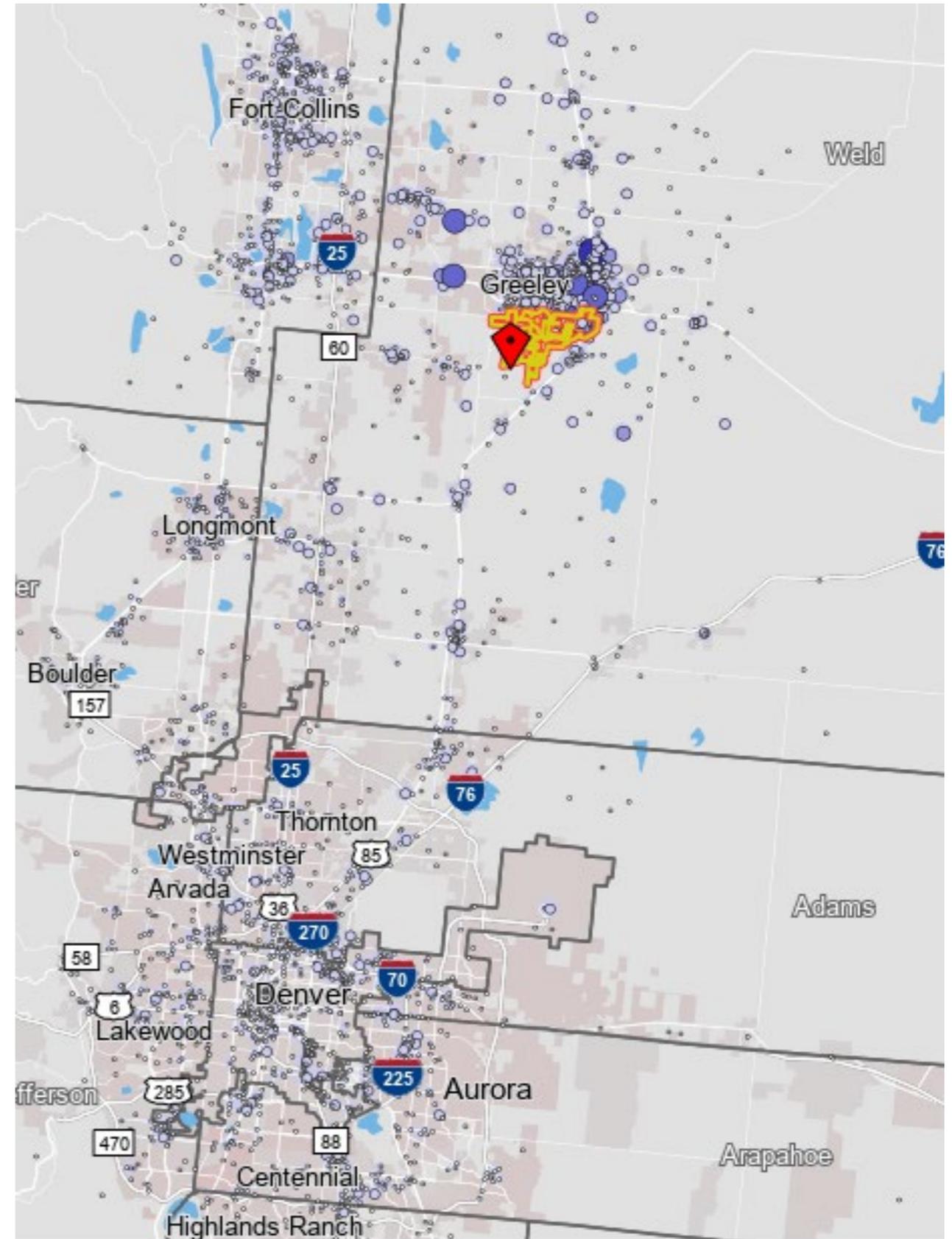


- 4,372 - Employed in Selection Area, Live Outside
- 10,219 - Live in Selection Area, Employed Outside
- 596 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs) 2017

	Count	Share
<u>Employed in the Selection Area</u>	4,968	100.0%
<u>Employed in the Selection Area but Living Outside</u>	4,372	88.0%
<u>Employed and Living in the Selection Area</u>	596	12.0%
<u>Living in the Selection Area</u>	10,815	100.0%
<u>Living in the Selection Area but Employed Outside</u>	10,219	94.5%
<u>Living and Employed in the Selection Area</u>	596	5.5%

Where Evans Residents Work



Where Evans Residents Work

	Workers	Share of all workers
Greeley city	2,715	30%
Denver city	707	8%
Evans city	522	6%
Loveland city	454	5%
Fort Collins city	430	5%
Windsor town	253	3%
Aurora city	245	3%
All Other Locations	156	40.8%



Live in Evans	#	Share
Manufacturing	1,244	14%
Retail Trade	1,228	14%
Health Care, Social Assist	1,031	12%
Accommodation and Food Services	928	10%
Construction	805	9%
Administration & Support	661	7%
Mining, Oil and Gas	501	6%
Wholesale Trade	479	5%
Transport, Warehousing	423	5%
Professional, Scientific, and Tech	348	4%

Jobs in Evans	#	Share
Administration & Support	970	22%
Retail Trade	777	18%
Mining, Oil and Gas	624	14%
Health Care, Social Assist	615	14%
Accommodation and Food Services	451	10%
Wholesale Trade	315	7%
Other services	183	4%
Construction	164	4%
Finance and Insurance	100	2%
Manufacturing	76	2%



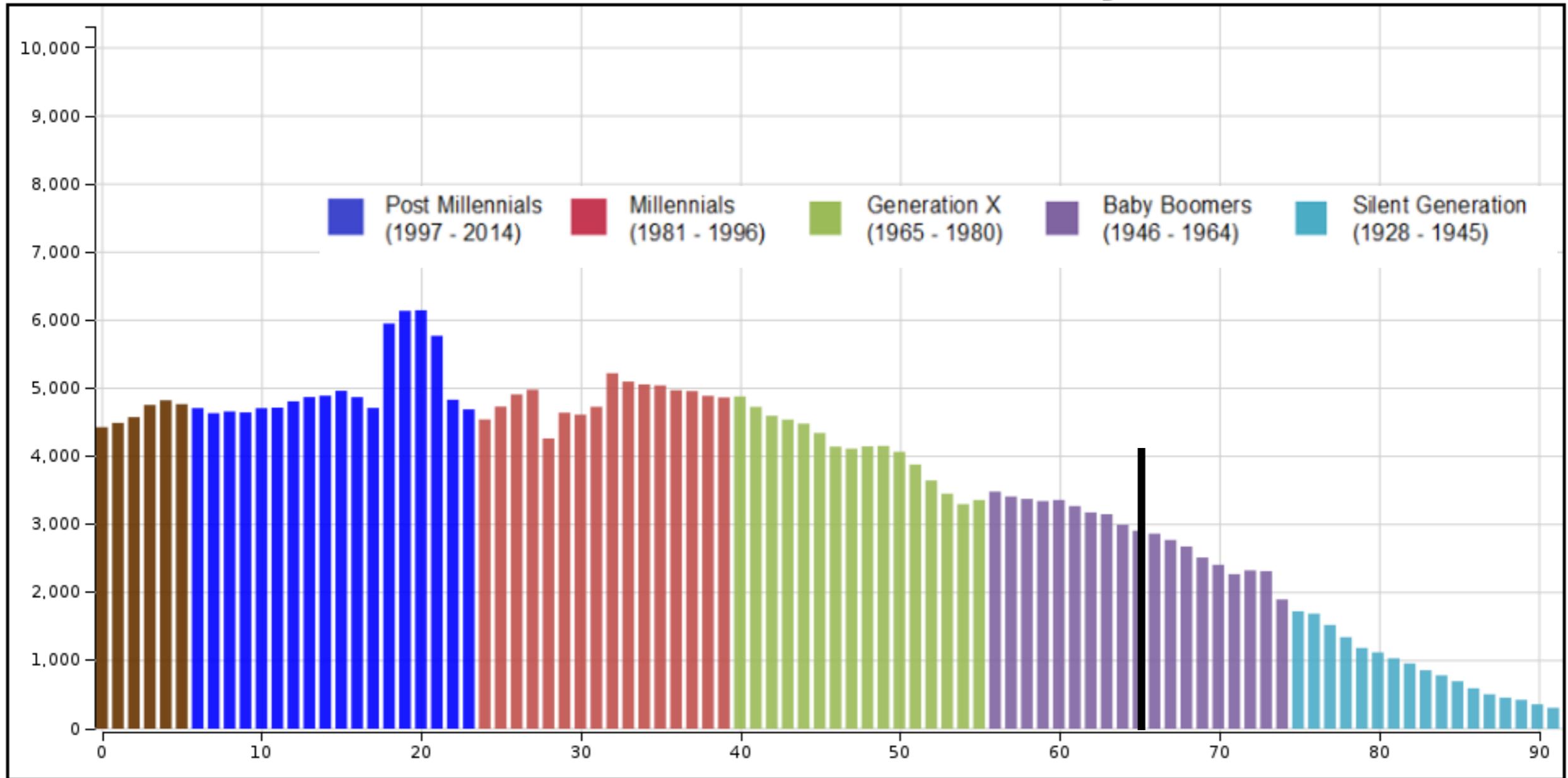
Age Matters

- Preferences - where people shop and what they buy.
- Housing - type, size, mobility
- Labor Force
- Income
- Service Demands



