



Built On What Matters

Town of Frederick Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Wednesday, July 15, 2026

7:00 PM

Work Session 6:00 PM

A. Roads and Routes Update -

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Special Presentations

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Board of Trustees. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Staff Reports

B. Administrative Report -

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board of Trustees member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

C. Approval of Minutes

Action Agenda

D. Public Hearing: Resolution No. 26-R-34 and Resolution No. 26-R-35:
Resolutions of the Board of Trustees approving the Columbine Heights
Preliminary Development Plan and Preliminary Plat

- Open Public Hearing
- Staff Presentation
- Applicant Presentation
- Public Comment
- Board of Trustees Discussion and Questions
- Close the Public Hearing

Board of Trustees Action on Resolution 26-R-34 and Resolution 26-R-35.

-

Audem Gonzales, Senior Planner

- E. Ordinance No. 1420 An Ordinance for Parks, Open Space and Trails Design Standards - First Reading -
Sara Barnard, Parks Planning and Development Coordinator
- F. Resolution 26-R-36 A Resolution of the Town of Frederick, Colorado, Authorizing the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot. -
Emily Nitcher, Deputy Town Clerk

Discussion Agenda

Mayor and Trustee Reports

Adjournment



Town of Frederick Administrative Report July 15, 2026

Upcoming Board of Trustees Meetings:

The following is the schedule for upcoming meetings, though topics are subject to be changed or rescheduled:

- July 15, 2026 – Regular Meeting
 - August 5, 2026 – Regular Meeting
 - August 19, 2026 – Regular Meeting
 - August 26, 2026 – Board Retreat
-



Transparent & Strategic Governance

- After canceling their regular June meeting due to several commissioner absences, the PROST Commission reconvened on July 8, providing an overall update on Parks operations and Go Outdoors Frederick, as well as discussing the Department's 2027 requested budget.
- The Oil & Gas Committee continues to meet monthly to discuss oil and gas matters within the Town. The Oil & Gas Committee is currently made up of 100% internal staff and is an effective space to have larger interdepartmental discussions to ensure strategic governance.



Exceptional Resident Experience & Engagement

- Huge thanks to Parks staff for preparing Centennial Park for Frederick in Flight, which includes about a full week of additional maintenance to prepare. Parks staff also conducted some outreach at the event, specifically for Go Outdoors Frederick and the FRA Master Plan, focusing on wraparound communications on project status.

- Parks has hosted several events in Crist Park so far this summer, including Music in the Park from the Arts Committee, Martha's Market, several civic organizations' events such as Church in the Park, as well as High Plains Library District's Bookmobile on alternating Tuesdays. Parks staff continue to prioritize facilitating additional opportunities to bring people downtown but are working to identify additional resources to provide the additional maintenance needs they often bring to the park.
- Golf hosted the first glow ball golf tournament of 2026 on June 6. There was a full field of 72 participants. Bella Rosa also hosted the first Beginner Junior Golf session of 2026 the week of June 8. 32 juniors participated in a fun-filled week of learning, contests, and on-course experience.



Safe & Resilient Community

- As Parks staff were updating the Town's tree inventory, we identified that the Tree Program has grown the inventory of trees in Town parks, open spaces and trails by 33% in the last three years, thanks to continued investments by the community.
- Sergeant Andrew Fairbanks was recently named the Colorado School Resource Officer of the Year. This honor highlights the meaningful impact of school resource officers and the important role they play in supporting students, schools, and communities across the state. Sergeant Fairbanks was selected by the CASRO Board Awards Committee from nominations across Colorado. In addition, he was honored at the end of June with the title of Social Media SRO of the Year, and the Frederick Police Department was named a National Model SRO Agency at the National Association of School Resource Officers conference. Congratulations to Sergeant Fairbanks and Frederick's wonderful team of School Resource Officers!
- 2026 oil and gas inspections and follow-ups for all 2025 failed inspection locations have begun. Additionally, by adding tank battery inspections to the program, Frederick is striving for a high level of safety to protect the health, welfare, wellbeing, and environment within our community.



Responsible Growth & Community Vitality

- Regular outreach to small businesses and primary employers is continuing so we can better understand their operational challenges, workforce needs, and capacity constraints. These are also great ways to identify opportunities for continued partnership and support with our business community. The Economic Development team is also working on completing regular business visits each week and following up on previously flagged issues.
- For a list of all active development applications currently under review by the Town's Planning Division, Engineering Division, Legal Counsel, Frederick-Firestone Fire Protection District, and external review agencies, please follow these links to our ["What's Developing"](#) map and webpage, ["Development Applications Under Review."](#)



Reliable & Sustainable Infrastructure

- Parks installed a replacement 20-horsepower irrigation pump and motor in the East Pump Station to service irrigation within the Frederick Recreation Area.



Town of Frederick Board of Trustees

Meeting Minutes

July 1, 2026

Work Session 6:30 PM

Call to Order – Roll Call

At 7:00 PM, Mayor Crites called the meeting to order and requested a roll call. Present were Mayor Crites, Mayor Pro Tem Padia, and Trustees Lamach, Antonio, Mahan, and Hickman. Also present were Town Manager Bryan Ostler, Assistant Town Manager Ryan Johnson, Town Attorney Jason Meyers, and Town Clerk Tricia David.

Pledge of Allegiance

Approval of Agenda

The agenda was approved as submitted.

Special Presentations

A. Carbon Valley Chapter - Daughters of the American Revolution -

Debra Brodhead, Kris Scott, and Esther DeManche presented the America 250 - Colorado 150 proclamation to the Board. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Lamach in support of the proclamation. Upon roll call vote, the motion passed unanimously.

B. Cerus Fitness - Wellness Summer Camp -

Chris Johnson and Brooke Brinkman of Cerus Fitness presented. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Lamach to approve a donation of \$1,500 to Cerus Fitness for a Wellness Summer Camp. Upon roll call vote, the motion passed unanimously.

Public Comment

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There was no one signed in for public comment.

Staff Reports

Mr. Ostler mentioned an adjustment to the frequency of the staff report and staff's intent to focus on strategic goals.

He also mentioned the success of the Frederick in Flight event and gave kudos to all team members. Jessica Hill, Interim Director of Communications and Engagement spoke to the Board about event attendance.

Mr. Johnson provided an update on the Lowe's project and other developments at the Silverstone Marketplace.

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board of Trustees member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

A motion was made by Mayor Pro Tem Padia and seconded by Trustee Mahan to approve the Consent Agenda. Upon roll call vote the motion passed unanimously.

C. Approval of Minutes

Action Agenda

- D. Ordinance No. 1418 An Ordinance of the Town of Frederick, Colorado, Implementing a Voter-Approved Change in the Town's Regular Election Date, Establishing the new Regular Election Date for the Town, Setting a New Swearing-in Date for Elected Officials, and Amending Municipal Code to Reflect Such Changes -
Emily Nitcher, Deputy Town Clerk

Deputy Town Clerk Emily Nitcher presented. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Antonio to approve Ordinance No. 1418. Upon roll call vote, the motion passed unanimously.

- E. Resolution No. 26-R-33 A Resolution of the Town of Frederick, Colorado for the approval of the Town of Frederick Grant Administrator's Quarterly Report -
Robert Bedsaul, Sergeant - Special Operations
Dave Egan, Commander
Traci Garcia Castells, Grants Administrator

Grant Administrator Traci Garcia presented. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Hickman to approve Resolution No. 26-R-33. Upon roll call vote, the motion passed unanimously.

- F. Ordinance No. 1419 An Ordinance of the Town of Frederick, Colorado to Amend the 2026 Budget to Ensure that Appropriations Accurately Reflect Current Financial Activity, Operational Needs, Project Costs, Grant Activity, Transfers, and Other Expenditures That Were not Fully Anticipated at the Time the Original Budget was Adopted. -
Anthony Bixby, Interim Finance Director

Interim Finance Director Anthony Bixby presented. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Lamach to approve Ordinance No. 1419. Upon roll call vote, the motion passed unanimously.

Discussion Agenda

Mayor and Trustee Reports

There was a discussion about last week's Hwy 52 Coalition meeting, including reports of Town of Frederick residents' concerns regarding the need to elevate the Town's transportation concerns and priorities.

Executive Session

At 8:34 PM, Mayor Crites announced a recess and stated that the Board would convene in executive session following the recess. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Mahan to enter executive session. Upon roll call vote, the motion passed unanimously.

The Board of Trustees entered executive session at 8:45 PM. The executive session ended at 9:47 PM and the Board returned to regular session at 9:48 PM.

- G. Executive session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees; regarding the Municipal Judge Check In. -

Adjournment

There being no further business of the Board of Trustees, Mayor Crites adjourned the meeting at 9:49 PM.

ATTEST:

Approved by the Board of Trustees:

Tracie Crites, Mayor

Tricia David, Town Clerk



CERUS FITNESS

Youth Health & Wellness Summer Camp
Town of Frederick — Community Grant Proposal

Chris Johnson, Founder of Cerus Fitness and **10+ year Frederick resident**, presents a Youth Health & Wellness Summer Camp built around the Town's FRED values — **Family, Respect, Empower, Dedicated**. Every dollar granted stays in Frederick.

FRED VALUES — HOW WE RUN EVERY CAMP DAY

FAMILY	Affordable & accessible • Support Frederick families • Cost shouldn't limit opportunity
RESPECT	Every child belongs • All abilities welcome • Disabilities & neurodivergent youth
EMPOWER	Sports build confidence, leadership, discipline, teamwork & resilience
DEDICATED	Professional coaches • Quality programming • Safe environment • Every child matters

THE PROGRAM

WHO	Ages 8–18 Open to all Carbon Valley youth
WHEN	July 9–10 July 23–24 August 6–7 (Thursday–Friday) Morning & Afternoon Sessions
WHERE	Cerus Fitness 3771 Monarch St, Frederick, CO

MOVEMENT

Functional fitness • Team activities Coordination & balance
• Leadership through sport

NUTRITION

Healthy habits • Fueling growing bodies Practical lessons
families can use at home

COMMUNITY IMPACT & ACCESSIBILITY

We're building:

- ✓ Healthy Kids ✓ Strong Families ✓ Future Leaders
- ✓ Stronger Community

"Everyone remembers a coach, a teammate, or someone who believed in them."

ONLY for Frederick residents

Every Frederick child deserves an opportunity. Grant funds are used exclusively to reduce enrollment costs for Frederick families.

"Removing barriers creates opportunities. Opportunities change lives."

FREDERICK FIRST & FUNDING REQUEST

Every dollar stays in Frederick. Cerus provides the facility, coaches, programming, and operations. Town investment simply lowers participation costs for Frederick families.

~104 youth in our system from past Cerus youth programs. With Town support & promotion, we anticipate significantly larger turnout.

Amount	Sponsorship	Family Cost
\$27,000	100% sponsored	\$0 for families

\$22,500	75% sponsored	Families pay \$25
\$18,000	67% sponsored	Families pay \$50
\$13,500	50% sponsored	Families pay \$75

Whether \$2,000, \$5,000, or another amount — every dollar goes directly toward helping Frederick families.

Chris Johnson, Founder & CEO | Cerus Fitness | 3771 Monarch St, Units F & G, Frederick, CO | EIN: 82-1604149 | cerusfitness.com



Built On What Matters

TOWN OF FREDERICK

Planning Commission

Staff Report

Tracy Moe, Chairperson

Kristie Conroy, Vice
Chairperson
Rebecca Langford,
Commissioner
William Mahoney, Alternate A

Nathan Scott,
Commissioner
Roger Kelley,
Commissioner
Kyle Regan, Alternate B

Public Hearing: Resolution No. 26-R-34 and Resolution No. 26-R-35: Resolutions of the Board of Trustees approving the Columbine Heights Preliminary Development Plan and Preliminary Plat

- Open Public Hearing
 - Staff Presentation
- Applicant Presentation
 - Public Comment
- Board of Trustees Discussion and Questions
- Close the Public Hearing

Board of Trustees Action on Resolution 26-R-34 and Resolution 26-R-35.

Agenda Date: Board of Trustees July 15, 2026

Attachments:

1. PDP Resolution 26-R-34
2. PP Resolution 26-R-35
3. PC Resolution No. 26-PCR-06
4. PC Resolution No. 26-PCR-07
5. Application & Letter Of Intent
6. Columbine Heights Preliminary Development Plan
7. Columbine Heights Preliminary Plat
8. Vicinity Map
9. Zoning Map
10. Future Land Use Plan
11. Neighborhood Meeting Summary
12. Proof of Publication
13. 6/4/26 Planning Commission meeting minutes
14. Applicant Presentation
15. Staff Presentation

Reviewed By: Tricia David, Town Clerk

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

Strategic Plan Alignment:



Strategic Priority 4: Responsible Growth and Community Vitality

– Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic vitality, while preserving the community character that residents value.

Summary Statement:

The applicant is requesting approval for two land use applications associated with the Columbine Heights master planned community. The project includes a Preliminary Development Plan and Preliminary Plat on approximately 144 acres. The plat proposes 351 lots (350 single-family dwellings and 1 school site) and 29 outlots.

Detail of Issue/Request:

Owner: Johnson Farms, LLP and Columbine Heights, LLC

Applicant: Kirby Smith, Kirby Smith & Associates, Inc.

Location: The property is generally located northwest of the HWY 52 and Wheatland Blvd. (WCR17) intersection

Zoning: R-1, Residential Low Density with Planned Unit Development Overlay and A , Agricultural

Project Size: ~144 acres

Surrounding Land Uses and Zoning:

North: Land use: Mostly vacant land with one parcel containing water tanks
Zoning: R1, Residential Low Density with PUD Overlay

South: Land use: Vacant land
Zoning: Weld County A - Agricultural

West: Land use: Vacant land and farther west, the Savannah subdivision with single-family homes

Zoning: R-3 Residential High Density and R-1 Residential Low Density

East: Land use: Vacant land, utility facility, single-family dwelling and accessory buildings

Zoning: P Public, I Industrial, A Agricultural and Weld County A Agricultural

Request:

The applicant is requesting approval for two land use application types; (PDP) Preliminary Development Plan and Preliminary Plat. A more detailed description of each application type is below:

1. Preliminary Development Plan: The applicant is requesting to create a PDP in preparation for the subdivision. The property is currently zoned R1 with PUD Overlay, but there is no development plan associated with this property. The PDP includes the project boundary map, list of regulations and provisions for property within the boundary and includes conceptual development layouts.

2. Preliminary Plat – The applicant is proposing to plat 351 lots and 29 outlots. 350 lots are geared towards single-family homes while 1 lot is geared towards a future elementary school. The 29 outlots are proposed for landscaping, parks, drainage, utilities and trails.

Property History:

- The project area was annexed into the Town of Frederick in 2006 under the name Johnson Farms/Spindle Hill Energy Annexation No. 1
- The property was zoned to A-1 Agriculture 1 in 2006
- A portion of project area was platted as Outlot 1 of the Johnson Farms/Spindle Hill Energy Minor Subdivision Plat in 2006
- A Comprehensive Plan Amendment was approved in 2022 to redesignate a portion of the area from Agricultural/Estate Residential to Single-Family Detached dwellings
- A portion of the project area was rezoned from A-1 Agriculture to R-1 Residential Low Density with PUD overlay in 2023
- Columbine Heights Metro Distric created in 2023 and amended in 2025
- The applicant applied with the Town for a Preliminary Development Plan and Preliminary Plat for Columbine Heights

Comprehensive Plan:

The Comprehensive Plan designates this area as Single Family Residential. The applicant is proposing a single-family detached dwelling development which is directly aligned with the Comprehensive Plan Future Land Use Map.

Zoning:

The project area is currently A-Agriculture and R-1 Residential Low Density with PUD Overlay. 1.8 acres is zoned Agriculture while the remainder includes the R-1 and PUD Overlay. These zoning districts and overlay permit the proposed development of single-family dwellings, parks, an elementary school, etc.

Preliminary Development Plan:

The PDP is a function of the PUD process. The PUD overlay was approved in 2023 but did not include any development regulations. This application aims at finishing out the PUD overlay for this project. The Preliminary Development Plan document contains the measured property boundary and all the development standards required for future development. Note: the 1.80 acres of Agricultural zoning is not included in the PDP as it was never zoned with PUD overlay in 2023. Highlights from the PDP document are below:

- Permitted uses — single-family detached dwellings and an Elementary School
- 6 planning areas are proposed for the entire site. The lot sizes average around 5,000 SF and lot widths between 42 linear feet and 50 linear feet
- 1 planning area is designated for a future elementary school
- ~37 acres of Open Space (~26%)
- 2 pocket parks, 1 hybrid park (cross between pocket and neighborhood park) and 1 neighborhood park
- Multiple trails and connections
- Dimensional standards for lots are included in the PDP document (including setbacks, lot size, etc.).
- The maximum density for each planning area is 5 units per acre
- Landscape, buffering and fencing regulations are also proposed
- 4 plugged and abandoned oil and gas facilities and 1 large facility with 8 individual active well heads.

Utilities:

The Columbine Heights development is proposing to utilize Town of Frederick water as the source for potable water and Saint Vrain Sanitation for sanitary sewer. Both entities have reviewed the plans and provided comments and confirmation that the project may move forward. Final infrastructure design associated with this project shall be reviewed and approved at the time of the Final Plat. Several easements are needed for these utility mains and are proposed to be dedicated on the Final Plat. Non-potable water is proposed to be brought to the site and will require future easements/permissions from off-site property owners. The Town has received acknowledgment from off-site property owners that this proposal is being negotiated.

Streets and Access:

The main access points into this subdivision are from HWY 52 via a new north-south collector and on the east side from a local street connecting to Weld County Road 17 (Wheatland Boulevard). The north-south collector will connect to the future Wheatland Subdivision to the north. A local street near the south-west corner of Columbine Heights will connect westward to future development in Savannah. Two additional local street connections are proposed along the north property boundary.

Future improvements to WCR 17 (Wheatland Boulevard) are anticipated as well as a potential new alignment of this street where it intersects with Highway 52. These final details and construction plans will be required at the time of Final Plat. Also, future street improvements to Highway 52 will need to be included with the Final Plat,

including addressing the intersection of the new collector with Highway 52.

The traffic signal warrant analysis does not indicate that a traffic signal must be installed at HWY 52 and the new collector road. That decision shall be with the Colorado Department of Transportation (CDOT).

Ditches:

The Stanley Lateral Ditch runs along the southeastern boundary of this project area. FRICO (Farmers Reservoir and Irrigation Company) has provided comments stating the applicant needs to work with their group on addressing any and all potential conflicts. Similar to all other subdivision applications, this review shall occur and be completed with the Final Plat. The Town will not take the Final Plat through the public hearing process unless any and all issues have been identified and resolved, or a plan has been in place for resolution.

Public Notice:

This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Initial application submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

Staff has received no written public comment on this project to date.

Neighborhood Meeting: Attached to this staff report is a summary of the hybrid neighborhood meeting held on March 23, 2022 (virtual and in-person). Per the meeting minutes, there were five attendees in person and several virtual attendees. The main questions and concerns raised by the residents were centered around the following:

1. Traffic associated with access points into the subdivision
2. Type of intersection for the collector and HWY 52, signaled or not?
3. Future access into Savannah, yes or no?
4. Status of the Stanley Ditch
5. Overhead power lines along the northern property boundary and the intent for this area within this development

Review Criteria:

There are two separate land-use items associated with the Columbine Heights Master Planned community. Each item has a specific set of approval criteria and conditions of approval. See below:

Section 4.7.5.e Preliminary Development Plan:

1. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.

Staff response: The subdivision does provide several trails through a large open space buffer. The project also includes large park areas with many amenities not found in other parks within Frederick. Columbine Heights seems to be a self-contained residential subdivision with good trail and road connections to other developed or future development areas.

2. The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.

Staff response: The plan does not conflict with the restrictions on development plans. The zoning is already in place as it was approved in 2023 for single-family detached homes. The project is aligned with the existing zoning.

3. The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.

Staff response: The PDP does propose smaller lots with smaller setbacks to adjust to changing market conditions. This is all accomplished without amending the maximum density for the zone district, which is 5 units per acre. Smaller lots leave room for more open space, parks, trails, etc., which is being proposed with this project. The amount of required open space is 25%. The applicant is proposing ~37 acres of designated open space or ~26% of the site.

4. The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.

Staff response: The project is zoned for single-family detached units and that is what is being proposed. This aligns with the Comprehensive Plan as well. The nearest large-scale subdivision (Savannah) is also built with single-family detached products. Staff finds this project is compatible with adjacent residential land uses. Future development to the north (Wheatlands Subdivision) will also include mostly single-family detached dwelling units.

5. The proposed development plan is in general conformance with the Comprehensive Plan.

Staff response: The PDP is aligned with the Comprehensive Plan which designates this area for single-family detached homes.

Section 4.7.4.b. Preliminary Plat criteria:

1. The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.

Staff Response: The preliminary plat proposes single-family detached dwelling development which is consistent with the existing zoning and Comprehensive Plan

future land use map.

2. The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:

Staff Response: The proposed plat will align with the existing R-1 zoning.

a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;

Staff Response: The proposed preliminary plat aligns with the Comprehensive Plan and with the current zoning map. The proposed maximum density is 5 units per acre. The plat does not propose more than what is permitted. 5 units per acre is a low-density type development which promotes Frederick's small-town, rural character.

b. Proposed residential development adds diversity to the Town's housing supply;

Staff Response: The Town of Frederick currently has around 97% single-family homes. The Columbine Heights preliminary plat proposes 350 additional single-family homes, which does not add diversity to the existing housing stock. The Preliminary Development Plan proposes to amend the lot sizes within the R-1 zone district to have a smaller minimum. The preliminary plat reflects this proposed modification. This project would provide diversity in lot sizes if the Preliminary Development Plan was approved.

c. Proposed commercial development will benefit the Town's economic base;

Staff Response: N/A

d. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;

Staff Response: The applicant is proposing ~37 acres of designated open space within this project (~26%). Internal sidewalks and trails link these spaces together. The amount of open space exceeds the minimum standard by 1%. The applicant is also providing a hybrid park which includes elements from both pocket parks and neighborhood parks.

e. The proposed project protects the town's environmental quality; and

Staff Response: There are no sensitive natural environmental features within the project area to protect. The site does contain several plugged and abandoned oil and gas facilities. These areas contain a 25-foot setback. The Code under which this application first applied did not contain a setback for plugged and abandoned facilities. The 8 active wells within the project area contain a 200-foot building setback on the preliminary plat. This meets the required Code setbacks as well.

f. The development enhances cultural, historical, educational and/or human service opportunities.

Staff Response: Staff has not identified cultural, historical or educational components to be protected within this subdivision. The project includes focusing on common open space and enhancing park spaces for future residents.

3. The utility and transportation design is adequate, given the existing and planned capacities of those systems.

Staff Response: Water and sewer providers have not identified any issues with capacity or levels of service. Transportation infrastructure has been reviewed as part of the construction plans associated with the preliminary plat. These plans will be finalized at the time of the Final Plat.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff Response: Staff does not find the proposed residential use to have any negative impacts on surrounding properties.

5. There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Staff Response: The preliminary plat provides for future single-family detached development. The variety in lot sizes will provide some variety in home prices for future residents.

Planning Commission:

The Planning Commission held a public hearing for the two applications on June 4, 2026 where they voted 5 Yes and 0 No for the PDP and 5 Yes and 0 No for the PP. The Planning Commission placed conditions on both applications, see below.

Preliminary Development Plan

1. Update the Statement of Intent to reflect the final proposal.
2. Change subsection 4.d under Additional Landscape, requirement to read as follows: "Front yard landscaping could require the following turf areas:"

Preliminary Plat

1. Update the Statement of Intent to reflect the final proposal.

All conditions have been met with the applications. The Board of Trustees packet contains the updated materials. The one condition on turf is due to the PDP language requiring a certain percentage of turf vs. prescribing only a maximum. The Planning Commission discussed water-wise practices and placed a condition, so the language reads as "could" require vs. mandating a certain percentage be turf.

A few nearby residents spoke at the public hearing. Transportation was a concern with this project, specifically the future plans for WCR17 and HWY52. One resident also commented on an off-site dirt road adjacent to this project. The road is on her property

and many large trucks use the road and damage her fencing. Staff stated this road is off-site from the subject property and further investigation would occur with the final plat phase of this project.

Legal Comments:

The Town Attorney's Office reviewed the application materials and has provided comments throughout the review period. All requested changes have been incorporated into the application package.

Alternatives/Options

1. Preliminary Development Plan

Approval:

I move to approve 26-R-34, which approves the Columbine Heights Preliminary Development Plan.

Approval with Conditions:

I move to approve 26-R-34, which approves the Columbine Heights Preliminary Development Plan and direct staff to draft a resolution with the following conditions: (list conditions of approval).

Denial:

I move to deny the Columbine Heights Preliminary Development Plan and direct staff to draft a resolution of denial (list criteria not met).

2. Preliminary Plat

Approval:

I move to approve 26-R-35, which approves the Columbine Heights Preliminary Plat.

Approval with Conditions:

I move to approve 26-R-35, which approves the Columbine Heights Preliminary Plat and direct staff to draft a resolution with the following conditions: (list conditions of approval).

Denial:

I move to deny the Columbine Heights Preliminary Plat and direct staff to draft a resolution of denial (list criteria not met).

Financial Considerations

Not Applicable

Staff Recommendation

Staff is recommending the Board of Trustees approve the Columbine Heights Preliminary Development Plan and Preliminary Plat.

Community Impact

The Columbine Heights proposal adds hundreds of single-family detached homes to Frederick, alongside a new lot for a future elementary school. The preliminary plat is the first step and the final plat is the second and last step. The final plat will require the building of WCR 17 and will require improvements to HWY 52. These road improvements will greatly benefit the Frederick citizens as transportation pressures are a constant in the community.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 26-R-34**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPROVING
THE COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN**

WHEREAS, on behalf of the owners, Kirby Smith with Kirby Smith and Associates, Inc., 6201 Hudson Court, Centennial, CO, 80121 (“Applicant”) applied to the Town of Frederick for a preliminary development plan, for the land described on Exhibit A, attached hereto and incorporated herein by this reference (“Subject Property”); and

WHEREAS, on June 4th, 2026, the Town of Frederick Planning Commission reviewed the application and recommended approval with conditions of the application by approval of Planning Commission resolution 26-PCR-06; and

WHEREAS, the Applicant updated the application per the conditions of approval placed by the Planning Commission prior to the Board of Trustees public hearing; and

WHEREAS, on July 15th, 2026, the Board of Trustees heard the application for preliminary development plan at public hearing.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. The Frederick Board of Trustees finds that:

- 1.1 An application for the Columbine Heights Preliminary Development Plan has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.4 The Columbine Heights Preliminary Development Plan application conforms with the applicable requirements on Section 4.7.5.e of the Frederick Land Use Code effective at the time of application, namely:
 - 1.4.1 The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.
 - 1.4.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.
 - 1.4.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.

1.4.4 The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.

1.4.5 The proposed development plan is in general conformance with the Comprehensive Plan.

1.5 On the basis of the above, the Town of Fredrick Board of Trustees approves the Columbine Heights Preliminary Development Plan application with no conditions.

Section 2. **Effective Date.** This resolution shall become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS ____ DAY OF _____, 2026.

TOWN OF FREDERICK

ATTEST:

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor

EXHIBIT A

Legal Description

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2, NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 26-R-35**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, APPROVING
THE COLUMBINE HEIGHTS PRELIMINARY PLAT**

WHEREAS, on behalf of the owners, Kirby Smith with Kirby Smith and Associates, Inc., 6201 Hudson Court, Centennial, CO, 80121 (“Applicant”) applied to the Town of Frederick for a preliminary plat, for the land described on Exhibit A, attached hereto and incorporated herein by this reference (“Subject Property”); and

WHEREAS, on June 4th, 2026, the Town of Frederick Planning Commission reviewed the application and recommended approval with conditions of the application by approval of Planning Commission resolution 26-PCR-07; and

WHEREAS, the Applicant updated the application per the conditions of approval placed by the Planning Commission prior to the Board of Trustees public hearing; and

WHEREAS, on July 15th, 2026, the Board of Trustees heard the application for preliminary plat at public hearing.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. The Frederick Board of Trustees finds that:

- 1.1 An application for the Columbine Heights Preliminary Plat has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.4 The Columbine Heights Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b. of the Frederick Land Use Code effective at the time of application, namely:
 - 1.4.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
 - 1.4.2 The land use mix within the project conforms to the Town’s zoning district map and furthers the following planning objectives:
 - 1.4.2.1 The proposed development promotes the Town’s small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
 - 1.4.2.2 Proposed residential development adds diversity to the Town’s housing supply;

- 1.4.2.3 Proposed commercial development will benefit the Town's economic base;
- 1.4.2.4 Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
- 1.4.2.5 The proposed project protects the Town's environmental quality; and
- 1.4.2.6 The development enhances cultural, historical, educational and/or human service opportunities.
- 1.4.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
- 1.4.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- 1.4.5 There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.
- 1.5 On the basis of the above, the Town of Fredrick Board of Trustees approves the Columbine Heights Preliminary Plat application with no conditions.

Section 2. **Effective Date.** This resolution shall become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS ____ DAY OF _____, 2026.

TOWN OF FREDERICK

ATTEST:

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor

EXHIBIT A

Legal Description

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2, NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

26-PCR-06

A Resolution of the Planning Commission Recommending Conditional Approval for the Columbine Heights Preliminary Development Plan

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

Section 1. The Frederick Planning Commission finds that:

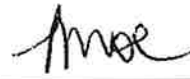
- 1.1 An application for the Columbine Heights Preliminary Development Plan has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing held June 4th, 2026 at which time the public was able to provide testimony.
- 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 The Columbine Heights Preliminary Development Plan application conforms with the applicable requirements of Section 16.4.7.e of the Frederick Land Use Code, namely:
 - 1.5.1 The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.
 - 1.5.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.
 - 1.5.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
 - 1.5.4 The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.
 - 1.5.5 The proposed development plan is in general conformance with the Comprehensive Plan.

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Columbine Heights Preliminary Development Plan with the following conditions:

1. Update the Statement of Intent to reflect the final proposal.
2. Change subsection 4.d under Additional Landscape Requirements to read as follows: "Front yard landscaping could require the following turf areas:"

This resolution approved this 4th day of June, 2026 by a vote of 5 to 0.



Tracy Moe, Chairperson, Planning Commission

26-PCR-07

**A Resolution of the Planning Commission Recommending Conditional Approval for the
Columbine Heights Preliminary Plat**

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

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Columbine Heights Preliminary Plat has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing held June 4th, 2026 at which time the public was able to provide testimony.
- 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 The Columbine Heights Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b of the Frederick Land Use Code, namely:
 - 1.5.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
 - 1.5.2 The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
 - a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
 - d. The proposed project protects the Town's environmental quality; and
 - e. The development enhances cultural, historical, educational and/or human service opportunities.
 - 1.5.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
 - 1.5.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

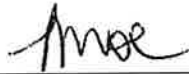
- 1.5.5 There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Columbine Heights Preliminary Plat with the following condition:

1. Update the Statement of Intent to reflect the final proposal.

This resolution approved this 4th day of June, 2026 by a vote of 5 to 0.



Tracy Moe, Chairperson, Planning Commission



TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

Built On What Matters

www.frederickco.gov

LAND USE APPLICATION FORM

PROJECT NAME: Columbine Heights Preliminary Development Plan & Preliminary Plat

DATE SUBMITTED: 08/02/23 APPLICATION DEPOSIT & FEE: \$15,050.00

TYPE OF APPLICATION:

Annexation, Zoning and Concept Plan	Minor Modification	Temporary Use
Annexation Agreement Amendment	Minor Subdivision Replat	Vacation of ROW or Easement
Appeal of Administrative Decision	Oil and Gas Drilling	✓ Variance/Waiver
Code Text/Comprehensive Plan amendment/ Planning Area Amendment	✓ Preliminary Development Plan	Vesting Property Rights
Conditional Use Review	✓ Preliminary Plat	Zoning Compliance Letter
Conditional Use Site Plan	Site Plan	Zoning Map Amendment
Final Development Plan	Sketch Plan	Written Interpretation
Final Plat	Street Name Change	Other
Metropolitan District	Subdivision Amendment	

PROJECT INFORMATION:

Legal Description of Property (location within township, section, and range):

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. 142.91 ACRES MORE OR LESS. PART OF THE SOUTH HALF OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

Applicant's Name (This will be the primary contact): Kirby Smith & Associates, Inc. , Attn: Kirby Smith Phone/Fax: 303-638-1847

Address: 6201 S. Hudson Court Centennial, CO 80121 Relation to Property Owner: Land Use Planning Consultant

E-mail Address: ksakirby@aol.com

ADDITIONAL CONTACTS:

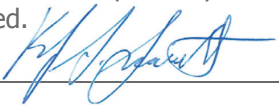
Property Owner: Johnson Farms, LLP c/o Susan Troudt Consultant Business Name: Civilian Engineering , LLC Consultant Personal Contact: Garrett Walstad

Address: 16 Sunset Circle, Longmont, CO 80501-4708 Address: PO Box 8, Hygiene CO 80533

Phone/Fax: Phone/Fax: 303-961-7387

E-mail Address: E-mail Address: garrett@civilianengineering.com

LAND USE APPLICATION FORM (CONTINUED)

Property Owner: Developer: Columbine Heights LLC, c/o Michael Blumenthal		Consultant Business Name: R.W. Bayer & Assoc., Inc Consultant Personal Contact: Ray Bayer	
Address: 17 Beacon Hill Lane, Greenwood Village, CO 80211		Address: 12170 Tejon St., Unit 700, Westminster, Colorado 80234	
Phone/Fax: 303-796-0900		Phone/Fax: (303) 452-4433	
E-mail Address: michaelbent@msn.com		E-mail Address: rwbsurveying@hotmail.com	
TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION: 142.91 Acres			
Is site within Frederick Planning Area?		☒ Yes ☐ No	
Project Address (if applicable): None - Approx. 7701 Hwy 52, Frederick, CO 80530			
Existing Use: Vacant/Agricultural		Existing Zoning: Frederick R-1 With PUD Overlay	
Proposed Use: Residential/Agricultural		Proposed Zoning: Frederick R-1 With PUD Overlay	
Number of Existing Residential Lots: 0		Number of Proposed Residential Lots: 465	
Number of Existing Commercial Lots: 0		Number of Proposed Commercial Lots: 0	
Number of Existing Industrial Lots: 0		Number of Proposed Industrial Lots: 0	
Is there an existing MOAPI in place? Yes ☒ No ☐ If yes, please provide reception date and number.			
COMPREHENSIVE PLAN MAP DESIGNATIONS:			
LAND USE & PUBLIC FACILITIES Land Use Designation(s): Single Family Detached Public Facilities: None		UTILITY AND SPECIAL DISTRICTS Water: Central Weld Water District Sewer: St. Vrain Sanitation District Fire Protection: Frederick-Firestone Fire District Other: High Plains Library	
TRANSPORTATION Street Connections: State Highway 52 & WCR 17		ENVIRONMENTAL ISSUES Property in Floodplain: Yes ☒ No ☐ Sensitive Wildlife habitat area: Yes ☒ No ☐	
PARKS, OPEN SPACE AND RECREATION Proposed park and/or trail: Yes		SUBSIDENCE AND OIL AND GAS Subsidence area: Yes ☒ No ☐ Oil and/or gas wells: ☒ Yes ☐ No	
CERTIFICATION:			
I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.			
Owner: _____		Date: _____	
I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed.			
Applicant: 		Date: 08/02/23	



Kirby Smith & Associates, Inc.