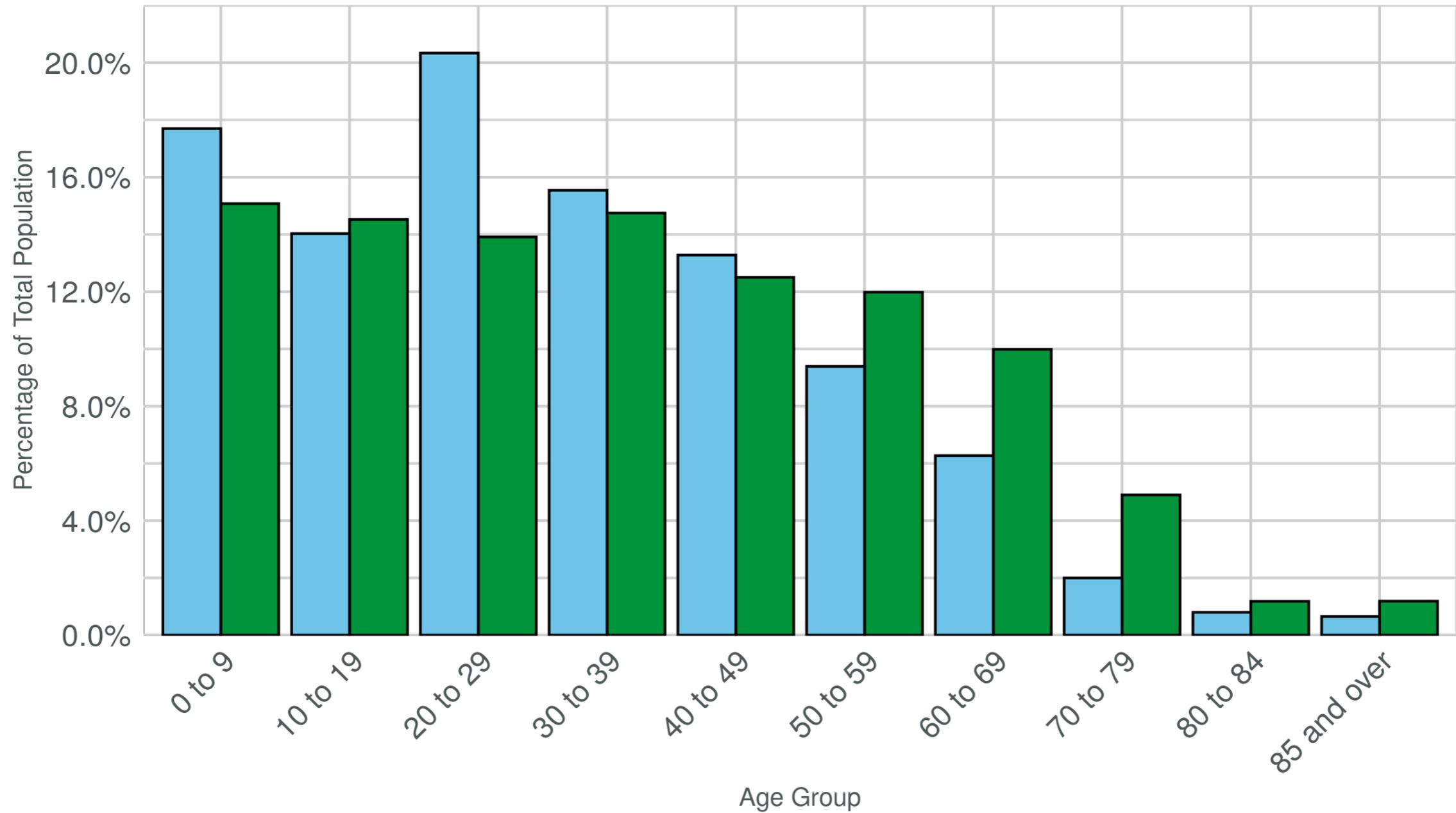
Weld County

2020



Population Distribution by Age for 2018

Evans

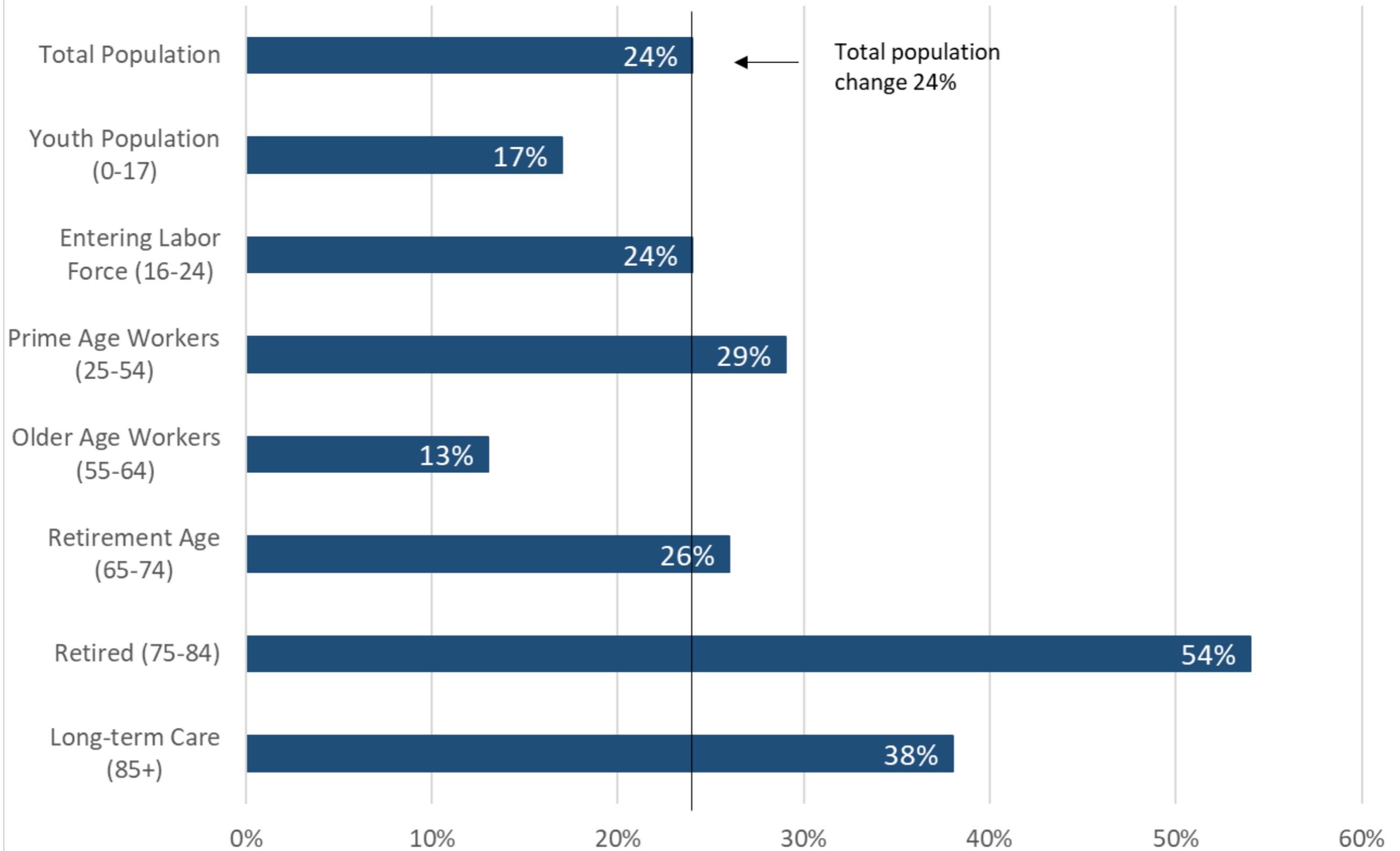


Geography ■ Evans ■ Weld County

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 02/20/2020



Projected Percent Change by Age Group in Weld County, 2018 to 2025

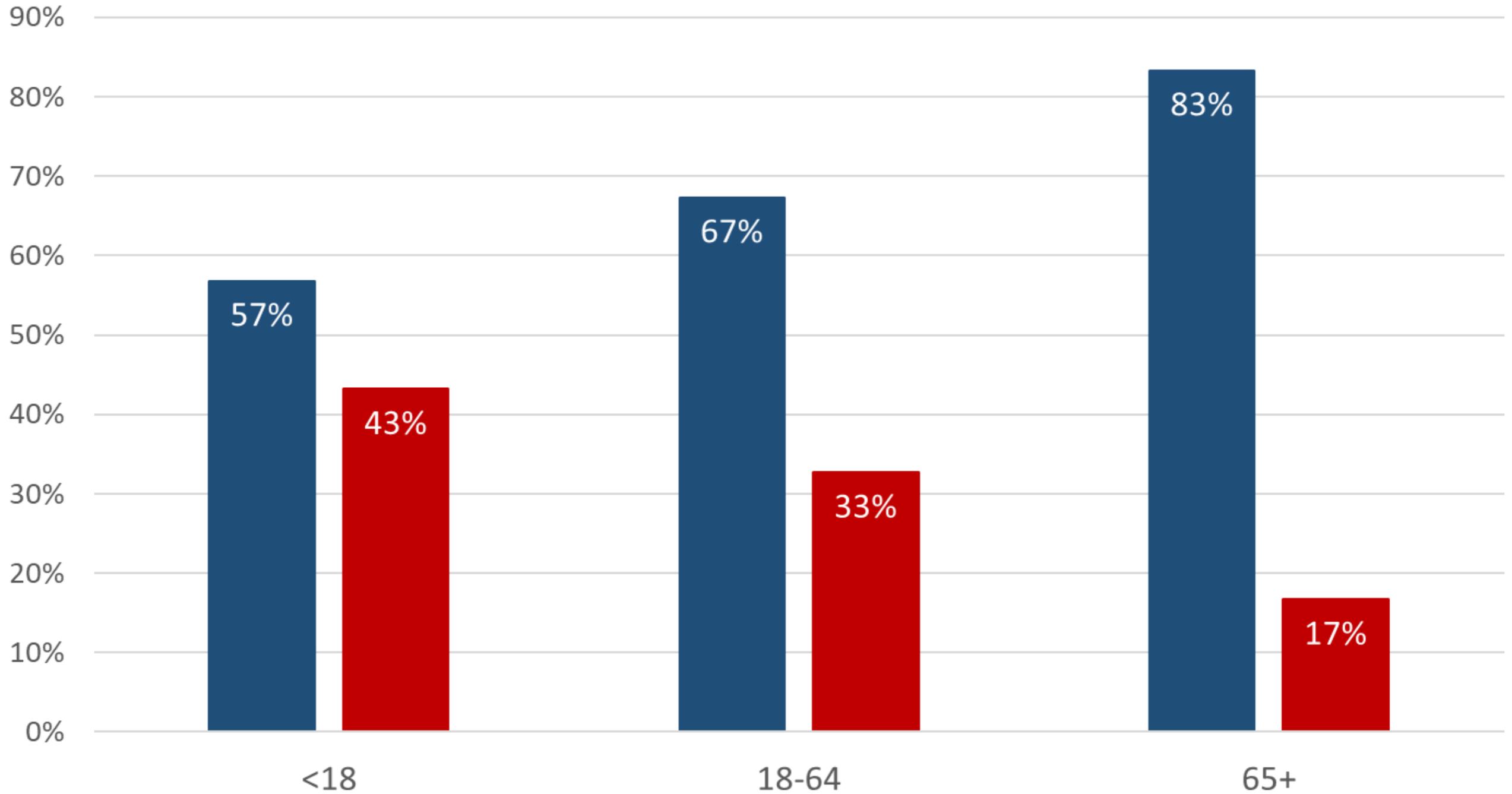


Ethnicity and Race

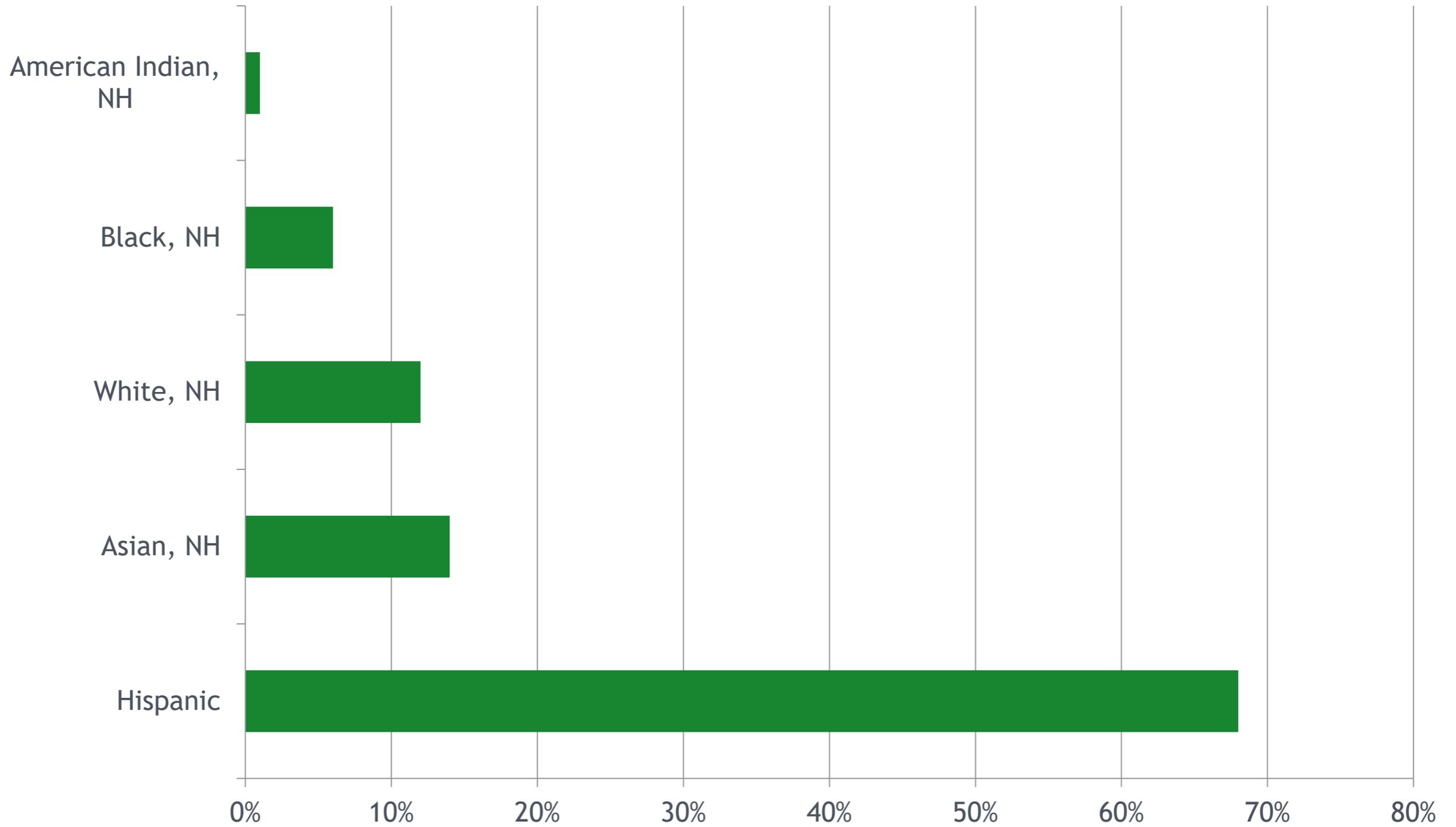


Weld County Population by Race and Ethnicity By Age Group, 2018