June 18, 2026

Town of Frederick
Planning Department
401 Locust Street/P.O. Box 435
Frederick, CO 80530

RE: Columbine Heights Property, 142.931 Ac. Preliminary Development Plan & 144.731 Ac. Preliminary Plat Application

Dear Planning Department:

Our company, Kirby Smith & Associates, Inc., on behalf of the property owners, Johnson Farms LLP, and the Developer, Columbine Heights, LLC, are proposing a new single family detached residential community within the Town of Frederick. The project is located north of State Highway 52, and west of WCR 17 (parcel number 1311-32-4-17-004). The project includes **142.931 acres** and is currently **zoned Residential Low Density (R-1 with PUD overlay)** and **1.8 acres** currently **zoned Agriculture (A-1)** in the Town of Frederick, and requests the approval of a **Preliminary Development Plan (PDP) & Preliminary Plat (PP); with a Conceptual Landscape Plan (CLP)**.

The intent is to then develop this property as a high quality residential community, containing 350 Single Family Detached lots at a density of about 2.4 DU/Ac; one 10.48 acre Elementary School site lot (which the St. Vrain Valley School District has indicated that they are very interested in and will accept); 7.3 acres of proposed park areas; and 26.5% of the property as various open space areas (excluding detention & raw water pond areas, and oil & gas areas).

The property's future residential lots and school site lot are proposed to be accessed via a new north/south collector street connecting at the south with Hwy 52 (at a location which was recently determined by the Town engineering staff and CDOT), and continuing north into the neighboring Wheatlands proposed Single Family Residential community, in the general alignment shown on the Town's Transportation Master Plan (approved in February 2022). This collector street is expected to intersect with another east/west collector street within the proposed Wheatlands community (also shown on the Town's Transportation Master Plan) which is planned to connect to Ridgeway Blvd. along the Lyden Creek Blvd. alignment. Other access will be provided from Wheatlands Blvd. (WCR 17) to the east.

The property is located adjacent to Hwy. 52 and Weld County agricultural land to the south; an existing Weld County A-1 zoned residence near the southeast corner; Town of Frederick annexed agricultural land to the east; the Savannah Subdivision (single family detached residential zoned R-1) and more specifically directly adjacent to the 18.9 acre multi-family Tract (zoned R-3), and 4.4 acre open space tract owned by the Town of Frederick to the west (both also within the Savannah Subdivision); and the aforementioned Wheatlands future residential property (zoned R-1 with PUD Overlay) to the north.

The site is made up of gently sloping terrain, generally oriented toward the southeast and to the northwest, with a ridge running through the property from generally the northeast corner to the southwest corner. The site gently rises away from Hwy 52, WCR 17, and the Town open space areas to the west toward the higher ground across the middle and northern portions of the property. The Stanley Ditch Lateral forms the property's far southeast property boundary; there are existing overhead power transmission lines in easements located along the north and west property lines; an existing pipeline easement is located along the eastern property line; there is one active oil and gas multi-well site near the southeast corner of the property; and four previously plugged and abandoned well sites in the eastern and southern halves of the property. Much of the overall property offer future homes views toward the mountains of the Colorado



Kirby Smith & Associates, Inc.

Front Range to the west. The entire property (other than the active well site area) is currently used for agricultural production. No perennial waters, other than the adjacent irrigation ditch have been observed on the property.

The Columbine Heights property is designated Single Family Detached in the Town's Comprehensive Plan, which was amended in February, 2023.

Dependent upon required approval processing, development could commence in early 2027, with lot sales commencing later that year.

Owners: Johnson Farms LLP
c/o Susan Troudt
16 Sunset Circle
Longmont, CO 805014708

Developers: Columbine Heights, LLC
c/o Michael Blumenthal
17 Beacon Hill Lane
Greenwood Village, CO 80211

Applicant/Representative: Kirby Smith & Associates, Inc.,
Mr. Kirby Smith -303-694-9484
6201 So. Hudson Ct.
Centennial, CO 80121

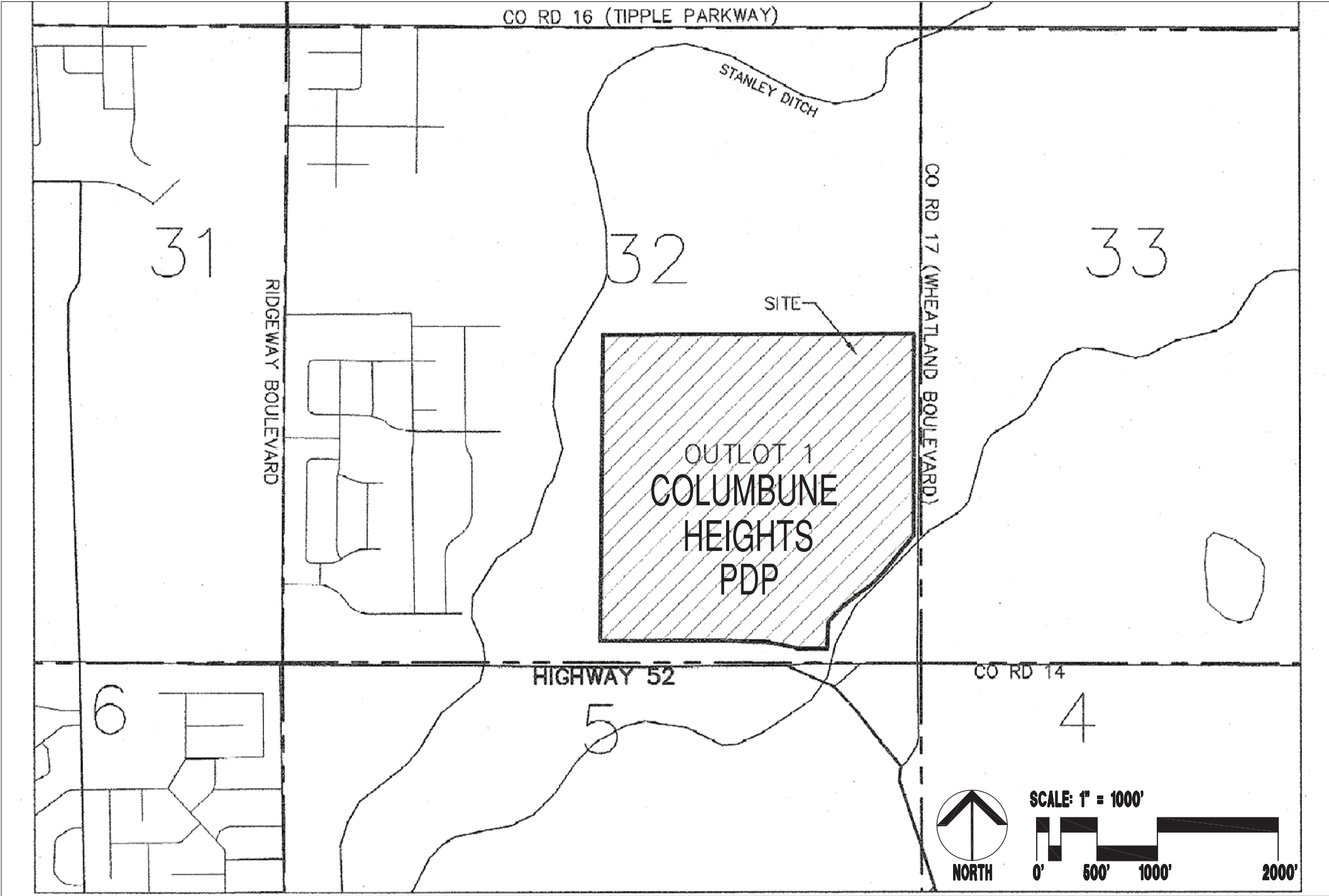
Sincerely,

Kirby J. Smith
President

COLUMBINE HEIGHTS
PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

VICINITY MAP



LOTS, STREETS & OUTLOT SUMMARY CHART

LOTS/ STREETS /OUTLOT	AREA (ACRES)	USE	PROPOSED OWNERSHIP MAINTENANCE	OPEN SPACE CREDIT (ACRES)	PARK CREDIT (ACRES)
ALL LOTS	45.40	SINGLE FAMILY RESIDENTIAL LOTS	PRIVATE INDIVIDUALS		
	10.97	ELEMENTARY SCHOOL SITE	SCHOOL DIST./ SCHOOL DIST.		
STREET ROW	28.96	PUBLIC STREET RIGHTS-OF-WAY	TOWN OF FREDERICK/CDOT		
A	5.57	EXISTING UTILITY & OIL/GAS EASEMENT/OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	5.57	
B	2.18	EXISTING UTILITY EASEMENT/OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	2.18	
C	5.54	EXISTING OIL/GAS EASEMENT/TRAIL/ACCESS/NEIGHBORHOOD PARK/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		5.482
D	0.15	PUBLIC ACCESS/TRAIL/ UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		
E	17.08	EXISTING OIL/GAS & UTILITY EASEMENT ACCESS/DETENTION/OPEN SPACE/TRAIL	METRO. DIST. / METRO. DIST.	12.46	
F	0.25	PUBLIC ACCESS/TRAIL/ UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		
G	0.30	OIL-GAS SITE/PUBLIC ACCESS/TRAIL/UTILITY ESMINT	METRO. DIST. / METRO. DIST.		
H		REDESIGNATED AS LOT 1, BLOCK 31			
I	3.50	HYBRID POCKET PARK/OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	1.97	1.519
J	0.42	OPEN SPACE/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.42	
K	0.37	OPEN SPACE/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.37	
L	0.36	OPEN SPACE/TRAIL/ UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.36	
M	2.14	EX UTILITY EASEMENT/POCKET PARK/OPEN SPACE/ PUBLIC ACCESS/RAW WATER POND/UTILITY ESMINT	METRO. DIST. / METRO. DIST.	1.6	
N	2.60	EXISTING EASEMENT/TRAIL/OPEN SPACE/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	2.60	
O	9.77	EXISTING UTILITY & OIL/GAS EASEMENT/TRAIL/OPEN SPACE/DETENTION/ SAN SEWER/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	6.98	
P	1.70	EXISTING UTILITY & O&G ESMINT/TRAIL /OPEN SPACE/DETENTION/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	1.70	
Q	0.06	PUBLIC ACCESS TO OUT/OUT A /TRAIL/UTILITY ESMINT	METRO. DIST. / METRO. DIST.		
R	0.07	PUBLIC ACCESS TO OUT/OUT B /TRAIL/UTILITY ESMINT	METRO. DIST. / METRO. DIST.		
S	0.05	PUBLIC ACCESS TO OUT/OUT L /TRAIL/UTILITY ESMINT	METRO. DIST. / METRO. DIST.		
T	0.09	PUBLIC ACCESS TO OUT/OUT O /TRAIL/UTILITY ESMINT	METRO. DIST. / METRO. DIST.		
U	0.07	PUBLIC ACCESS TO OUT/OUT O /TRAIL/SANITARY SEWER/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		
V	6.21	O&G WELL PRODUCTION FACILITIES/DETENTION	METRO. DIST. / EXTRACTION O&G		
W	0.08	OPEN SPACE/OIL-GAS/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.053	
X	0.07	OPEN SPACE/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.07	
Y	0.26	PUBLIC ACCESS/OPEN SPACE/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.	0.26	
Z	0.14	PUBLIC ACCESS TRAIL/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		
AA	0.46	POCKET PARK/OPEN SPACE/PUBLIC ACCESS/UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		0.30
BB	0.07	PUBLIC ACCESS TO OUT/OUT E /UTILITY EASEMENT	METRO. DIST. / METRO. DIST.		
TOTAL	142.931			36.593	7.301

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON FARMS LLP, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2, NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

HAVE LAID OUT THIS PRELIMINARY DEVELOPMENT PLAN OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN, SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THUS DESCRIBED PRELIMINARY DEVELOPMENT PLAN CONTAINS 142.931 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER:
JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP:

BY: SUSAN TROUDT, GENERAL PARTNER _____

STATE OF COLORADO)
COUNTY OF) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SUSAN TROUDT, ACTING IN THE CAPACITY AS GENERAL PARTNER OF JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, THIS ____ DAY OF _____, 20__.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

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

CHAIRMAN _____

PLANNING COMMISSION SECRETARY _____

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

MAYOR _____

ATTEST:

TOWN CLERK _____

LEGAL DESCRIPTION:

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTH HALF OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

TOTAL ACREAGE:

142.931 ACRES

PROJECT TEAM:

PROPERTY OWNER:

JOHNSON FARMS LLP
C/O SUSAN TROUDT
16 SUNSET CIRCLE
LONGMONT, CO 80501-4708

PROPERTY OWNER/DEVELOPERS:

COLUMBINE HEIGHTS, LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80211
CONTACT: MICHAEL BLUMENTHAL
303-960-0900 & BOB QUINETTE
303-587-1966

CIVIL ENGINEER:

ROCKY RIDGE CIVIL ENGINEERING
2204 18TH AVENUE, SUITE 107
LONGMONT, CO 80501
CONTACT: JOEL SEAMONS
(303) 651-6626

SURVEYOR:

R.W.BAYER & ASSOCIATES
121705 TEJON ST. UNIT 700
WESTMINSTER, CO 80234
CONTACT: GREG BAYER
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TRANSPORTATION ENGINEER:

LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
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(303) 333-1105

LAND USE PLANNER/LANDSCAPE ARCHITECT:

KIRBY SMITH & ASSOCIATES, INC.
6201 SOUTH HUDSON COURT
CENTENNIAL, CO 80121
CONTACT: KIRBY SMITH
303-694-9484

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THE PRELIMINARY DEVELOPMENT PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

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

BY _____

RAYMOND W. BAYER, P.L.S. 6973,
ON BEHALF OF R.W. BAYER & ASSOCIATES, INC. (SEAL)

SHEET INDEX:

SHEET NUMBER: _____ SHEET NAME: _____

- SHEET 1 – COVER, NOTES, CERTIFICATES & VICINITY MAP
SHEET 2 – PRELIMINARY DEVELOPMENT PLAN
SHEET 3 – GENERAL DEVELOPMENT INFORMATION
SHEET 4 – GENERAL DEVELOPMENT INFORMATION
SHEET 5 – TYPICAL LOT PLANS & DRIVEWAY LOCATION PLANS
SHEET 6 – FENCE PLAN

APPLICANT:

COLUMBINE HEIGHTS, LLC
17 BEACON HILL LANE
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KSA Job # 402.2

COLUMBINE HEIGHTS SUBDIVISION
Frederick, Colorado
Preliminary Development Plan

DRAWN BY: KJS

CHECK BY: KJS

ISSUE DATE: 08/02/2023

REVISIONS: 12/01/2023

03/11/2024

08/21/2024

11/26/2024

03/12/2025

07/23/2025

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SHEET TITLE

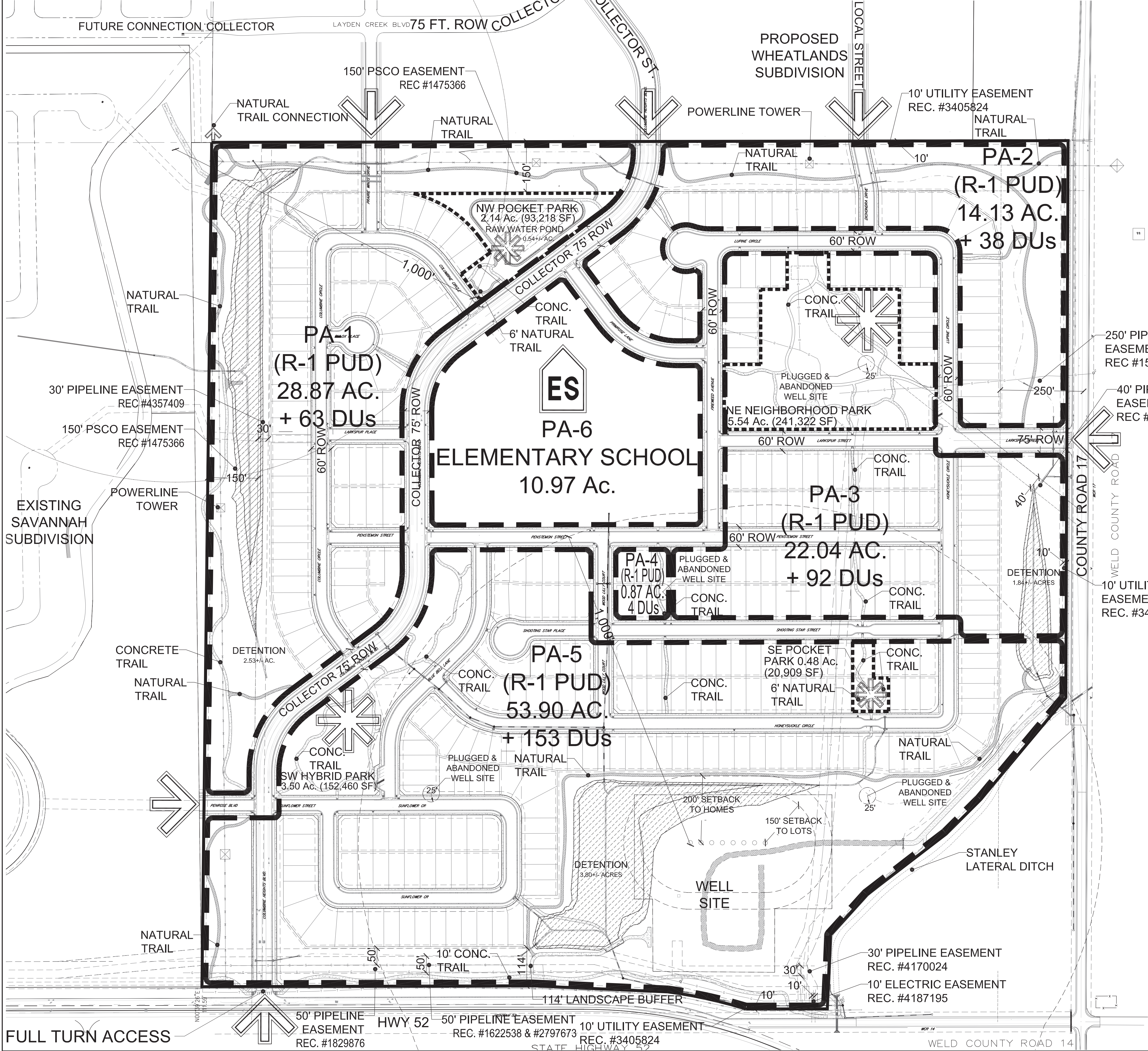
Cover, Notes,
Certificates &
Vicinity Map

SHEET NUMBER

1 OF 6

COLUMBINE HEIGHTS
PRELIMINARY DEVELOPMENT PLAN

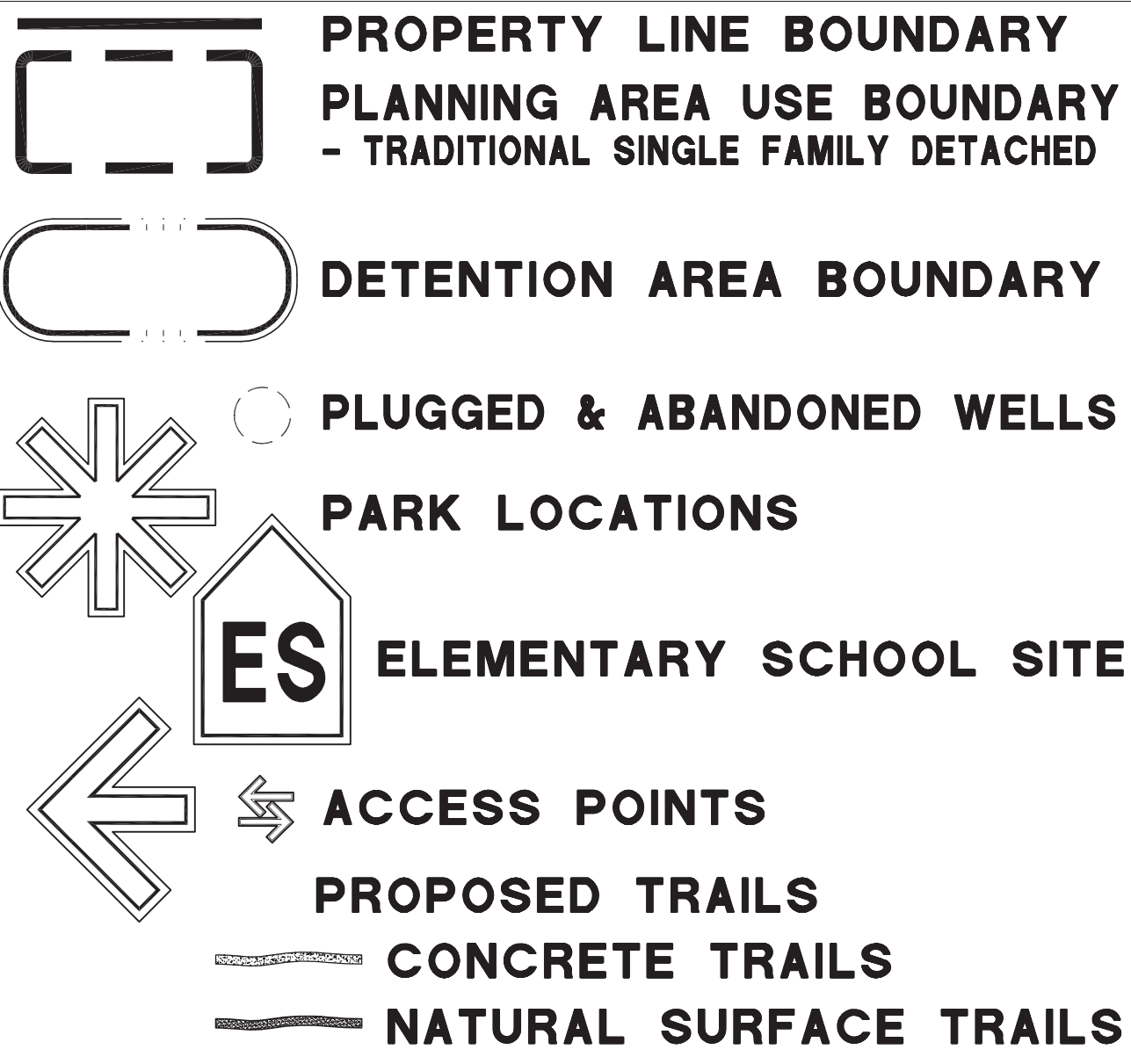
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS



- LAND USE SUMMARY -

PLANNING AREAS	ZONING	PROPOSED USE	ACRES	PROPOSED UNITS	MAX UNITS	MAX DENSITY (DU/AC)	PERCENT TOTAL ACRES
PA-1	R1-PUD	SINGLE FAMILY DETACHED	28.87	63	70	5	20.20%
PA-2	R1-PUD	SINGLE FAMILY DETACHED	14.13	38	42	5	9.89%
PA-3	R1-PUD	SINGLE FAMILY DETACHED	22.04	92	101	5	15.42%
PA-4	R1-PUD	SINGLE FAMILY DETACHED	0.87	4	4	5	0.61%
PA-5	R1-PUD	SINGLE FAMILY DETACHED	53.90	153	168	5	37.71%
PA-6	R1-PUD	ELEMENTARY SCHOOL	10.97	0	0	0	7.67%
STREETS TOTAL	R1-PUD	PUBLIC ROW	12.151	0	0	0	8.50%
TOTAL			142.931	350	385	0	100.0%

PDP LEGEND



LANDSCAPE DESIGN INTENT:

THE LANDSCAPE DESIGN WILL PROVIDE A CONTEXTUAL MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH TURF TYPE TALL FESCUE MIX OR OTHER DROUGHT TOLERANT MIX SEED OR SOD BEING USED AS APPROPRIATE IN HIGH IMPACT AREAS OF PARK SPACES. SHRUB BEDS WILL FURTHER COMPLIMENT THESE SPACES TO PROVIDE COLOR AND YEAR ROUND INTEREST TO THE COMMUNITY. XERIC DESIGN PRINCIPLES WILL HELP GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE

WALK / TRAIL MINIMUM REQUIREMENTS:
DETACHED SIDEWALK WIDTH: 5 FEET CONCRETE.
WALKWAYS THROUGH SUBDIVISION BLOCKS: 8 FT. WIDTH CONCRETE WITHIN A MINIMUM 20 FT. TRACT.
WALKWAYS WITHIN PARKS: 8 FT WIDTH CONCRETE.
MULTI-USE PERIMETER OPEN SPACE PATHWAYS (BIKEWAYS): 8 FT. WIDTH NATURAL SOFT SURFACE.
REGIONAL OPEN SPACE TRAIL (ALONG HWY. 52): 10 FT. WIDTH CONCRETE.

NOTES:

1. THE TOTAL NUMBER OF UNITS INCLUDED IN THE TOTAL UNIT COUNT, IS BASED ON A CONCEPTUAL LAYOUT. THE ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR EACH PARCEL.
2. NO FLOOD PLAIN EXISTS ON THE PROPERTY

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2 OF 6

GENERAL DEVELOPMENT REQUIREMENTS:
A. ENFORCEMENT - RELATIONSHIP TO TOWN OF FREDERICK REGULATIONS.
THE PROVISIONS OF THE PRELIMINARY DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF COLUMBINE HEIGHTS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS PDP DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS IN THE TOWN OF FREDERICK LAND USE CODE, AS AMENDED ("LUC") SHALL GOVERN.

B. COMPATIBILITY WITH EXISTING AND PROPOSED NEIGHBORHOODS
COLUMBINE HEIGHTS CONTAINS THE R-1 (RESIDENTIAL LOW DENSITY) ZONE DISTRICT WITH A PUD OVERLAY.

THE PROPERTY IS COMPATIBLE WITH THE LAND USES FOUND ON THE ADJACENT PROPERTIES. THE PROPERTY TO THE WEST IS PARTIALLY DEVELOPED (SAVANAH SUBDIVISION). THE PROPERTY TO THE NORTH IS CURRENTLY VACANT, ZONED R-1, w/PUD OVERLAY BUT HAVE PRPOSED RESIDENTIAL DEVELOPMENT PROPOSALS IN VARIOUS STAGES WITH THE TOWN.

C. BENEFITS
COLUMBINE HEIGHTS OFFERS A NUMBER OF BENEFITS THROUGH THE USE OF FLEXIBLE DESIGN STANDARDS APPLIED TO A LARGE TRACT OF LAND. PARTICULAR MODIFICATIONS TO THE LUC ARE PROPOSED HERE IN ORDER TO ASSIST IN ENABELING THESE BENEFITS TO THE RESIDENTS OF COLUMBINE HEIGHTS AND THE SURROUNDING COMMUNITY. LISTED BELOW ARE THE MODIFICATIONS TO THE TOWN OF FREDERICK LAND USE CODE ("LUC") THAT SHALL APPLY TO THE COLUMBINE HEIGHTS PDP.

1. LOT AND BLOCK DESIGN
ALL LOTS AND BLOCKS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

A). INCREASED LENGTH OF BLOCK SIZE: LONGER BLOCKS ALLOW FOR MORE EFFICIENT CIRCULAR PATTERNS, INFRASTRUCTURE DESIGN AND STREET CONSTRUCTION, WHILE MAINTAINING A MODIFIED GRID PATTERN WITHIN THE DEVELOPMENT. BLOCKS SHALL BE DESIGNED TO HAVE A LENGTH OF BETWEEN APPROXIMATELY TWO HUNDRED TWENTY (220) FEET AND NINE HUNDRED SEVENTY FIVE (975) FEET. PEDESTRIAN CONNECTIVITY IS NOT COMPRISED, AS MID-BLOCK CONNECTIONS ARE REQUIRED FOR ALL BLOCKS LONGER THAN 650 FEET; AND TWO MID-BLOCK CONNECTIONS ARE REQUIRED FOR ALL BLOCKS LONGER THAN 700 FEET.

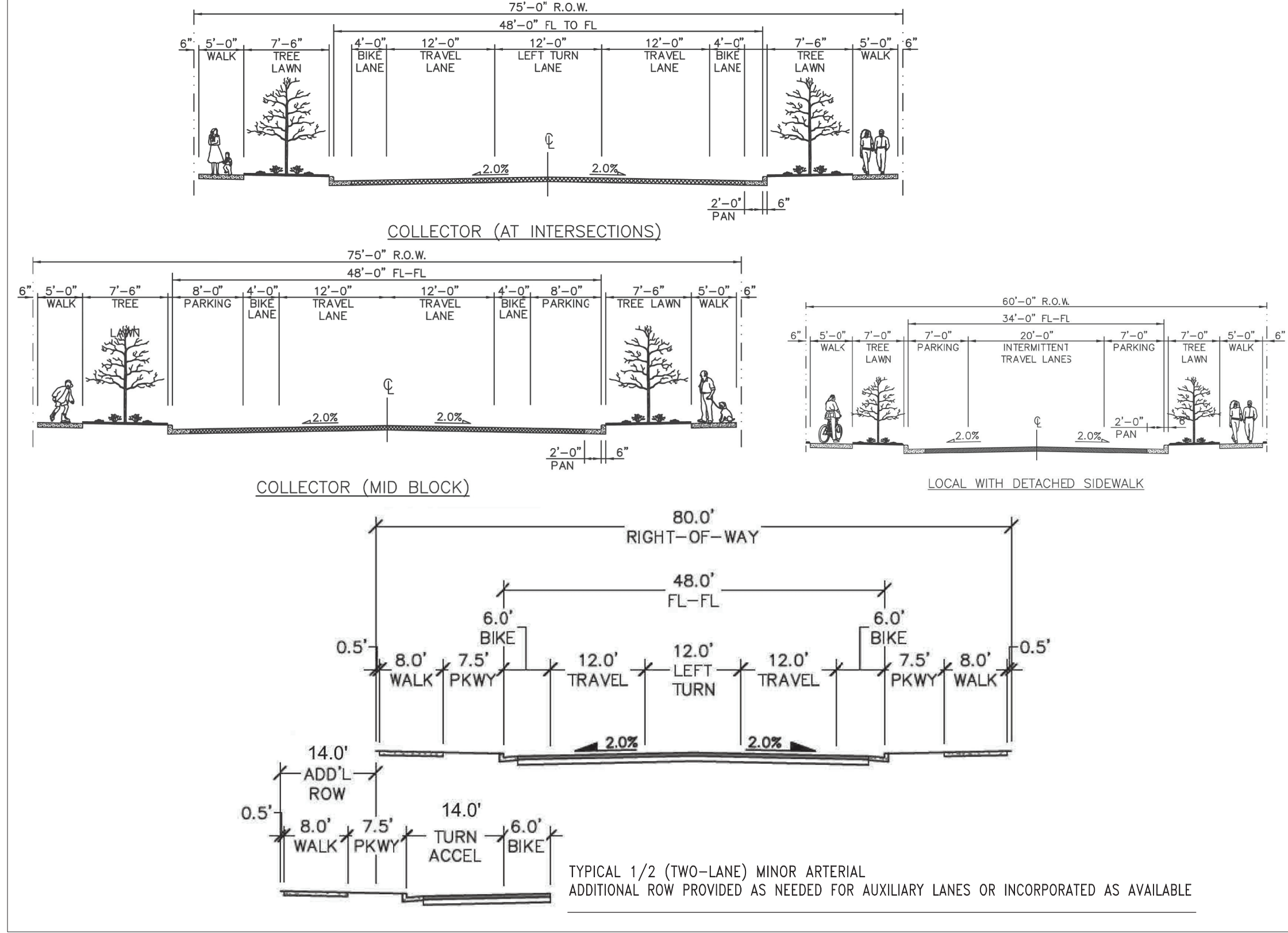
B). LOT DIMENSION AND CONFIGURATION HAVE BEEN MODIFIED TO ALLOW A REDUCTION IN MINIMUM LOT SIZE IN R-1 ZONE DISTRICT. SEE SECTION 16. DENSITY AND DIMENSIONAL STANDARDS HEREIN.

C). DOUBLE FRONTAGE: (a) A PLANTING SCREEN EASEMENT OF AT LEAST FIFTEEN (15) FEET IN WIDTH, ACROSS WHICH THERE SHALL BE NO VEHICULAR RIGHT OF ACCESS, SHALL BE REQUIRED ALONG THE PROPERTY LINE OF RESIDENTIAL LOTS ABUTTING REAR LOT LINES IN ARTERIAL OR COLLECTOR STREETS. THIS MAY BE REDUCED IN RARE CASES TO A MINIMUM OF TWELVE (12) FEET IN WIDTH, IF A CONTINUOUS LANDSCAPED SHRUB BUFFER IS PROVIDED (CONSISTING OF A MINIMUM OF ONE ROW OF SHRUBS WITH A MIN. MATURE HEIGHT OF 6' AND MIN. MATURE WIDTH OF 4' TO 5', PLANTED TO OVERLAP BY A MIN. OF 6" EACH SIDE, BASED ON MATURE WIDTH) WITHIN THE PLANTING SCREEN AREA THAT IS LESS THAN FIFTEENTEN (15) FEET IN WIDTH. THIS DOES NOT APPLY TO SIDE YARDS ADJACENT TO AN ARTERIAL OR COLLECTOR STREET..

D). DUE TO THE MODIFIED DIMENSIONAL STANDARDS, DRIVEWAY ACCESS TO A LOCAL STREET FROM A SINGLE-FAMILY DETACHED RESIDENTIAL LOT SHALL BE FORTY (40) FEET OR GREATER FROM THE INTERSECTION OF THE LOCAL STREET AND A COLLECTOR STREET (AS MEASURED FROM THE INTERSECTING RIGHT-OF-WAY LINES TO THE EDGE OF DRIVEWAY). SEE TYPICAL SINGLE FAMILY RESIDENTIAL LOT DRIVEWAY LOCATIONS DIAGRAM ON SHEET 5 OF 5.

2. STREETS
ALL STREETS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER ARTICLE 2, SECTION 500 OF THE FREDERICK DESIGN STANDARDS, UNLESS OTHERWISE NOTED PER THIS PDP – SEE THE TYPICAL STREET CROSS SECTIONS AS FOLLOWS:

TYPICAL STREET CROSS SECTIONS



3. PARKING)
ALL PARKING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.8 PARKING,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

LOCATION OF SPACES.