■ White non-Hispanic ■ Hispanic, Black, Asian, Am. Indian or Other



Statewide Share of Net Increase in Working Age Population, 2015-2020



Population forecast methodology

Economic forecast

Jobs

- 2nd & 3rd job

- Commuters

Labor Demand

Cohort-component

+Births - Deaths

+ Net Migration

X LFPR

Labor Supply

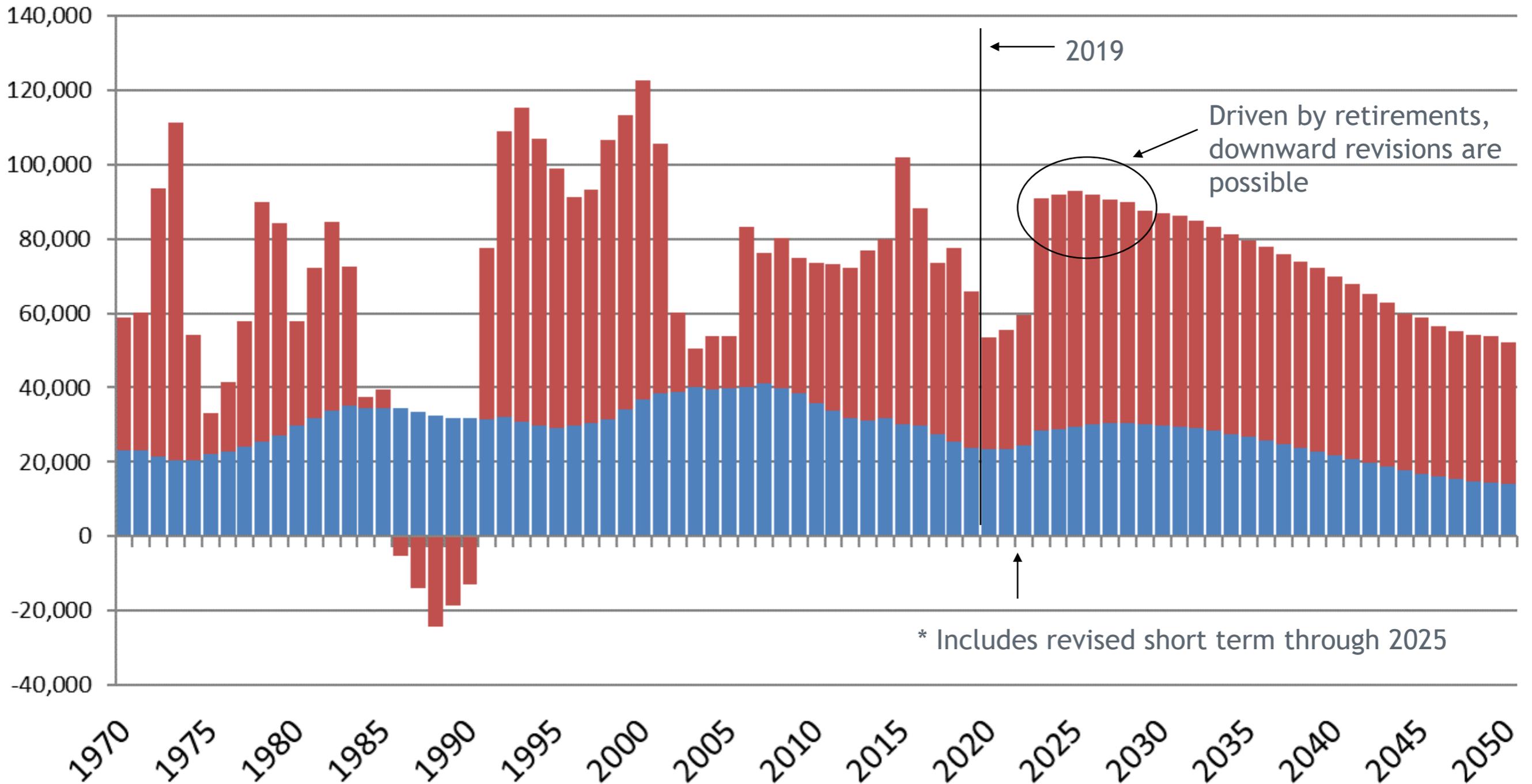
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Differences resolved by net migration