A). RESIDENTIAL.
(1). REQUIRED OFF-STREET PARKING IN RESIDENTIAL ZONES SHALL NOT LIE WITHIN THE FRONT YARD SETBACK NOR WITHIN ANY REQUIRED SIDE YARD SETBACK ADJACENT TO A STREET. DRIVEWAY SPACES WITHIN THESE SETBACKS CAN BE COUNTED FOR REQUIRED OFF-STREET PARKING.

COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
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142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

(2). EXCEPT WITHIN A GARAGE OR IN CONJUNCTION WITH AN APPROVED AFFORDABLE HOUSING PROJECT, TANDEM PARKING IS ALLOWED TO MEET REQUIRED OFF-STREET PARKING REQUIREMENTS.

USE	MINIMUM PARKING REQUIRED OUTSIDE OF RIGHT OF WAY
SINGLE FAMILY DETACHED	2 SPACES PER UNIT
ACCESSORY DWELLINGS	NO ADDITIONAL SPACES REQUIRED

4. SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS.
ALL SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.9 SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

5. EASEMENT AND UTILITY STANDARDS.
ALL EASEMENTS AND UTILITY STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.10 EASEMENTS AND UTILITY STANDARDS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP. ALSO, UNITED POWER EXISTING OVERHEAD LINES LOCATED GENERALLY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES ARE TO BE PLACED UNDERGROUND.

6. PARKS AND OPEN SPACE.
ALL PARKS AND OPEN SPACE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.11 PARKS AND OPEN SPACE,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

A). PARKS, OPEN SPACE AND TRAILS SHALL BE INSTALLED PER THE SUBJECT PHASE OR FILING IN WHICH IT IS LOCATED; OR SAID IMPROVEMENTS MAY BE DESIGNATED TO BE COMPLETE PRIOR TO ISSUANCE OF FORTY-PERCENT (40%) OF THE BUILDING PERMITS FOR STRUCTURES WITHIN THE OVERALL SUBDIVISION; AS DEFINED IN THE DEVELOPMENT AGREEMENT.

B). SITE SHRUBS. MASSING AND THE JUDICIOUS USE OF SHRUBS IS REQUIRED. AT MINIMUM, SITE SHRUBS SHALL BE PROVIDED AT A RATIO OF ONE-HUNDRED AND FIFTY (150) SITE SHRUBS PER ACRE CLUSTERED WITHIN PLANTER BEDS AND STRATEGICALLY PLACED TO DEFINE SPACE, HIGHLIGHT ACTIVITIES, AND GUIDE PATRONS THROUGH THE PARK.

C). PARKING FOR POCKET PARKS (OTHER THAN ADJACENT ON-STREET PARKING) IS NOT REQUIRED.

D). FENCING OF OPEN SPACE AREAS IS NOT REQUIRED.

E). PLANNED UNIT DEVELOPMENTS (PUD). THE DEVELOPER SHALL PROVIDE: LAND FOR ONE (1) NEIGHBORHOOD PARK WITH A MAJORITY OF HOMES WITHIN A ONE-HALF-MILE RADIUS OF THE NEIGHBORHOOD PARK.

7. PUBLIC SITES AND DEDICATION REQUIREMENTS.
PUBLIC SITES AND DEDICATION REQUIREMENTS SHALL BE PER THE APPROVED ANNEXATION AGREEMENT.

8. FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES.
THE SUBDIVIDER SHALL DEDICATE AND CONVEY LAND FOR A PUBLIC SCHOOL SITE TO THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J,

9. LANDSCAPE DESIGN.
ALL LANDSCAPE DESIGN SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

1. DESIGN PRINCIPLES.
1.a. LANDSCAPE PLANS SHALL USE THE FOLLOWING DESIGN PRINCIPLES:
10(b). LANDSCAPES SHALL CONSIST OF A VARIETY OF PLANT SPECIES TO ENHANCE BIODIVERSITY. NO ONE PLANT SPECIES MAY MAKE UP MORE THAN TWENTY-FIVE PERCENT (25%) OF THE AREA OF NON-GRASS PLANT MATERIALS ON SITE.
10(f). ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEED TO PREVENT EROSION. NATIVE, NON-INVASIVE GRASSES SHALL BE USED FOR RE-VEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER OR APPROVED DESIGNEE. NATIVE AREAS UNDISTURBED BY DEVELOPMENT CAN REMAIN UNDISTURBED WITHOUT REQUIREMENTS FOR ANY ADDITIONAL ENHANCEMENT AND/OR PLANTING.

2. PLANTING MATERIALS
2.a. THE MINIMUM PLANTING SIZES ON ALL REQUIRED LANDSCAPING SHALL BE TWO-INCH (2") CALIPER DECIDUOUS TREES, ONE-AND-ONE-HALF-INCH (1 1/2") CALIPER ORNAMENTAL TREES, SIX FOOT (6') TALL EVERGREEN TREES AND FIVE (5) GALLON SHRUBS. ORNAMENTAL GRASSES AND PERENNIALS SHALL BE ONE (1) GALLON CONTAINER SIZE.

2.b. ORGANIC AND INORGANIC MULCHES SHALL GENERALLY BE APPLIED OVER A WEED CONTROL BARRIER AND CONTAINED BY EDGING. ORGANIC MULCHES SHALL BE APPLIED AT ONE (1) CUBIC YARD PER EIGHTY (80) SQUARE FEET AND MAINTAINED AT A MINIMUM DEPTH OF THREE (3) INCHES. INORGANIC MULCHES AND DECORATIVE ROCK SHALL BE APPLIED AND MAINTAINED AT A MINIMUM DEPTH OF THREE (3) INCHES.

2.c. IRRIGATION
ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT, HEALTH, AND MAINTENANCE. NON-IRRIGATED NATIVE GRASS AREAS MAY BE IRRIGATED FOR ITS ESTABLISHMENT PERIOD IF NEEDED, AND WILL BE EXEMPT THEREAFTER. IRRIGATION SYSTEMS SHALL BE ZONED APPROPRIATE TO THE TYPE AND SCOPE OF THE LANDSCAPE IMPROVEMENTS AND PLANT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING WITHIN THE RIGHT-OF-WAY. IRRIGATION SYSTEMS SHALL BE CAPABLE OF SUPPORTING MULTIPLE ZONES AND SETTINGS, INCLUDING ADJUSTING FOR WEATHER CONDITIONS AND WATER RESTRICTIONS. ALL IRRIGATION SYSTEMS SHALL BE CONNECTED TO A BACK FLOW PREVENTION DEVICE. IRRIGATION CRITERIA CAN BE ADJUSTED AS FUTURE WATER POLICY AND/OR A NON-POTABLE WATER SYSTEM IS INSTALLED.

(a) USE OF NON-TREATED WATER FOR IRRIGATION IS ENCOURAGED IF A PERMANENT, SUITABLE SUPPLY IS AVAILABLE.

(b) NON-IRRIGATED NATIVE GRASSES MAY BE USED TO ESTABLISH AND MAINTAIN GROUND COVER WITHIN PARK AND OPEN SPACE NATURAL AREAS, AND/OR AREAS SET ASIDE FOR LATER DEVELOPMENT. OR TEMPORARY IRRIGATION MAY BE USED IN THESE AREAS, AS APPROVED BY THE TOWN.

(c) DEVELOPER SHALL PROVIDE WATER TAPS, IRRIGATION IMPROVEMENTS, AND DEDICATE WATER AS NEEDED TO SUPPLY THE LANDSCAPING.

2.d. MAINTENANCE
IN ORDER TO PROVIDE FOR THE ONGOING HEALTH AND APPEARANCE OF REQUIRED AND APPROVED LANDSCAPE IMPROVEMENTS, ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH AND REPLACED BY THE LANDOWNER, OCCUPANT, OR HOA AS NECESSARY. ALL PROPERTY OWNERS OR OCCUPANTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN THE PORTION OF THE PUBLIC RIGHT-OF-WAY BETWEEN THE BACK OF THE CURB OR STREET PAVEMENT AND THE ADJACENT PROPERTY.

(a) TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER, HOA, METRO DISTRICT, OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION, OR WHEN SO DIRECTED BY THE CHIEF BUILDING OFFICIAL OR COMMUNITY SERVICE OFFICER ACCORDING TO MUNICIPAL CODE CHAPTER 7, ARTICLE II. A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN DEVELOPER, BUILDER AND HOA WILL BE EXECUTED AT FINAL PLAT TO MEMORIALIZE LANDSCAPE MAINTENANCE RESPONSIBILITY.

3. LANDSCAPE DESIGN STANDARDS

3.a. RIGHTS-OF-WAY

(1) STREET TREES:

(a) SPACING REQUIREMENTS: UNLESS OTHERWISE NOTED IN THIS CODE, STREET TREES SHALL BE SPACED WITHIN THE TREE LAWN, SUFFICIENT FOR MATURE GROWTH AND TO AVOID CONFLICTS WITH LIGHTING, AND UTILITIES. FOR CALCULATING THE MINIMUM REQUIRED NUMBER OF STREET TREES, THERE SHALL BE ONE (1) TREE FOR EVERY FORTY (40) LINEAR FEET OF ROAD FRONTAGE OR CURB, UNLESS OTHERWISE SPECIFIED BY THE FREDERICK LAND USE CODE (I.E. ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET FOR PARKS AND OPEN SPACE).

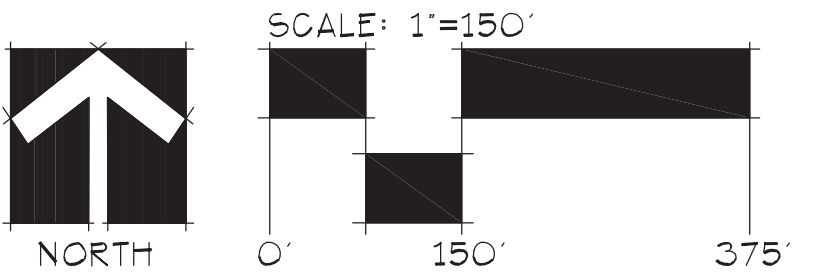
(b) COLLECTOR AND LOCAL STREETS: THE DEVELOPER (METRO. DISTRICT) SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF ORNAMENTAL GRASSES, FLOWERS, SHRUBS, STREET TREES, MULCH, AND IRRIGATION FOR THOSE AREAS LAYING ADJACENT TO ANY PARK OR OPEN SPACE OUTLOT FRONTAGE. HOMEBUILDERS SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF ORNAMENTAL GRASSES, FLOWERS, SHRUBS, STREET TREES, MULCH, AND IRRIGATION FOR THOSE AREAS LAYING ADJACENT TO EACH HOME/LOT FRONTAGE. AUTOMATIC IRRIGATION SYSTEMS WITHIN THE ASSOCIATED TREE LAWNS DESCRIBED ABOVE SHALL CONFORM TO REQUIREMENTS NOTED IN THE APPROVED VERSION OF THE TOWN OF FREDERICK DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME. FUTURE MAINTENANCE OF THESE AREAS WILL BE DETERMINED IN A FUTURE LANDSCAPE MAINTENANCE AGREEMENT AT TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN.

(c) ARTERIAL STREETS: THE DEVELOPER (METRO. DISTRICT) SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF GRASS (MAY BE IRRIGATED TURF, AND/OR TOWN APPROVED MOWED NATIVE GRASSES), FLOWERS, STREET TREES, SHRUB PLANTINGS, ORNAMENTAL STRUCTURES, PAVING AND A MINIMUM OF ONE (1) SHRUB FOR EVERY ONE HUNDRED FIFTY (150) SQUARE FEET OF LANDSCAPE AREA CLUSTERED INTO PLANTING BEDS. THE DEVELOPER (METRO. DISTRICT) SHALL ALSO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT CONFORMS TO THE APPROVED VERSION OF THE TOWN OF FREDERICK DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME. FUTURE MAINTENANCE OF THESE AREAS WILL BE DETERMINED IN A FUTURE LANDSCAPE MAINTENANCE AGREEMENT AT TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN.

3.b. WATER CONSERVATION. ALL LANDSCAPING PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION MATERIALS AND TECHNIQUES THROUGH APPLICATION OF XERISCAPE LANDSCAPING PRINCIPLES. XERISCAPE LANDSCAPING PRINCIPLES DO NOT INCLUDE OR ALLOW ARTIFICIAL TURF OR PLANTS, MULCHED (INCLUDING GRAVEL) BEDS OR AREAS WITHOUT LANDSCAPE PLANT MATERIAL, PAVED AREAS NOT REQUIRED FOR WALKWAYS, PLAZAS OR PARKING LOTS, BARE GROUND, WEED COVERED OR INFESTED SURFACES OR ANY LANDSCAPING THAT DOES NOT COMPLY WITH THE STANDARDS OF THIS SECTION OF THE CODE.

(1) TYPICAL LOT LANDSCAPE PLANS:

(a) SEE TYPICAL R-1 RESIDENTIAL LOT LANDSCAPE PLANS ON CONCEPTUAL LANDSCAPE PLAN FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS (45'X110' LOTS, AND 50'X110' LOTS); AND SECTION 7 LANDSCAPE REQUIREMENTS BELOW.
(b) PARK AREAS, OPEN SPACE STREET FRONTAGE OUTLOTS, MID-BLOCK TRAIL OUTLOTS, AND ARTERIAL STREET ROW LANDSCAPING SHALL ENCOURAGE WATER CONSERVATION THROUGH THE USE OF A COMBINATION OF IRRIGATED AND NON-IRRIGATED AREAS. ALL LANDSCAPED AREAS SHALL INCORPORATE XERISCAPE PRINCIPALS, AND UTILIZE PRIMARILY LOW TO MODERATE WATER USE SHRUBS AND TREES. IRRIGATED TURF AREAS ARE TO BE LIMITED TO HIGH VISIBILITY OR HIGH ACTIVITY AREAS. PASSIVE OPEN AREAS MAY INCLUDE AREAS OF LOW WATER USE NATIVE GRASSES AND/OR NON-IRRIGATED NATIVE GRASSES. IN GENERAL PARK AREAS SHOULD BE DESIGNED TO BE APPROXIMATELY 35% TO 45% IRRIGATED; 55% TO 65% NON-IRRIGATED; WHILE OPEN SPACE AREAS INCLUDING STREET FRONTAGE OUTLOTS, MID-BLOCK TRAIL OUTLOTS, AND ARTERIAL STREET ROW LANDSCAPING AREAS MAY BE DESIGNED WITH A LESSER IRRIGATED PERCENTAGE.



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General
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Information

SHEET NUMBER

3 OF 6

COLUMBINE HEIGHTS
PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

GENERAL DEVELOPMENT REQUIREMENTS (CONTINUED):

4. ADDITIONAL LANDSCAPE REQUIREMENTS

4.a. SINGLE-FAMILY RESIDENTIAL LANDSCAPING DEVELOPMENT STANDARDS.

4.b. FRONT YARD LANDSCAPING EXTENDING FROM THE FENCE LINE (DIVIDING SIDE YARD FROM FRONT YARD) OR FRONT BUILDING WALL LINE (WHICHEVER IS GREATER), TO THE FRONT EDGE OF THE PROPERTY, SIDEWALK AND EDGE OF RIGHT-OF-WAY (WHICHEVER IS GREATER):

4.c. LANDSCAPE COVERAGE. FRONT YARD LANDSCAPING AND AUTOMATIC IRRIGATION SYSTEM TO INCLUDE SOD INCLUDE SOD TURF AREA(S) FOR THE FRONT YARD AREA OF EACH HOME, AS DESCRIBED BELOW; MULCHED SHRUB/PLANTING BED AREAS (WHICH SHALL INCLUDE A MIN. OF FIFTY PERCENT (50%) LIVE MATERIALS AT MATURITY – WITHIN THREE (3) YEARS); UNLESS OTHERWISE APPROVED BY THE TOWN; AND THE TREE LAWN AREA.

4.d. TURF. ALL TURF AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT GRASS VARIETIES SUCH AS TURF TYPE TALL FESCUE (DWARF HYBRIDS) MIX, OR OTHER DROUGHT TOLERANT VARIETY/MIX. ANY TURF MIX CONTAINING BLUEGRASS VARIETIES SHALL CONTAIN A MAX. OF 25% BLUEGRASS I.E. 75% TO 90% FESCUE/25% TO 10% BLUEGRASS. (NO ARTIFICIAL TURF IS ALLOWED). FRONT YARD LANDSCAPING COULD REQUIRE THE FOLLOWING TURF AREAS:
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: EXCLUDING THE DRIVEWAY AND SIDEWALKS A MINIMUM OF 300 SQ. FT TURF AREA, WITH A MAXIMUM OF 40% TURF, OR 500 SQ. FT. WHICH EVER IS LESS.

4.e. SHRUBS. SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED. THERE SHALL BE A MINIMUM NUMBER OF SHRUBS REQUIRED FOR THE FRONT YARD SETBACK OF EACH HOME (AS SETFORTH BELOW).
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: THIRTEEN (13) SHRUBS FOR THE FRONT YARD AREA OF EACH HOME (NOTE 13 SHRUBS MAY NOT ACHIEVE THE 50% LIVE MATERIAL REQUIREMENT, DEPENDING UPON THE SIZE OF SHRUBS).

4.f. TREES. THERE SHALL BE A MINIMUM NUMBER OF TREES REQUIRED FOR THE FRONT YARD SETBACK OF EACH HOME (AS SETFORTH BELOW). IT IS RECOMMENDED THAT A MULCH RING OR PLANTER BED BE MAINTAINED AT THE BASE OF ALL TREES TO PROMOTE TREE HEALTH AND MINIMIZE DAMAGE FROM YARD MAINTENANCE.
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: FRONT YARD AREAS FOR EACH HOME SHALL BE PLANTED WITH ONE DECIDUOUS SHADE TREE (2.5" CAL. MIN.) + ONE ORNAMENTAL TREE (1.75" CAL. MIN.) -OR- ONE EVERGREEN TREE (6 FT. HT. MIN.).

4.g. DECORATIVE ROCK OR GRAVEL MULCH IS REQUIRED WITHIN SIX FEET (6') OF THE BUILDING FOUNDATION AND SHALL BE UNDERLAIN BY A WEED BARRIER. PLANTINGS ARE NOT ALLOWED WITHIN THE THREE FOOT (3') FOUNDATION BUFFER. ROCK AND/OR WOOD MULCH IS PERMITTED ELSEWHERE WITHIN THE FRONT YARD LANDSCAPING AS FOLLOWS:
- a). IN ADDITION TO THE 6' PERIMETER ROCK MULCH, A MAXIMUM OF 50% OF THE FRONT YARD BED AREAS MAY BE ROCK MULCH. (NOTE ALL BED AREAS MUST CONTAIN A MIN. OF 50% LIVE PLANTINGS AT MATURITY. AS SPECIFIED ELSEWHERE HEREIN. THERE SHALL BE NO FRONT YARD BED AREAS THAT HAVE ZERO LIVE PLANTINGS).
- b). ROCK MULCH PLACED WITHIN ONE (1) FOOT OF A SIDEWALK OR VEHICULAR USE AREA MUST BE CONTAINED WITH A BORDER OR BE OF A SUFFICIENT SIZE THAT IT WILL NOT TRAVEL ONTO THE SIDEWALK OR VEHICULAR USE AREA.
- c). WOOD MULCH PLACED WITHIN ONE (1) FOOT OF A SIDEWALK OR VEHICULAR USE AREA MUST BE CONTAINED WITH A BORDER.
- d). WHERE USED, MULCH SHALL BE APPLIED OVER A WEED CONTROL BARRIER TO A DEPTH OF THREE (3) INCHES.

4.h. TREE LAWN (STREET ROW FRONTAGE) AREAS. ONE DECIDUOUS SHADE TREE (2.5" CAL. MIN.) FOR EVERY FORTY (40) LINEAR FEET OF STREET FRONTAGE OR PORTION THEREOF (FOR FRONT AND SIDE OF LOT, EXCLUDING DRIVEWAYS) SHALL BE PLANTED WITHIN TREE LAWN AREA ADJACENT TO THE DETACHED SIDEWALK. ADDITIONALLY THE TREE LAWN AREA SHALL BE PLANTED WITH A COMBINATION OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS THAT MUST ACHIEVE A MIN. OF 50% LIVE COVERAGE AT MATURITY (THREE (3) YEARS) AND ROCK MULCH (MIN. 1-1/2" SIZE) OVER WEED BARRIER FABRIC (WITH NO MORE THAN 40% OF SAID COVERAGE AS ORNAMENTAL GRASSES OR PERENNIALS A 3 / 1 SHRUB EQUIVALENT).

4.i. ADDITIONAL REQUIREMENTS FOR CORNER LOTS WITH PUBLIC STREET FRONTAGE. SIDE YARD LANDSCAPING ON CORNER LOTS SHALL EXTEND TO THE EDGE OF THE PROPERTY, OR SIDEWALK WHICHEVER IS GREATER.

4.j. CORNER LOT SIDE YARD TURF FOR TURF REQUIRMENTS (MINIMUM AND MAXIMUM) CORNER LOT SIDE YARD AREAS ARE TO BE COMBINED WITH FRONT YARD AREAS, AND COMPLY WITH ALL SUCH REQUIREMENTS. THERE ARE NO ADDITIONAL SIDE YARD TURF REQUIREMENT OR ALLOWANCES FOR A GREATER AMOUNT OF TURF FOR CORNER LOTS.

4.k. CORNER LOT SIDE YARD SHRUBS. SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED. THERE SHALL BE A MINIMUM NUMBER OF SHRUBS REQUIRED FOR THE SIDE YARD SETBACK OF EACH HOME IF ADJACENT TO A STREET IN ADDITION TO THE MINIMUM REQUIRED SHRUBS FOR THE FRONT YARD (AS SETFORTH BELOW). SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED.
- FOR TRADITIONAL SINGLE FAMILY DETACHED LOTS: ELEVEN (11) SHRUBS FOR THE CORNER SIDE YARD AREA OF EACH HOME. NOTE 11 SHRUBS MAY NOT ACHIEVE THE 50% LIVE MATERIAL REQUIREMENT, DEPENDING UPON THE SIZE OF SHRUBS.

4.l. CORNER LOT SIDE YARD TREES. THERE SHALL BE A MINIMUM NUMBER OF TREES REQUIRED FOR ALL CORNER LOTS ADJACENT TO A STREET IN ADDITION TO THE REQUIRED FRONT YARD AND STREET TREES (AS SETFORTH BELOW).
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: SIDE YARD ON CORNER LOT AREAS FOR EACH HOME SHALL BE PLANTED WITH ONE ORNAMENTAL TREE (1.75" CAL. MIN.) –OR- ONE NARROW EVERGREEN TREE (6. FT. HT. MIN.) WITH A MIN. MATURE HEIGHT OF 18 FT.

4.m. CORNER LOT SIDE LANDSCAPE COVERAGE. EXCLUDING SIDEWALKS, NO LESS THAN FIFTY PERCENT (50%) OF THE SIDE LOT SHALL BE COVERED IN LIVE PLANT MATERIALS SUCH AS GROUND COVER, SHRUBS, ORNAMENTAL GRASS, FLOWERS, ETC. LOCATED BETWEEN THE DWELLING AND THE SIDEWALK AT MATURITY (WITHIN THREE (3) YEARS), UNLESS OTHERWISE APPROVED BY THE TOWN.

4.n. THE OWNER SHALL:
4.n.(1). INSTALL REMAINDER OF YARD LANDSCAPING, AND IS ENCOURAGED TO PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS, ETC., USING XERISCAPE PRINCIPLES AND LOW WATER PLANTS AND TECHNIQUES TO PROMOTE ENERGY AND RESOURCE EFFICIENCY AS GENERALLY SET FORTH IN THIS SECTION. REAR/SIDE YARDS SHALL HAVE A MAXIMUM OF 45% TURF AREA (NO ARTIFICIAL TURF IS ALLOWED). TURF AREAS IN REAR YARDS SHALL BE A MIN. OF 6' FROM FOUNDATIONS. ALL TURF AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT GRASS VARIETIES SUCH AS TURF TYPE TALL FESCUE (DWARF HYBRIDS) MIX. OR OTHER DROUGHT TOLERANT VARIETY/MIX. ANY TURF MIX CONTAINING BLUEGRASS VARIETIES SHALL CONTAIN A MAX. OF 25% BLUEGRASS I.E. 75% TO 90% FESCUE/25% TO 10% BLUEGRASS.

4.n.(2). EXCLUSIVE OF FENCED SIDE YARD AREAS NOT REDILY VISIBLE FROM PUBLIC STREETS, DO NOT COVER ANY MORE THAN 50% OF ANY REAR YARD AREA IN DECORATIVE ROCK OR GRAVEL.

4.n.(3). MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY, AND TREE LAWN AREA IN ACCORDANCE WITH TOWN REGULATIONS. MAINTAIN A MINIMUM OF TWENTY PERCENT (20%) OF THE YARD IN A PERVIOUS CONDITION (20% PERVIOUS AREA FOR EACH LOT CANNOT INCLUDE THE RIGHT OF WAY).

10. BUFFERING AND SCREENING TECHNIQUES.
ALL BUFFERING AND SCREENING TECHNIQUES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.15 BUFFERING AND SCREENING TECHNIQUES) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

1. GENERAL PROVISIONS
C. BUFFERING MAY BE REQUIRED BETWEEN ANY DEVELOPMENT AND ADJACENT NATURAL OR ENVIRONMENTALLY SENSITIVE AREAS. NATURAL AREAS NOT DISTURBED BY DEVELOPMENT ACTIVITIES AND/OR PREVIOUSLY IN AGRICULTURAL PRODUCTION CAN REMAIN WHERE POSSIBLE WITHOUT BUFFERING. THIS WILL BE DETERMINED BY THE TOWN'S DEVELOPMENT DIRECTOR ON A CASE-BY-CASE BASIS.
2. BUFFERING AND SCREENING LAND USES.
B. ALL AIR CONDITIONING, HVAC SYSTEMS, EXHAUST PIPES OR STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER TELECOMMUNICATIONS RECEIVING DEVICES SHALL BE THOROUGHLY SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES THROUGH THE USE OF ROOF ELEMENTS AND LANDSCAPING IF THEY ARE LOCATED IN SIDE OR FRONT YARDS.
C. RV TRAILERS SHALL NOT BE PARKED, LONG OR SHORT TERM (48 HOURS), WITHIN THE RIGHT OF WAY, DRIVEWAYS, OR ON PRIVATE PROPERTY. RV TRAILERS ARE PERMITTED IN RESIDENTIAL AREAS AS LONG AS THEY ARE PARKED WITHIN AN ENCLOSED STRUCTURE ON PRIVATE PROPERTY.

11. FENCE AND WALLS.

1. GENERAL PROVISIONS
A. VISUAL INTEREST
(1) IN ORDER TO PREVENT MUNDANE EXPANSES OF FENCING, A 6' HT. PRIVACY FENCE MUST HAVE A UNIQUE ELEMENT (SUCH AS STONE OR BRICK COLUMN) LOCATED EVERY FIFTY (50) FEET. THIS ONLY APPLIES TO COMMUNITY PERIMETER FENCE, NOT TO INDIVIDUAL RESIDENTIAL LOT FENCING.
B. FENCE/WALL MATERIALS
(1) WITH THE EXCEPTION OF TENNIS COURTS (WHERE VINYL COATED CHAIN LINK IS REQUIRED), CHAIN LINK FENCING IS NOT PERMITTED.

12. RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS).
ALL RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS) SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP

1. TRADITIONAL SINGLE-FAMILY DETACHED
a. MODEL DIVERSITY.
(1) EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT MODELS THAT HAVE SIGNIFICANT VARIATIONS IN EXTERIOR ELEVATIONS AND MASSING. DIFFERENTIATION IN MODELS REQUIRES ALL OF THE FOLLOWING VARIATIONS:
(a) MASSING;
(b) SIZE;
(c) COLOR SCHEME;
(d) GARAGE COMPONENT (AT STREET ACCESS CONDITION)
- E.G. GARAGE DOOR STYLE; AND
- GARAGE ACCESS E.G. RIGHT/LEFT PLACEMENT ON HOME'S FRONT ELEVATION AND/OR SIDE LOAD ACCESS.
(2) EACH BLOCK FACE SHALL CONTAIN NO MORE THAN TWO (2) OF THE SAME MODEL WITH THE SAME ARCHITECTURAL STYLE; OR COLOR SCHEME.
(3). SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS ENCOURAGED, WHEN APPROPRIATE FOR THE ARCHITECTUAL STYLE. DIFFERENT COLORS SHALL BE USED ON ADJACENT BUILDING FACADES AND ON HOMES ACROSS THE STREET FROM ONE ANOTHER.

b. ENHANCEMENTS AT CORNERS. AT CORNERS, BUILDINGS SHALL ADDRESS THE SIDE STREET OR OPEN SPACE. CORNER LOTS SHALL BE WIDE ENOUGH TO ALLOW FOR SIDE ELEVATION ENHANCEMENTS. AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS ARE REQUIRED:
(1) A SIDE- OR WRAP-AROUND PORCH, OR A BAY WINDOW.
(2) WINDOWS OR GLAZED DOORS THAT FACE THE SIDE STREET OR OPEN SPACE.
(3) A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE.
(4) BRACKETS, PROJECTIONS, BELT COURSES, OR OTHER SUCH DETAILS.

c. MASSING. THE MASS OF A HOUSE SHOULD STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH, REDUCE BOXINESS, AND ACHIEVE AN ARTICULATED FORM ON FOUR (4) SIDES. EMPHASIS SHOULD BE ON THE FRONT AND REAR ELEVATIONS SINCE THEY ARE LOCATED ON THE SIDES OF THE HOUSE MOST VISIBLE, WITH SIDE ELEVATIONS, WHEN ADJACENT TO OTHER BUILDINGS, AS A SECONDARY FOCUS.

d. COVERED ENTRIES AND PORCHES.
(1) A COVERED ENTRYWAY FOR THE FRONT DOOR IS REQUIRED. COVERED ENTRIES INCLUDING PORCHES WILL BE ALLOWED TO ENCROACH ON THE FRONT SET BACK AN ADDITIONAL TWO (2) FEET IF COVERED ENTRY DEPTH IS GREATER THAN SIX (6) FEET.

e. GARAGES. HOMES, NOT GARAGES, SHALL HAVE THE EMPHASIS ON RESIDENTIAL STREETS. THE INTENT IS THAT RESIDENTIAL STREETS HAVE VARIETY AND THAT GARAGES DO NOT DOMINATE HOMES AND STREETS. FOR THE PURPOSE OF THIS SECTION, STREET-FACING SHALL INCLUDE ALL DWELLING UNITS WITH FRONT ENTRIES FACING ONTO PUBLIC RIGHTS-OF-WAY AND/OR PRIVATE DRIVEWAYS OR STREETS
(3) WHEN GARAGE DOORS ARE OTHER THAN STREET-FACING (E.G. THE DOORS FACE A SIDE OR REAR LOT LINE), THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS, OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE FEATURES OF THE LIVING AREA PORTION OF THE DWELLING. ALSO, ADDITIONAL LANDSCAPING, INCLUDING FIVE (5) ADDED SHRUBS, AND ONE (1) ADDED TREE IS REQUIRED IN FRONT OF STREET FACING GARAGE WALL.

13. LIGHTING.
LIGHTING SHALL FOLLOW THE TOWN OF FREDERICK LAND USE AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR ROW STREET LIGHTING, UNLESS OTHERWISE NOTED PER THIS PDP.

14. CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT.
ALL PERMITTED USES WITHOUT CONDITIONS IN THE TOWN OF FREDERICK LAND USE CODE FOR R1 ZONE DISTRICT, SINGLE FAMILY DETACHED UNITS

DENSITY AND DIMENSIONAL STANDARDS (SECTION 3.5)		
RESIDENTIAL STANDARDS		SINGLE FAMILY DETACHED
MINIMUM LOT AREA		
PA-3 & PA-5		4000 SF
PA-1, PA-2 & PA-4		5000 SF
MINIMUM LOT WIDTH		
PA-3 & PA-5		42 LF
PA-1, PA-2 & PA-4		50 LF
MINIMUM LOT FRONTAGE		34 LF
FRONT SETBACK - PRINCIPAL BUILDING		15 LF
FRONT SETBACK - FRONT LOAD GARAGE		15 LF
FRONT SETBACK - ACCESSORY BUILDING		60 LF
REAR SETBACK - PRINCIPAL BUILDING		20 LF
REAR SETBACK - ACCESSORY BUILDING		5 LF
INTERIOR SIDE SETBACK		5 FT
STREET SIDE FRONTAGE SETBACK		10 FT
MINIMUM FLOOR AREA PER PRINCIPAL DWELLING UNIT (SF)		850 SF
MAXIMUM NET DENSITY (UNITS PER ACRE) FOR OVERALL PROPERTY		5.0 DU/AC

- NOTES:
1. DENSITY AND DIMENSIONAL STANDARDS SHALL BE PER THE LAND USE CODE (LUC) UNLESS OTHERWISE SPECIFIED IN THE ABOVE CHART.
2. FIVE FOOT (5) SIDE SETBACKS SHALL APPLY TO ALL RESIDENTIAL SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR OPEN SPACE.
3. NET DENSITY IS CALCULATED BY DIVIDING THE TOTAL NUMBER OF UNITS BY THE TOTAL ACREAGE, MINUS ALL PUBLICLY DEDICATED LAND.
16. SIGNS (SECTION 7)
PER TOWN OF FREDERICK LAND USE CODE.