Colorado Population Change 1970-2050

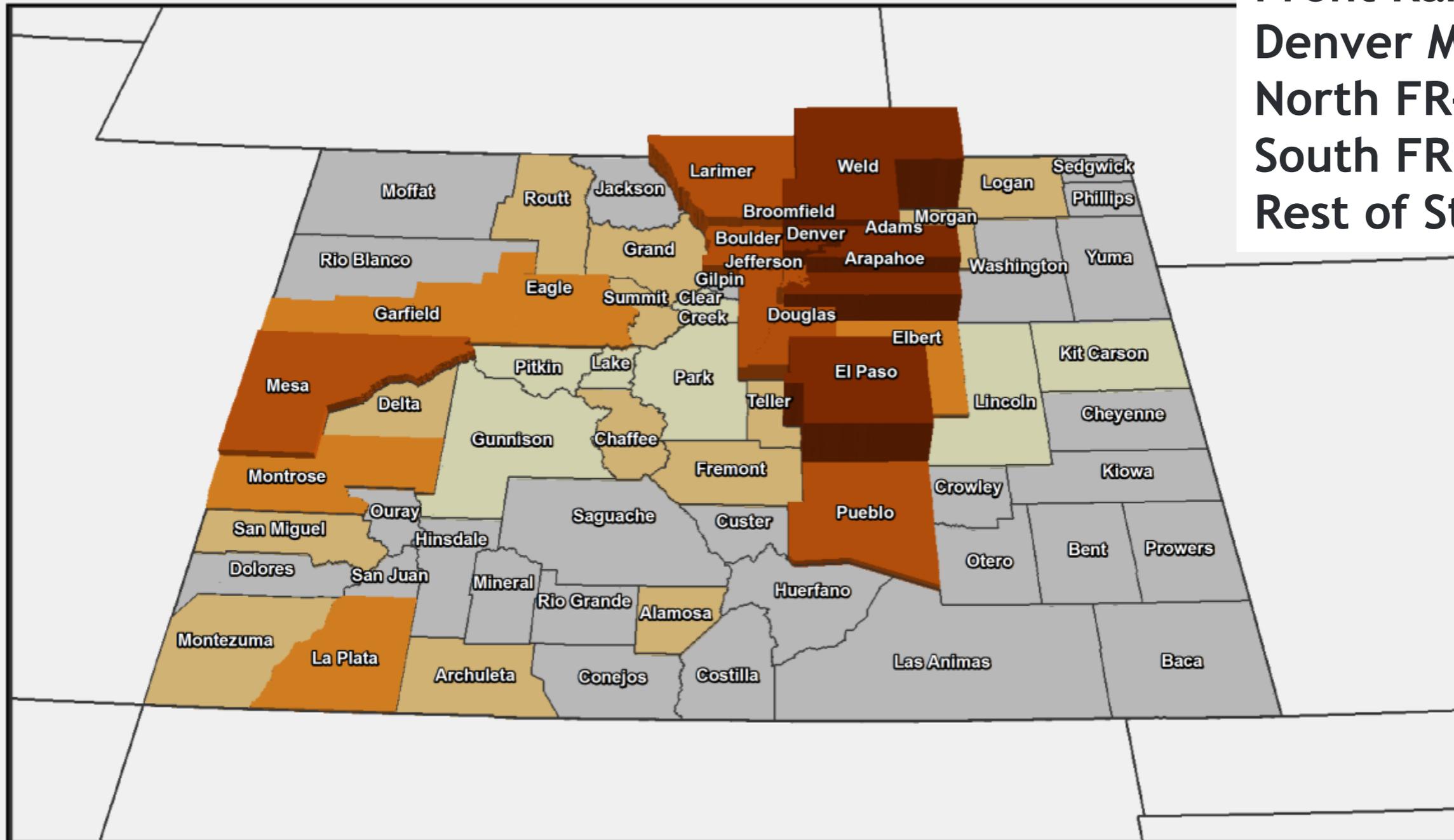
■ Natural Increase (Births - Deaths) ■ Net Migration



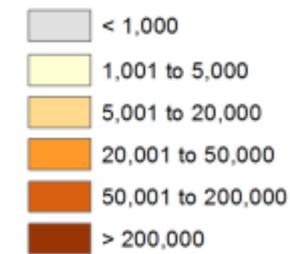
* Includes revised short term through 2025



State - 2.4 million
 Front Range - 2M
 Denver Metro - 1M
 North FR- 600K
 South FR - 400K
 Rest of State - 400K



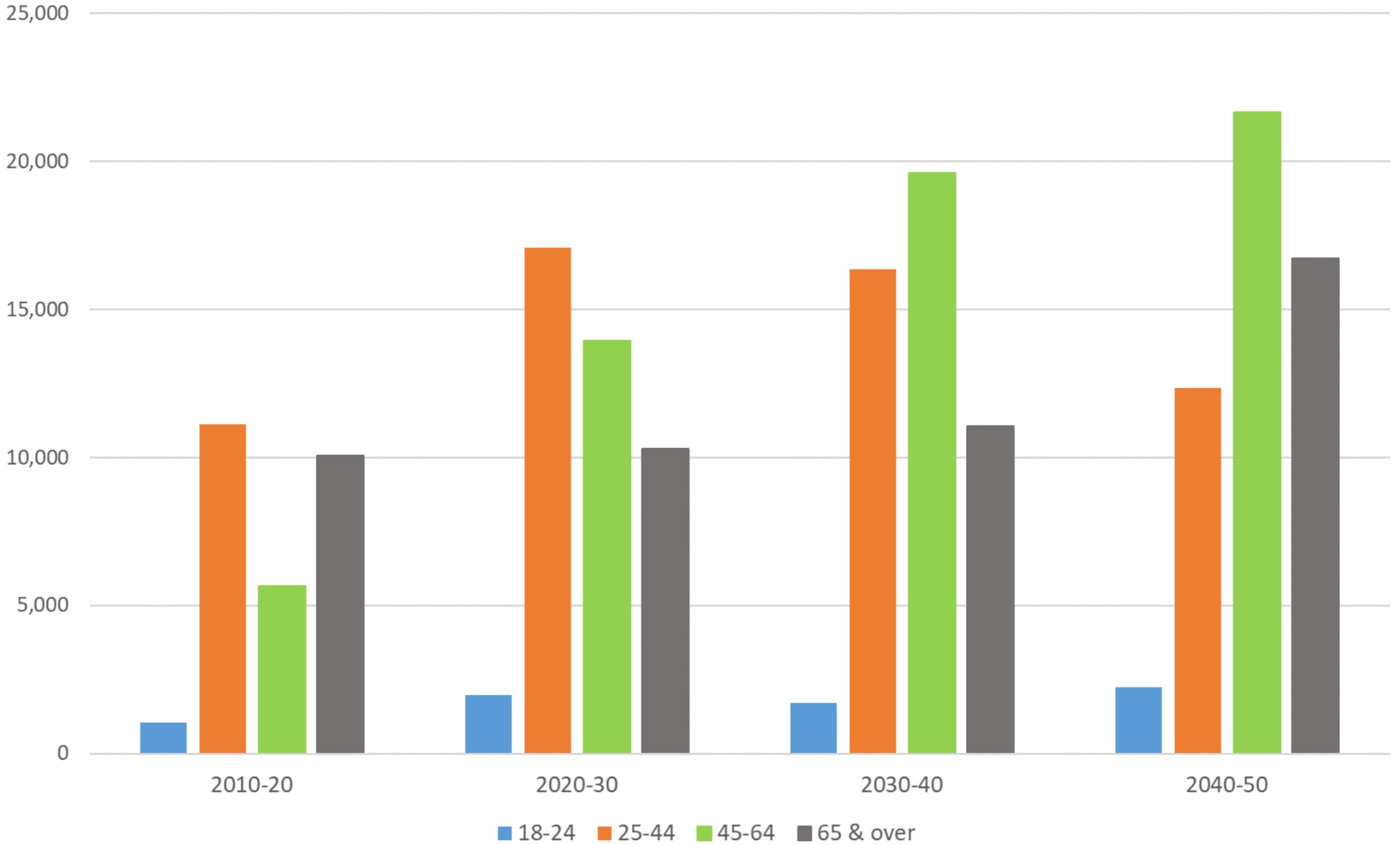
Projected Population Change 2018 to 2050