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LANDSCAPE ARCHITECT:

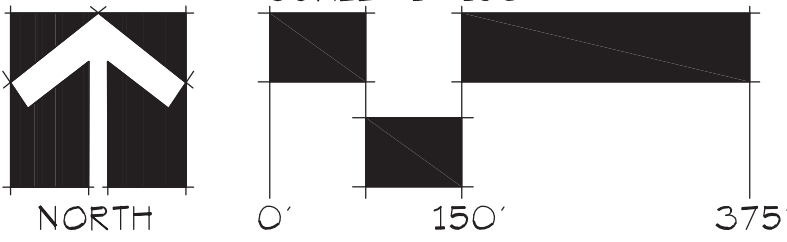
Kirby Smith & Associates, Inc.
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KSA Job # 402.2

COLUMBINE HEIGHTS SUBDIVISION
Frederick, Colorado
Preliminary Development Plan

DRAWN BY: KJS
CHECK BY: KJS
ISSUE DATE: 08/02/2023
REVISIONS: 12/01/2023
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04/08/2026

SHEET TITLE
General Dev.
Info. Continued

SHEET NUMBER
4 OF 6

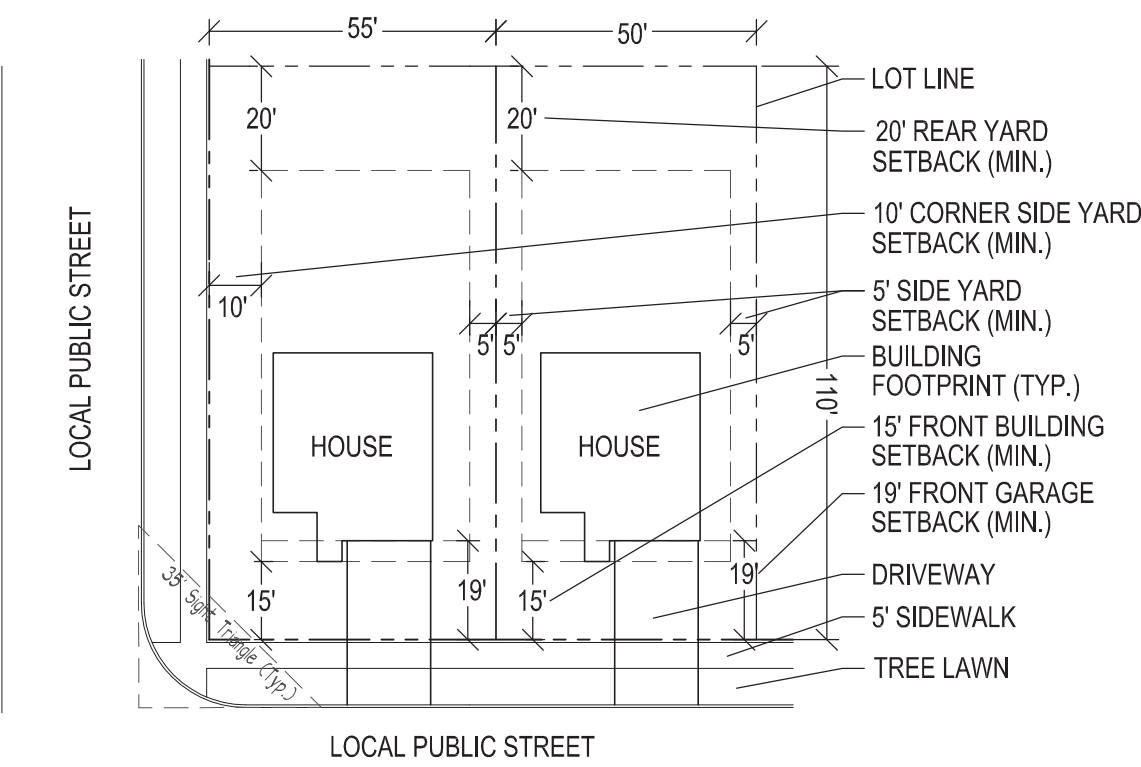


COLUMBINE HEIGHTS
PRELIMINARY DEVELOPMENT PLAN

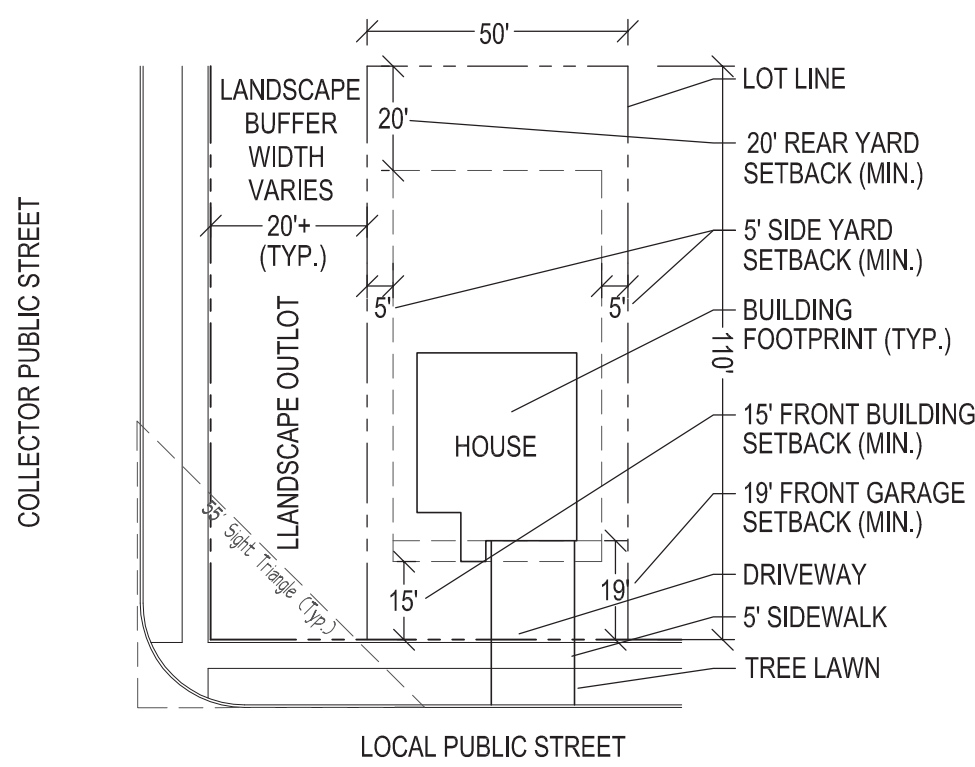
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TYPICAL SINGLE FAMILY RESIDENTIAL LOTS & SETBACKS

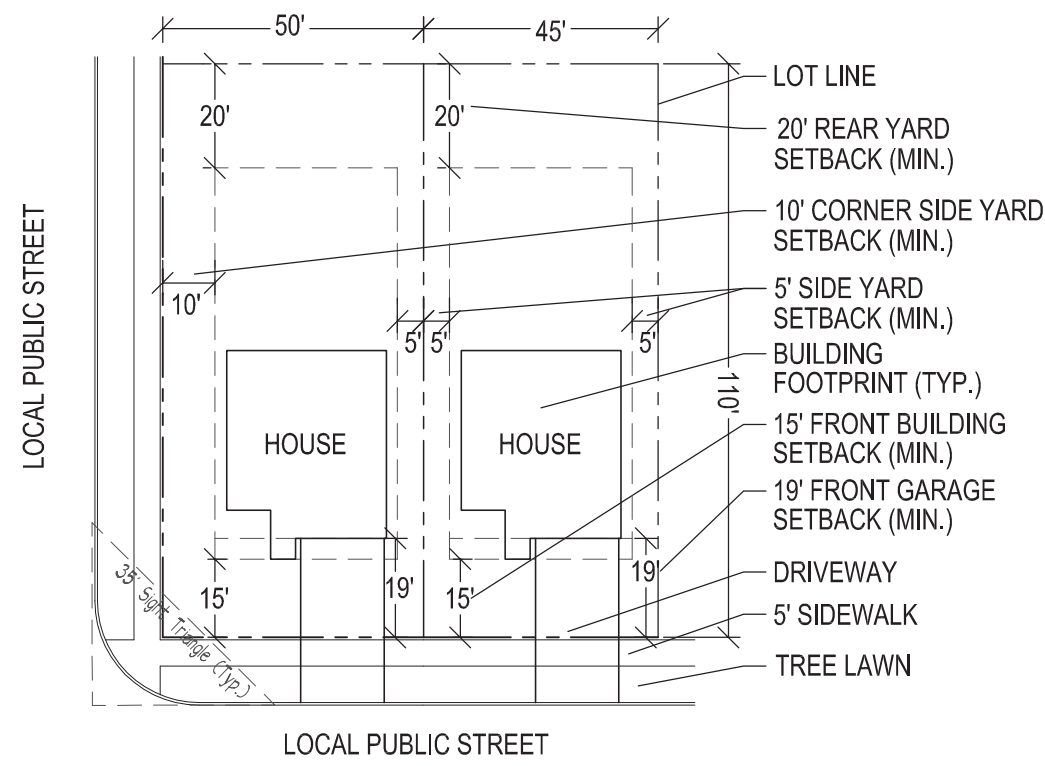
50 FOOT WIDE LOTS
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



50 FOOT WIDE LOTS
TYPICAL PDP COLLECTOR CORNER LOT



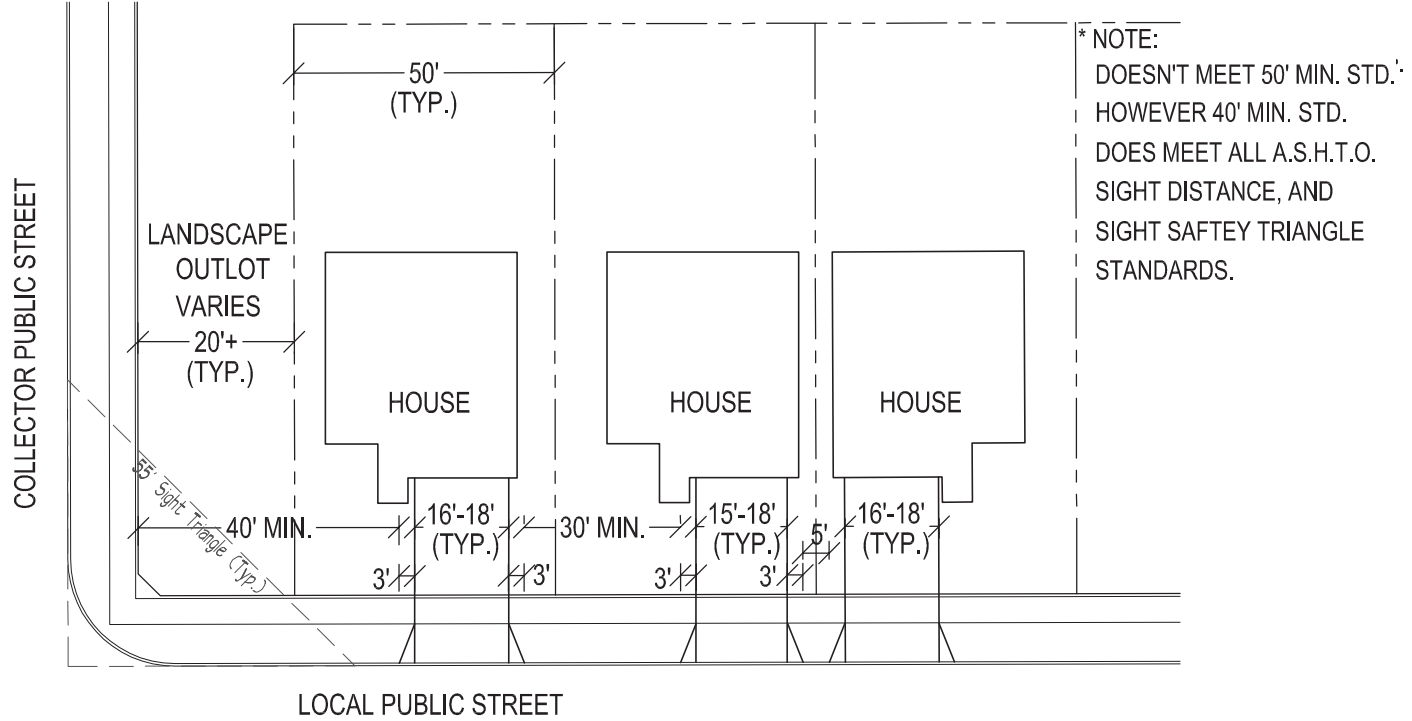
45 FOOT WIDE LOTS
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



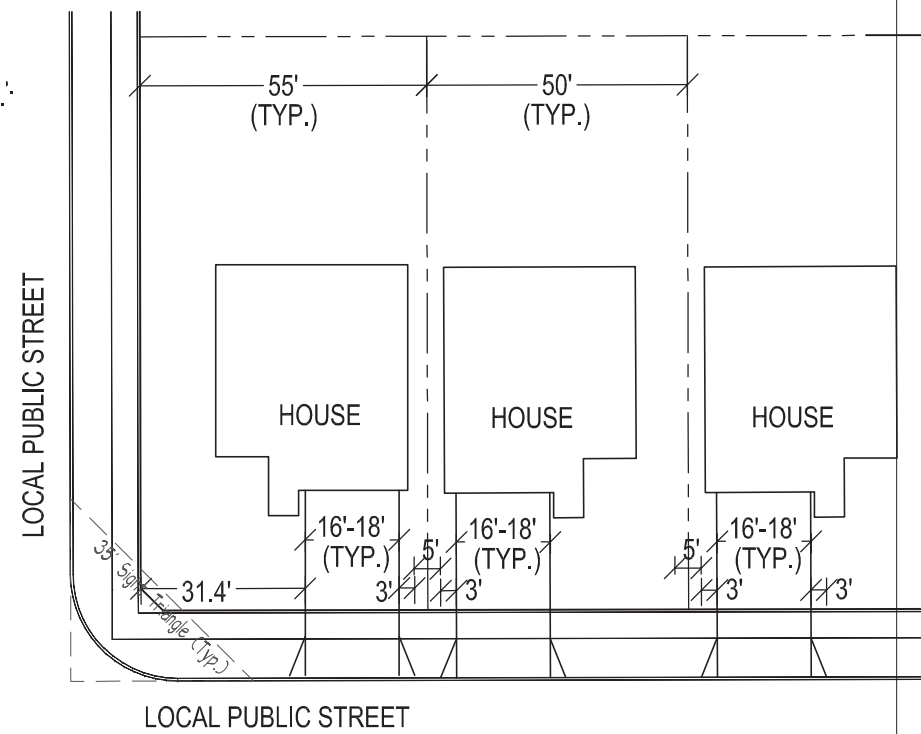
TYPICAL SINGLE FAMILY RESIDENTIAL LOT DRIVEWAY LOCATIONS

TOWN OF FREDERICK DRIVEWAY SPACING (PER DET. 500-17)
AS MODIFIED BY THIS PDP

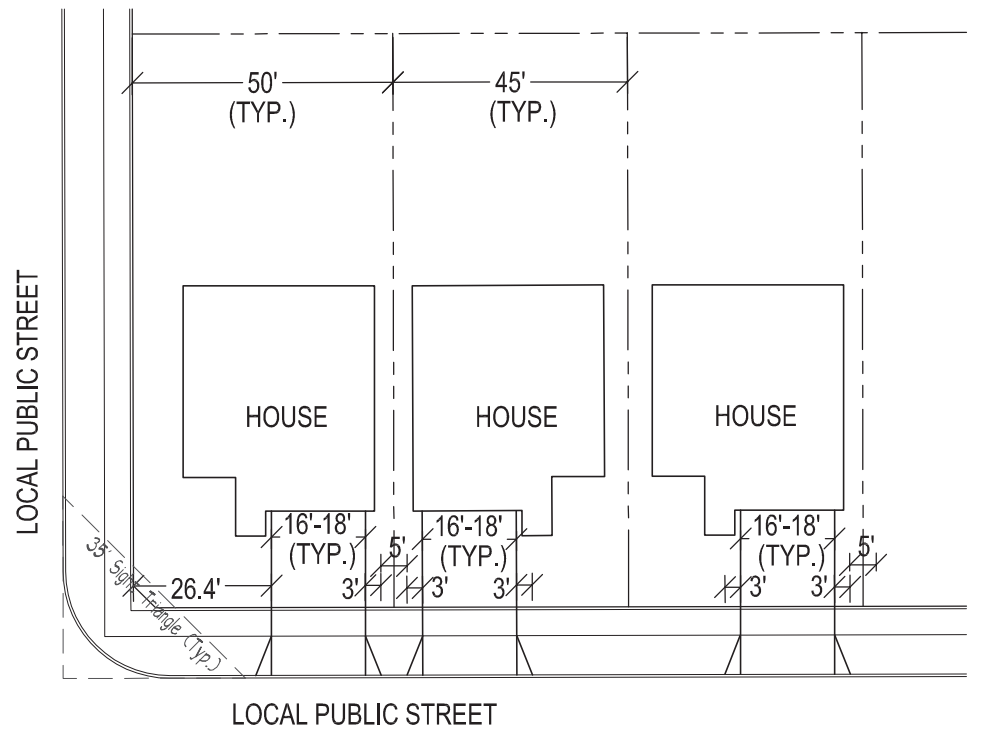
50 FOOT WIDE LOTS
TYPICAL DRIVEWAY SPACING CORNER COLLECTOR ST. LOTS



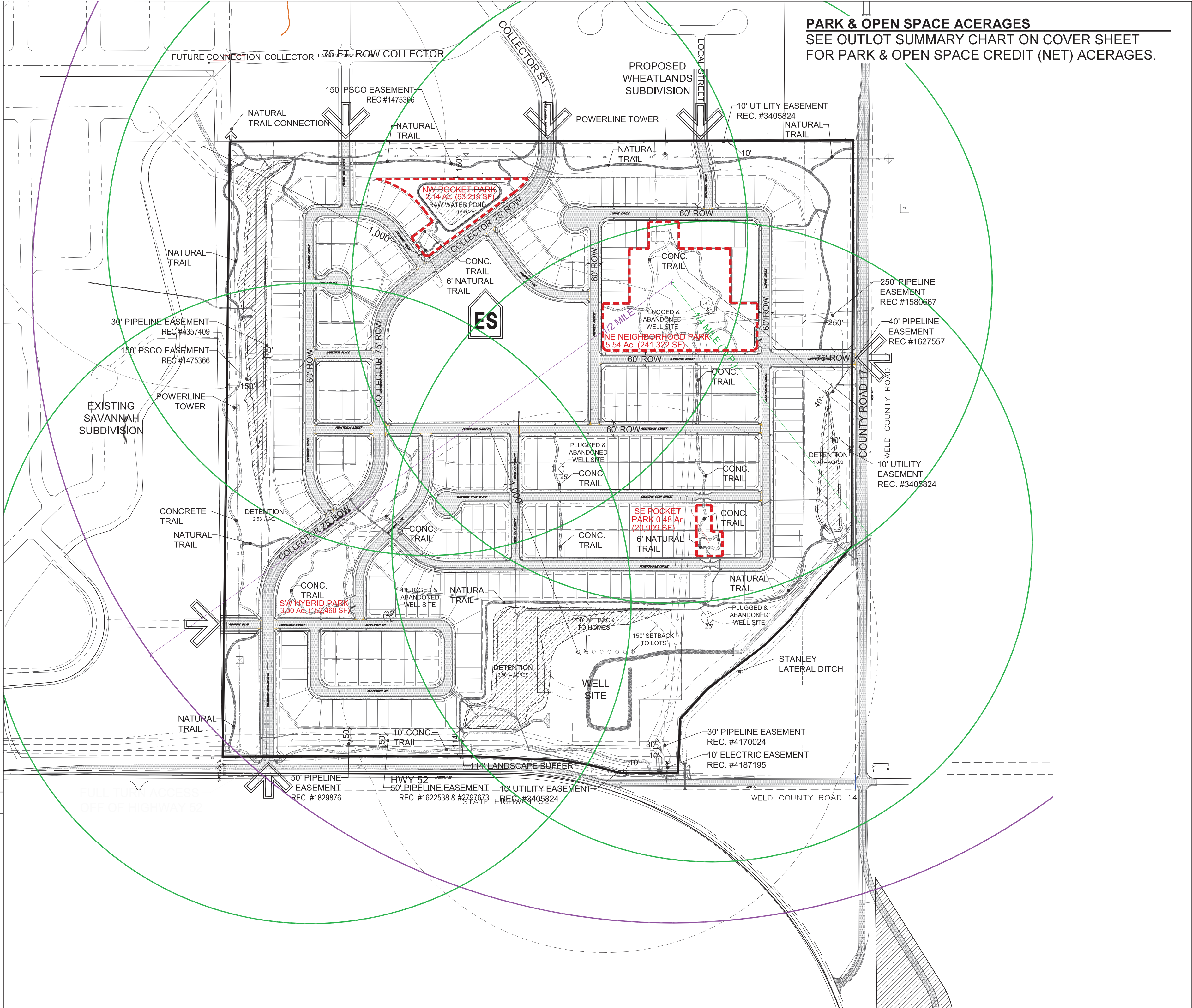
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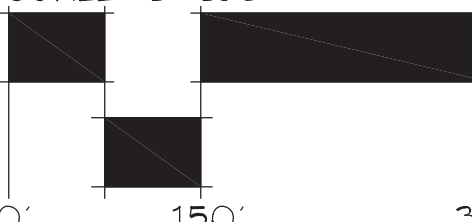
PARK LOCATION PLAN - WITH ONE-QUARTER MILE RADII - AND ONE-HALF MILE RADIUS