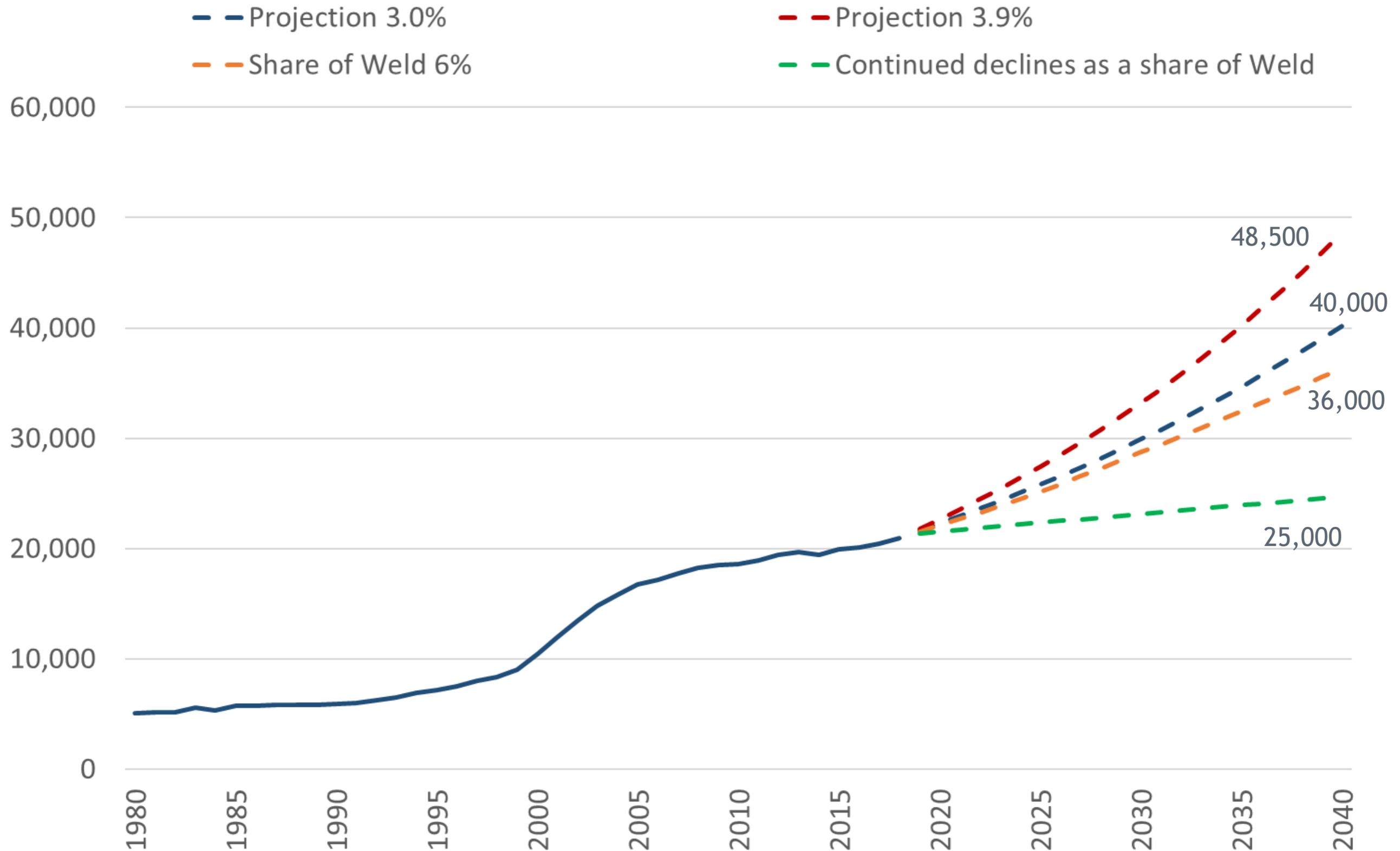
Colorado State Demography Office, 11/2/2018



Weld County Household Growth by Age of Householder



City of Evans population forecast



Coronavirus Recession Impacts

- Annual GDP drop of 5-7% in 2020 (largest since 1946)
- Peak Unemployment of 15% in Q2 2020 - could remain elevated near 10% through 2020
- House Prices expected to fall 4% over next 18 months (U.S)
- Decreased Consumption - \$10 trillion in wealth lost + consumers becoming more prodigious savers
- State Budget -10% cut in FY 20-21; possible 20% in FY21-22
- Continued increase in multi-generational households
- Uncertainty in various recovery scenarios - V, U, W, L -
recession ends after summer OR second wave of the virus and double-dip recession (considered a depression).



What Likely Will Be

- Population growing at a slowing rate - even slower?
- Concentrated growth?
- Migration?
 - Job growth - short or long term loss?
 - Retirements
- Aging - will still happen.
 - Will impact industries, labor force, housing, transportation, public finance.
- Increase racial and ethnic diversity -
 - Under 24 most diverse. 40% People of Color
- Most impacted industries



Risks to the Forecast +/-

- Housing - supply, price, type, location - 5th highest MHV
- National Growth - National Policies - Intl' immigration
- Water
- Infrastructure/Transportation
- State Budget/Policy
- Aging - labor force, prepared labor force
- Industry changes - boom/bust, competitiveness.
- Natural disasters - nationally



Census 2020

April 1, 2020



It's Important

- Representation
- Distribution of Federal Funds - \$13 billion in Colo.
- Inform state and local decision-making

It's Easy

- 10 questions, 10 minutes, online, phone, paper, in person

It's Safe

- All respondent data and information is protected by law.





Thank you

State Demography Office
Department of Local Affairs

Cindy DeGroen

Cindy.degroen@state.co.us

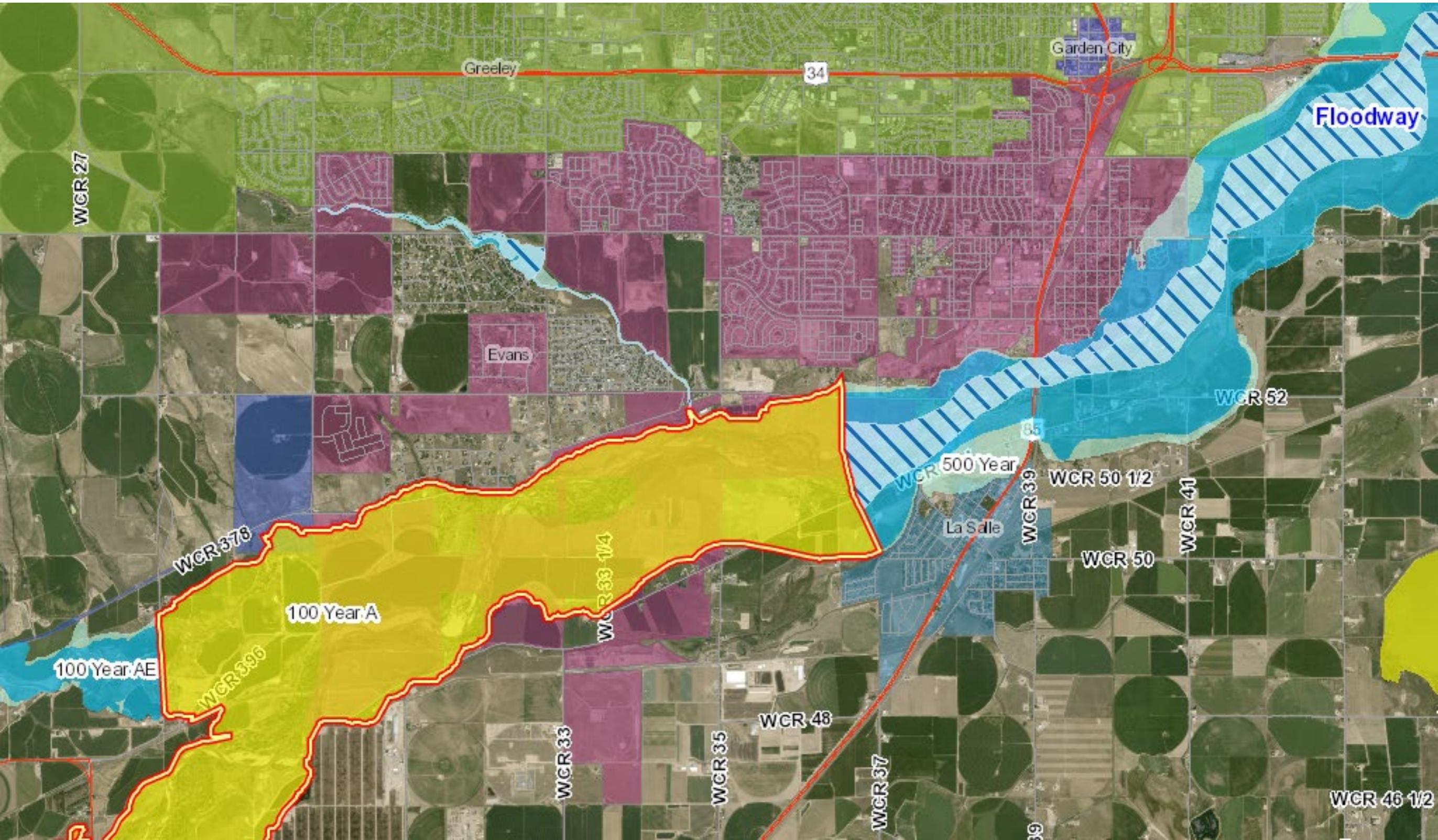
303-864-7752

Demography.dola.colorado.gov



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Department of Local Affairs

Explore Evans: where rivers and opportunity meet



Explore Evans: where rivers and opportunity meet



Help us Shape the Future of Evans!
Questionnaire 1: General Information

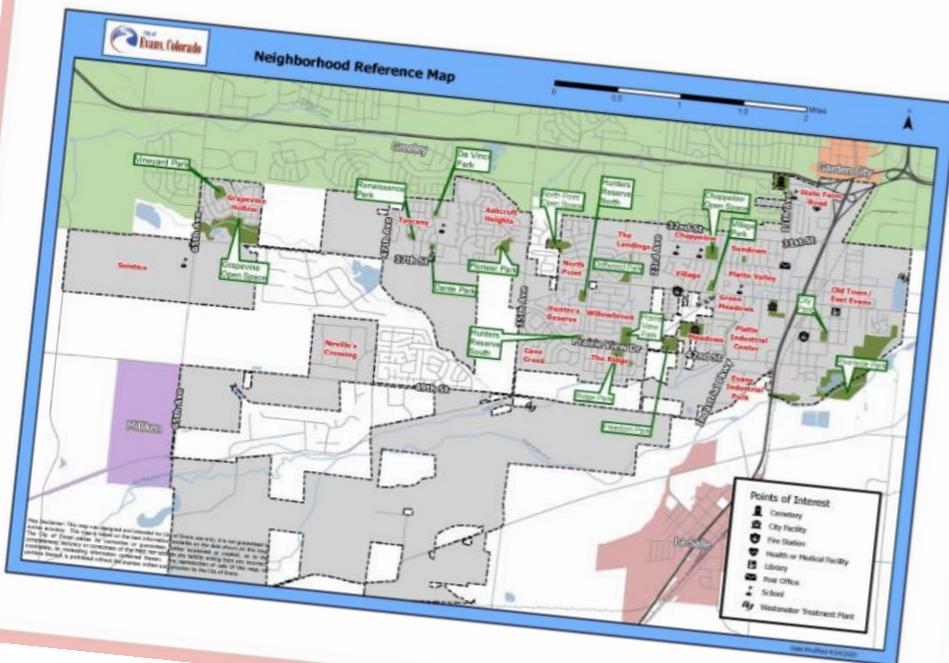
City of Evans Master Plan Update Survey

A Master Plan is a strategic guide book to provide the City of Evans with a vision for future growth. The Master Plan will provide a snapshot of what Evans is today as a community and where we want to go in the future. The Master Plan will be used as a vision for our community's future. Developing a Master Plan takes time, approximately 12 - 15 months in fact. During this time, we will be looking for input from the community.

We will be releasing surveys related to different topics on the first Tuesday of every month. After each survey we will actively share our findings on our website! To find our monthly survey and findings frequently check our Comprehensive Plan Website [evanscolorado.gov/\(name of page\)](http://evanscolorado.gov/(name of page)).

Welcome to Survey number 1. This survey will be open to participate in the entire time we work on this update.

Neighborhood Reference Map




City of Evans, Colorado
Explore Evans: Where Rivers and Opportunity Meet

What is a Master Plan?
A Master Plan is a strategic guide book to provide the City of Evans with a vision for future growth. The Master Plan will provide a snapshot of what Evans is today as a community and will be used as a vision for our community's future.

What is Behind "Explore Evans"?
"Explore Evans: Where Rivers and Opportunity Meet" was chosen as the theme for the Master Plan Update to reflect the significant natural history behind the City's location at the confluence of the Big Thompson and South Platte Rivers and to signify the importance of the Master Plan to guide the City's future growth.

Help us Shape the Future of Evans!
Updating a Master Plan takes time, approximately 12 - 15 months in fact. During this time, we hope to have your input. Please participate online, at City Hall, and during future open houses. All City of Evans residents and business owners are encouraged to get involved.

We Want to Hear From You!
To ask questions, provide input, or learn more about the City of Evans Master Plan update process, please use the following resources:

Website:
<https://www.evanscolorado.gov>

Email:
Lauren Richardson, City of Evans Planner
lrichardson@evanscolorado.gov
Anne Best-Johnson, City of Evans Community Development Director
abjohnson@evanscolorado.gov



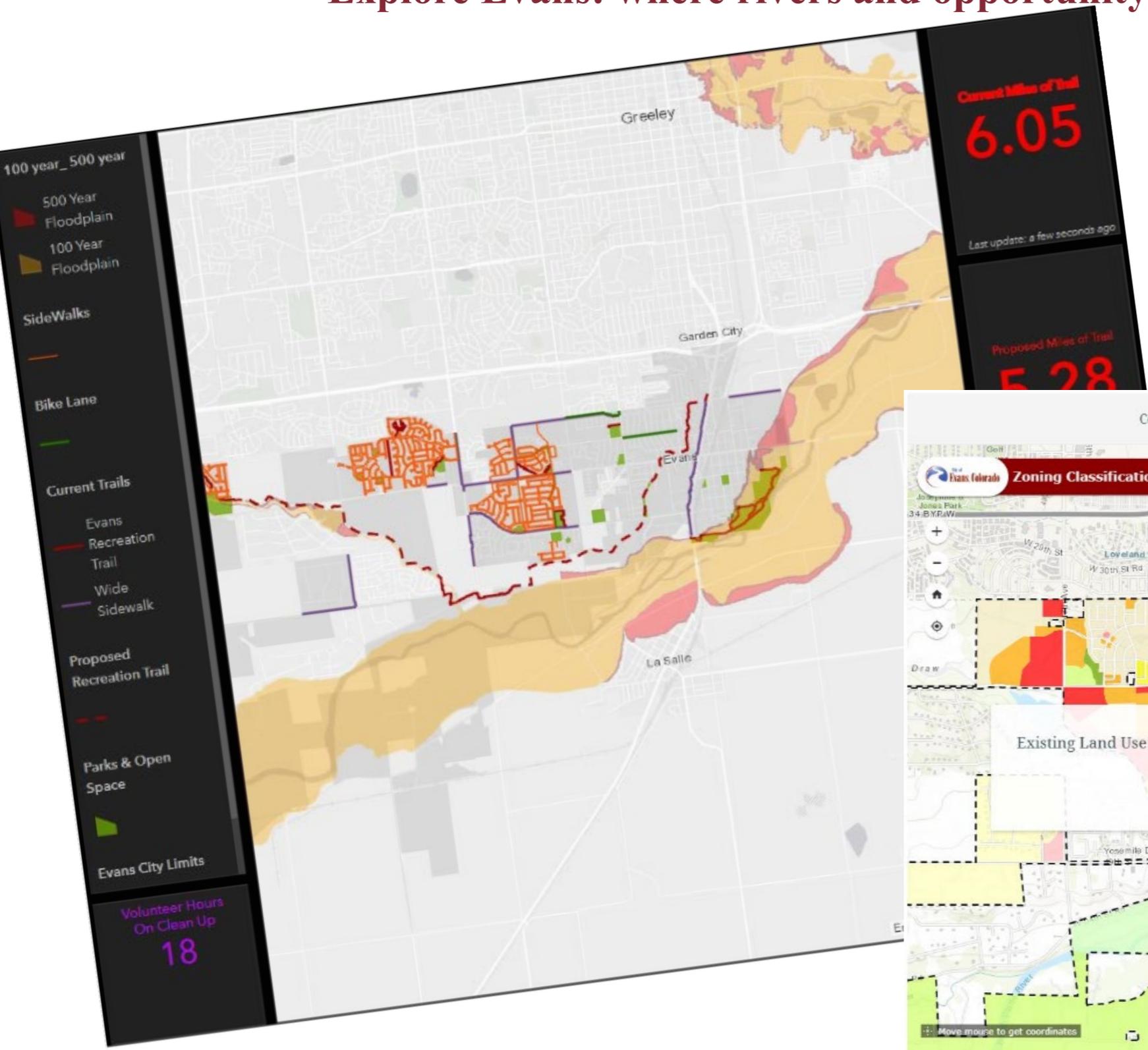
Explore Evans: where rivers and opportunity meet

Community History

When John Evans and his business partners began to build the Denver Pacific Railroad, the City of Evans was born as a railroad town. This stretch of the rail line was constructed through the City of Evans in the late 1860s and continues to pass through the City today. Known as the Queen City of the Platte, Evans was the first town to file for incorporation with the Weld County Clerk on November 22, 1869. The town was named Evans in honor of John Evans, who later became the second territorial governor of Colorado.

Past Plans and Studies

U.S. Highway 85 Overlay District Master Plan, 2014

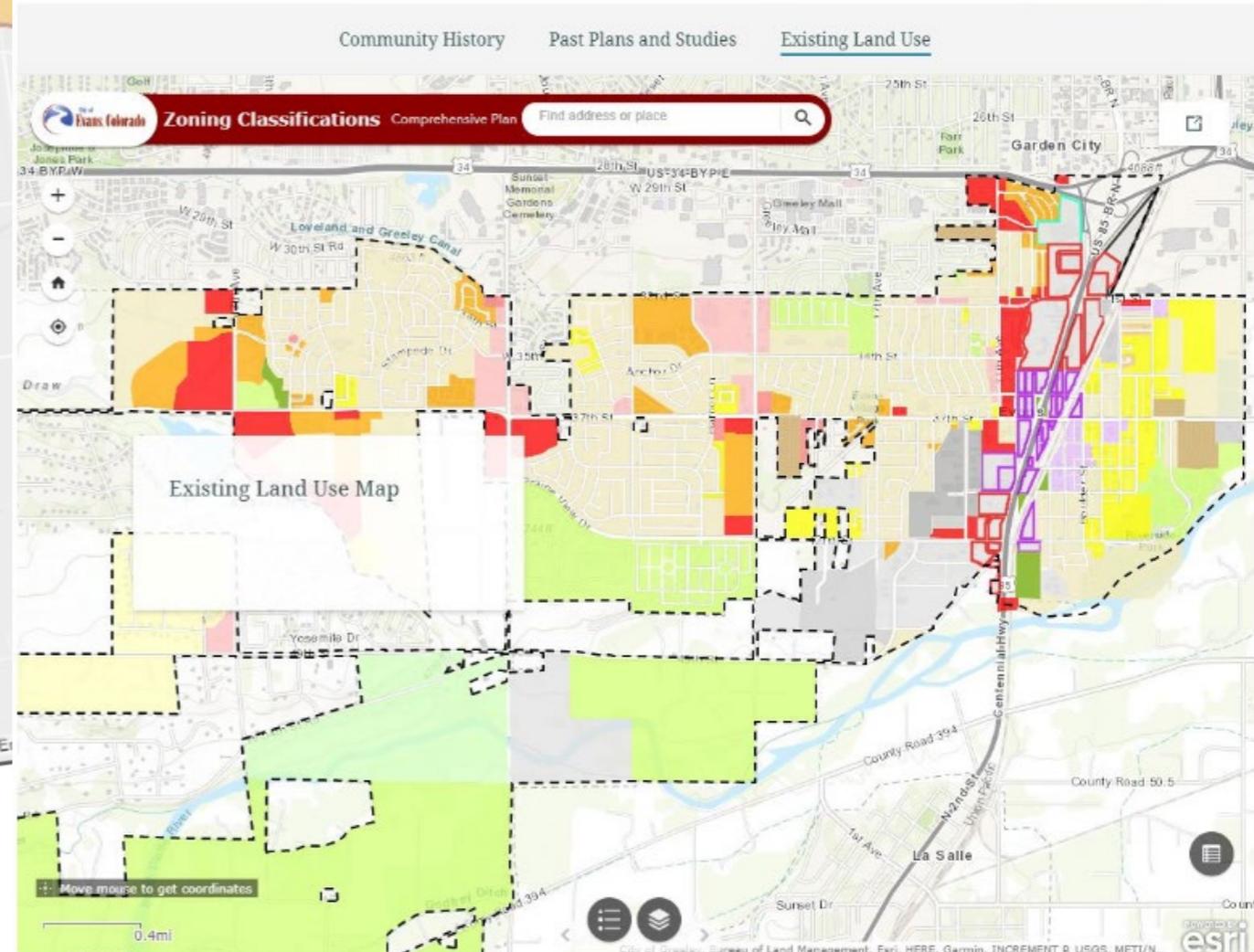


Current Miles of Trail
6.05
Last update: a few seconds ago

Proposed Miles of Trail
5.28

- 100 year_500 year Floodplain
- 500 Year Floodplain
- 100 Year Floodplain
- SideWalks
- Bike Lane
- Current Trails
- Evans Recreation Trail
- Wide Sidewalk
- Proposed Recreation Trail
- Parks & Open Space
- Evans City Limits

Volunteer Hours On Clean Up: **18**



Community History | Past Plans and Studies | Existing Land Use

Zoning Classifications Comprehensive Plan

Find address or place

Existing Land Use Map

0.4mi

City of Greeley, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/N.

Comprehensive Plan

The strategic community plan for Evans will provide a method to gather input from the community regarding their vision for the future of their hometown. The input gathered will be used to guide the development of goals, policies and actions for implementation.

The strategic community plan will address the current state and forecast the future state of Evans. This will be accomplished by documenting a vision of the future based on the facts of the present. Values and goals collected during the strategic planning process will formulate the action plan.

The most successful strategic plans contain actionable and measurable outcomes. The updated Evans comprehensive plan will be developed utilizing methods for meaningful input. The updated plan will be presented in a GIS-supported format so that this plan becomes a “living” document.

The updated comprehensive plan will be organized based on the statutory requirements for community strategic plans as well as the following City of Evans Key Performance Areas from the 2020 strategic planning framework:

- Well-maintained infrastructure with the capacity to grow
- Safe and desirable neighborhoods with engaged residents
- Family-friendly, attractive amenities
- Fiscally responsible governance
- Resilient local economy
- Responsive city services

Vision

The Comprehensive Plan for the City of Evans is a strategic document used to guide future land use decisions. The Comprehensive Plan has been developed to serve as a baseline to guide future capital improvements, infrastructure investments, policy changes and land development actions.

The focus of the strategic planning process is on the Steering Committee and developing a meaningful yet brisk schedule. Diverse staff will be needed to ensure project success.

Information/Data Collection

To understand opportunities for Evans’ future, the strategic planning process must include a present-state and future-state analysis. This methodology will include the involvement of a Steering Committee, involvement of citizens and document review by staff and consultants.

The Steering Committee will be involved in the review of gathered information and data, proposed language by staff and consultants, and the overall integration into a draft plan to be presented to Planning Commission and City Council. The composition of the Steering Committee is proposed as follows:

- Planning Commission members (2)
- City Council members (2)
- Citizens (5) including members from the business community and other City boards

Steering Committee solicitation is proposed through the City’s social media outlets as well as direct solicitation of citizens who have expressed an interest in getting involved. Staff will accept applications and make a recommendation for appointment to City Council. An alternative approach will be more reliance on Planning Commission and City Council should stakeholder solicitation not yield fruitful results. Solicitation will begin on March 18 pending City Council approval of the methodology.

The Steering Committee is proposed to meet twice a month for 12-15 months starting in Spring, 2020. This group will be the core group of citizens to be involved. Different local and regional ‘experts’ will be called upon to provide input regarding issues such as Housing, Economic Development, as well as Retail, Commercial and Industrial development, for example.

Upon approval of the agreed-upon process and schedule, solicitation for Steering Committee membership should start by recruiting the different board/commission members and obtaining commitment from a citizen at large as well as a business community leader. The attached schedule details content discussion and anticipated outcomes.

Information Gathering, Analysis and Communication

Information and data to be used for the present state analysis will be gathered, analyzed and communicated as outlined in the proposed schedule. The following subject matter is required by Colorado Revised Statutes for municipal strategic plans. The subject matter in italic font are those identified to be a value-add for the City of Evans recommended by DOLA. In each focus area, sustainability and resiliency shall be included.

Focus Area	Details
<i>Spring - Summer, 2020</i>	
<ul style="list-style-type: none">• Current State/Community Profile - Demographics and mapping to convey the following:<ul style="list-style-type: none">▪ Demographics to include aging population, young population, commuters, etc.▪ Opportunities for regional collaboration▪ Existing land use patterns in and surrounding Evans▪ Size and capacity of existing and planned infrastructure/amenities<ul style="list-style-type: none">• water, sewer, non-potable water and stormwater• dry utilities• roads, trails and transit service• existing parks and open space• police, fire, library, recreation services, etc.▪ Economic Health, sustainable business mix, existing and planned developments▪ Development & zoning - what is platted, developed and vacant<ul style="list-style-type: none">• Housing and Residential development• Commercial and Industrial development▪ What is important to preserve – historic preservation for structures; watersheds; floodplain; habitat, etc.▪ Recognized “neighborhoods” or “sub-areas” in Evans• Physical Attributes	Environmental areas such as wetlands and habitat areas; natural hazards including fire and flood, habitat [DOLA requires a HIRA to perform/support this section]; soil characteristics; geological hazard areas; historical, cultural, natural and archaeological areas for preservation; waterways; existing development patterns; location of existing infrastructure; how to address needs of population identified in the Current State Analysis; 3-Mile Plan; current land use, densities, etc.
<i>Summer - Fall, 2020</i>	
<ul style="list-style-type: none">• Public/Private Infrastructure• Transportation	Wet and dry utilities, non-potable system, facilities, fire, police, school, library, recreation facilities, water conservation, water supply planning <i>and watershed protection if applicable</i> ; 3-Mile Plan Vehicular circulation, multi-modal and transit options; highways and rail; infrastructure condition and future expansion needs; access control; trails and sidewalks; accidents and incidents

Fall - Winter, 2020

- Economic/Community Health Commercial, industrial and residential development; recreation and tourism; housing needs and characterization; community centers; economic development; access to facilities and community amenities

Winter – Spring, 2020-2021

- Land Use Development Current and future land use; zoning; density; regional influences; alternative energy; extraction of commercial mineral deposits; Intergovernmental Agreements and Urban Growth Boundaries; water conservation; Prepare Land Use Code update suggestions and strategies

Proposed Comprehensive Plan Outline

The following outline is a suggested outline for the final product. This outline is based on the existing arrangement of the Comprehensive Plan, the contents required by Colorado Revised Statute, and review of the recently updated Comprehensive Plans from the Town of Frisco, City of Greeley and the Town of Windsor as well as best management practices.

Proposed Outline

1. Overview
 - a. Vision Statement, City-wide priorities
 - b. Plan Overview
 - i. Overview of Evans
 - ii. Purpose of the Comprehensive Plan
 - iii. Authorization by Colorado Revised Statute
 - iv. Planning Process
 - v. Organization of the Comprehensive Plan
 - vi. Recognition of other current planning efforts and incorporation into the Comp Plan
2. Present State: See previous page regarding “Current State” for contents to be included
3. Community Outreach: Issues, concerns, opportunities
4. Vision for the Future of Evans
5. Goals, Policies, Strategies and Action Plan for the Future State (short term and long term recommendations)
 - a. Recognize importance of regional collaboration
 - b. Land use patterns, resilient Evans and environmental inputs
 - c. Infrastructure and amenities
 - d. Recreation and tourism
 - e. Economic and community health
 - f. Housing and residential development
 - g. Commercial and industrial development
 - h. Water conservation
 - i. Sub-area opportunities
 - j. Image, identity and community character
 - k. Other, TBD
6. Future Land Use Plan(s) and Map(s)

Community Engagement Campaign

The main method for obtaining input from the community at planned events will be one-on-one questions. Personal interaction normally yields more meaningful results and content than extensive surveys. City staff is collaborating to ensure a successful community engagement campaign at the following planned events. At these events, quick engagement is planned through maps, asking pointed questions (see “Fabulous Five” below), and by listening. Thus far, the following planned events will have a Comprehensive Plan presence:

- May – Launch e-campaign via social media and website
- May 2020-completion – e-campaign, Static input opportunities at City Hall, Media outreach
 - Connection at congregation centers (churches, social clubs, etc.)
 - Information and input collection stations at the Recreation Center and the Customer Service Center. A friendly competition between customer service representatives from each station will be had during the information gathering period.
- June – Bike to Work morning, if held
- August – National Night Out
- September – Heritage Days and Fall Clean-Up

A “Fabulous Five” concept is under review and development. This “Fabulous Five” will ask residents to list their top five responses to monthly questions such as, “what are your top five destinations in Evans,” or “what are your 5 wishes for Evans’ City parks,” for example. The “Fabulous Five” will offer a quick personal touch with citizens to engage them on their terms while being respectful of their time.

Solicitation of community input will be made through existing media outlets. A specialized message will be sent on a monthly basis. The following information was obtained through City staff and will be used to request information from each target audience. Based on the information below, Facebook, Next Door, Evans Express, Utility Bill Inserts, and the Business Blast will be the main outlets to utilize.

Table 1: City of Evans Media Outlets

Media Outlet	Staff Champion	Circulation	Target Audience	Publication Dates/Deadlines	Capability to link a survey
Facebook	Lance	5,000+	54% female/46% male; aged 25 – 60 years	Unlimited posts	Yes
Twitter	Lance	202	Media: not a good source of communication nation-wide		
Instagram	Lance	800	60% female; aged 18 - 45	Unlimited posts	Yes
YouTube	Lance	145	Aged 16 – 30	1-2 / week	Yes
Next Door	Lance	3,000+	Aged 35 – 70; mostly Caucasian	Unlimited posts	Yes
Evans Express	Lance	3,000+	Evans residents	1 st of every month/deadline is week before publication	Yes for the electronic versions
Business Blast	Anne/Allison	300 +	Evans businesses	Every other month on the 1 st	Yes
Utility Bill Insert	Andrew	6K+	Utility bill customers	25 th of each month/ 20 th of each month	No

Static engagement at City Hall, and engagement at congregation centers in Evans (Moose Lodge, VFW Meeting Hall, and churches, for example) will also be explored to ensure successful participation and a fruitful gathering of input.

Staff and consultants will present data and findings regarding demographics, housing, environmental and physical constraints and opportunities, city services and infrastructure to the Steering Committee. Specialized guests will be involved with the Steering Committee as appropriate including police, fire and the school districts. There may be a need for Saturday work sessions depending on the outcome of the Steering Committee solicitation process.

Results, Implementation and a Continuous Improvement Strategy

Planning Commission and City Council touch points

Staff will bring updates to the City Council and Planning Commission at regular intervals during the Comprehensive Plan process. Updates will include monthly results of the “Fabulous Five” questionnaire, results of engagement activities, findings from the consultants, and upcoming events.

Final Presentation

It is anticipated that the final Comprehensive Plan will be a traditional document. City staff will utilize the Comprehensive Plan to create a living document that will be continuously monitored and updated so that in fact, the City of Evans’ Comprehensive Plan is a living document. Utilizing GIS as the tool to create an innovative living Comprehensive Plan will enable staff and the Planning Commission to update the Comprehensive Plan on an annual basis vs. a major undertaking every five to ten years.

It is recognized that community engagement is important for a plan update and this will not be overlooked with the living document.

A Living Document

An intended component of the comprehensive plan will include how the comprehensive plan will be shared with the community; the goals will be communicated, measured and updated; the action plan implemented; successes communicated; and funding streams for implementation of specific goals identified.

Key performance indicators with measurement benchmarks will be developed for continuous improvement activities. In addition, measurement of goal accomplishments will be communicated by establishing a “living comprehensive plan” utilizing Esri products such as Story Maps.

See links below for a few formatting ideas for the “Evans Living Comp Plan”:

- <https://pdskc.maps.arcgis.com/apps/MapSeries/index.html?appid=ee92537c50e74e98a364a96bf61f2b0e>
- <https://undesamaps.maps.arcgis.com/apps/MapSeries/index.html?appid=48248a6f94604ab98f6ad29fa182efbd>
- For the Demographics Section:
<https://storymaps.arcgis.com/stories/7e0f91754dcf4c8ab08000f3404a0818> with
this: <https://story.maps.arcgis.com/apps/Cascade/index.html?appid=fa3d49d41d654ab89d7b08852ec99f4a>

Evans Comprehensive Plan - Final Proposed Schedule

Updated May 18, 2020

Phase	Task	2020												2021					
		March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	
Phase 1: Preparation	Internal Kick-off; Joint work session with CC and PC; State Demographer's informaiton			5															
	Community Engagement Campaign: Surveys, Reporting, Staff engagement, Social Media Campaign and City Website				1st - Paper	1st - Electronic													
	"Living" document created by City Staff																		
	Mapping products - throughout process [required - 3 Mile, Future Land Use, Zoning, Neighborhoods, etc.]																		
	Stakeholder Recruitment; 2 PC nominated 5/26; 2 CC nominated 6/2; 1 Water/ Sewer Board nominated 5/20; Citizens solicited 5/27 start; Appointed by CC on 7/7			5/26, 5/27	2-Jun														
	Touch points with PC every month and CC once/month			5/5 CC; 5/26 PC															
	NFR MPO			RFP	IGS & Contract														
	DOLA		Due 4/1	RFP	Contract														
Phase 2: Current State Analysis	Formal Kick-Off with Steering Committee: 1) Introductions, Schedule, Goals and Vision; 2) Explore Evans Brand; 3) Demographic Profile; 4) Physical "This is Evans" [GIS Overlays - 1) Floodplain and Environmental Overlays; 2) Regional UGBs; 3) Existing Zoning, amount of land, platting/built out]																		
	Water Conservation Chapter: Existing Water policies; Proposed policies; watershed protection, East side water irrigation efficiency, symbiotic land uses with stromwater management																		
	Existing Infrastructure and Amenities: Roads, Water, Stormwater, Wastewater, NonPotable Water, Trails, Sidewalks, Dry Utilities [ALL PUBLIC WORKS/RECREATION/LIBRARY/PD/FPD -- Location, Inventory and Assessment: Capacity of current systems including lines and treatment; where are gaps and what needs to be done; how much more development can be managed; efficient and cost-effective growth; Needs for the future, etc.]																		
	State of the Economy: Operating Budget sources; creating a balanced and sustainable community; what needs do businesses have to located in Evans [UpSTATE trends]; what are housing, workforce and amenity needs of employers; Builder's and Developer's perspectives [Planning, Economic Development, Finance, UpSTATE, Realtor Boards]																		
	Compliance and neighborhood services: Recommendation for transparent Code, LUC, trends, forecast, etc. Compatibility, etc.																		
	Summarize Findings from Phase 2 in writing and graphically																		
	Saturday community visits [Planning Lingo Bingo; Good/Bad/Ugly Photos] Greeley, Windsor, Severance, FOCO, Eaton, Johnstown, Berthoud																		
Phase 3: Future State Vision	Transportation and Trails Master Plan: Location, Inventory and Assessment: Capacity of current systems; gaps and what needs to be done; how much more development can be managed; efficient and cost-effective growth; access controls; Trends, etc.																		
	Wet and Dry Infrastructure: Efficient growth/demand scenarios; Cost analysis; Trends																		
	Amenities and Services: PD, FPD, Recreation, Parks, Library - Efficient growth/demand scenarios and cost analysis; Trends																		
	Community Resilience: Physical and economic resilience [Jason Wright/Allison Moeding] - energy conservation, mineral extraction, light pollution, physical and economic resilience, conservation areas multi-purpose options, solar, wind, alternative energy																		
	Recreation and tourism: Location, Inventory and Assessment: Capacity of current systems; gaps and what needs to be done; how much more development can be provided for; efficient and cost-effective growth; Needs for the future, etc.																		
	Economic Health: Attributes that lend to a community where developers want to go, people want to live, Trends, Balanced economy, educated workforce, etc. [Realtor Board, Consultant, Allison, UpState, etc.]																		
	Land conservation: Which areas in Evans are unique that should be protected? Methods of protection such as TDA, zoning, incentives, etc.																		
	Housing and residential development: Current zones and available land; general character; density trends; cost-efficient utility provision; historic land use patterns; trends; ADU, aging in place, attainable housing, middle housing; flexible future land use patterns; Can a formal housing study be performed with this scope																		
	Retail, Commercial and Industrial Development: Current zones and available land; design/development standards; protecting investment; projected locations; US 85 Corridor																		
	Sub-Area Planning (Neighborhood Planning): Trends and opportunities																		
	Land Use Code and Land Use Patterns: Trends, opportunities, changes																		
Summarize Findings from Phase 3 in writing and graphically: How can Evans prepare to grow efficiently, meet market demands, etc. ?																			
Finalize	Suggestions for Land Use Code: quality measures																		
	Final draft presentation to Stakeholder Group																		
	Final presentation to Joint session with PC/CC																		

The green line between July and August marks the earliest start time for the consultants who may be contracting for both the Transportation Master Plan and the Comprehensive Plan.