PARK & OPEN SPACE ACERAGES
SEE OUTLOT SUMMARY CHART ON COVER SHEET
FOR PARK & OPEN SPACE CREDIT (NET) ACERAGES.



SCALE: 1"=150'



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COLUMBINE HEIGHTS SUBDIVISION

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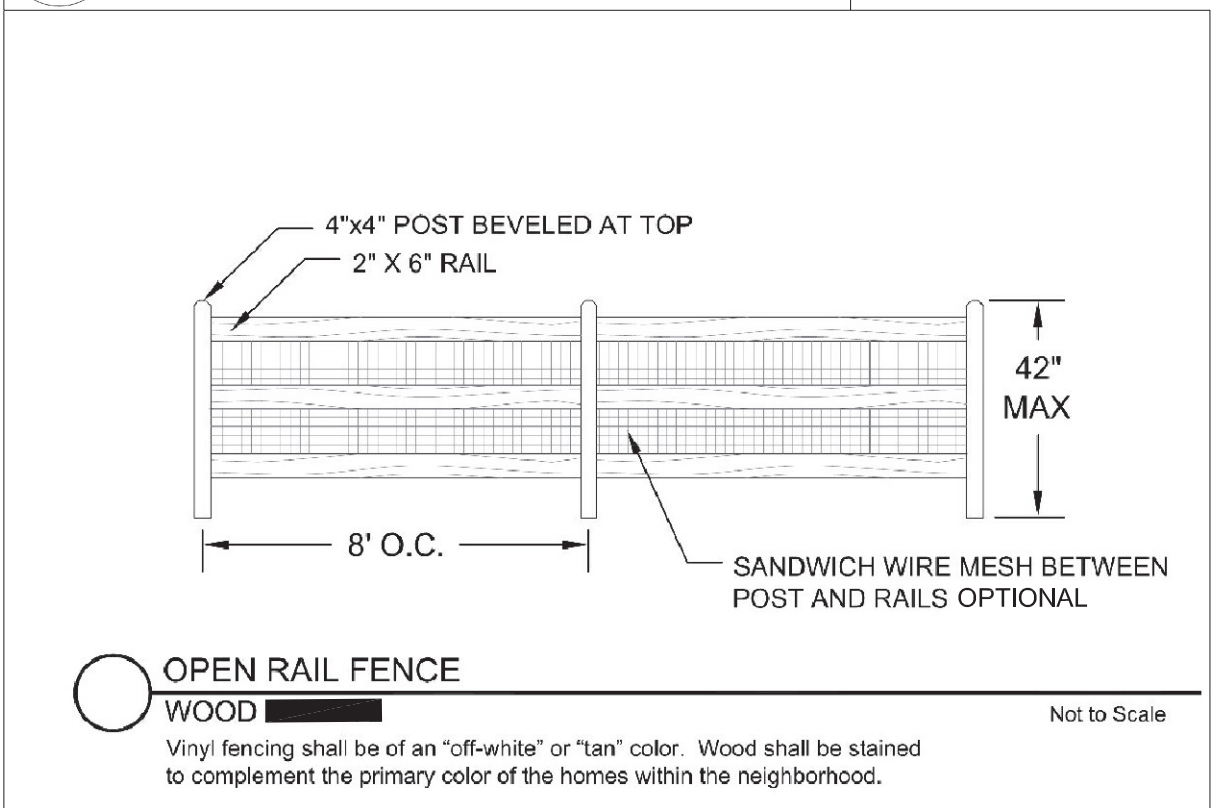
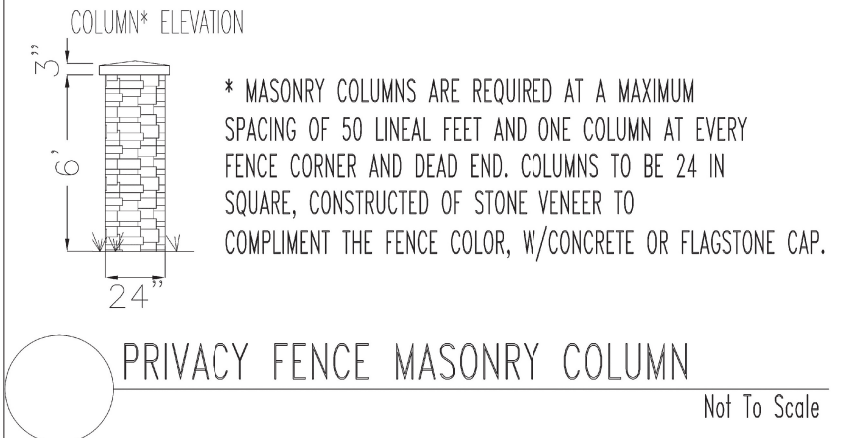
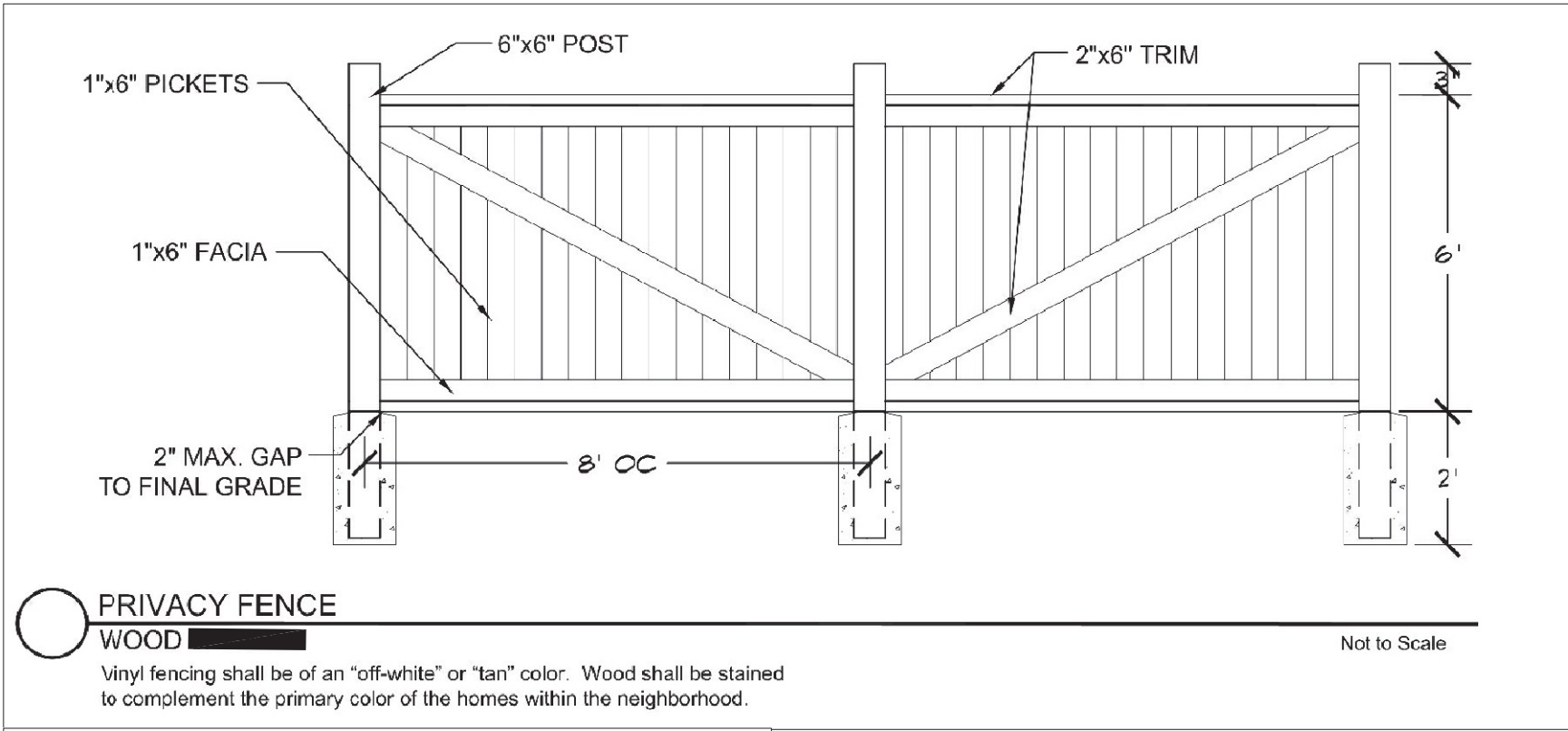
SHEET TITLE
Typical Lot &
Typ. Driveway
Plans & Park
Location Radii

SHEET NUMBER

5 OF 6

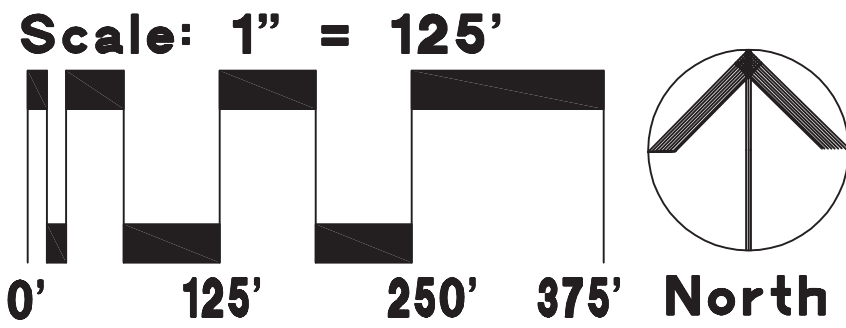
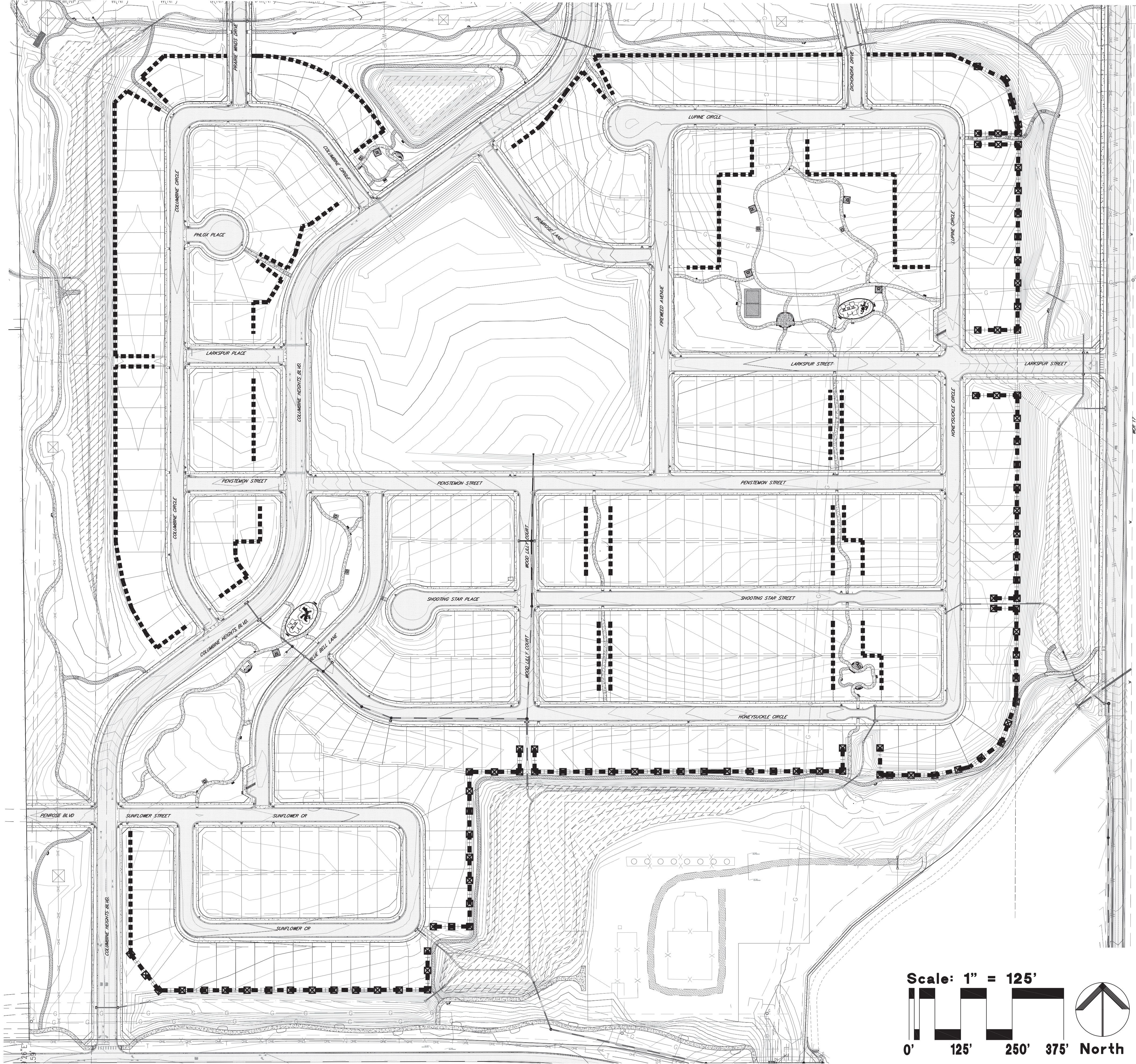
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FENCE FINISHES:
ALL FENCING SHALL BE CONSTRUCTED WITH THE FINISHED (SMOOTH) SIDE FACING OUTWARDS IN ALL INSTANCES, INCLUDING FACING ANY ADJACENT PUBLIC ROW OR PUBLIC OPEN SPACE, OR PARKS.

FENCE LEGEND
PROPOSED 6 FT. HEIGHT WOOD
PRIVACY FENCE WITH MASONRY COLUMNS
PROPOSED 3-3.5 FT. HEIGHT
WOOD OPEN RAIL FENCE



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SHEET TITLE
Overall
Fencing Plan
& Details

SHEET NUMBER
6 OF 6

COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES – 351 LOTS / 29 OUTLOTS

SHEET 1 OF 8

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP AND COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER, OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S00°39'26"W ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2534.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52 AS DESCRIBED IN BOOK 1592 AT PAGE 15, WELD COUNTY RECORDS; THENCE S89°51'21"W ALONG SIAD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.47 FEET TO THE SOUTHEAST CORNER OF SAVANNAH SUBDIVISION REPLAT A AS RECORDED IN RECEPTION NO. 3450819, WELD COUNTY RECORDS; THENCE N00°41'18"W ALONG THE EAST LINE OF SAID SAVANNAH SUBDIVISION REPLAT A, A DISTANCE OF 2534.75 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE N89°52'56"E ALONG SAID NORTH LINE, DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING TOGETHER CONTAINS 144.731 ACRES MORE OR LESS.

HAVE LAID OUT THIS PRELIMINARY PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND AND STYLE OF COLUMBINE HEIGHTS SUBDIVISION, SHOWING THE PROPOSED LOTS, BLOCKS, STREETS, AND OUTLOTS, UTILITY AND DRAMAGE EASEMENTS ON THE PROPERTY.

THUS DESCRIBED PRELIMINARY PLAT CONTAINS 144.731 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS DAY OF , 20.

OWNER:

JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP:

BY: SUSAN TROUDT, GENERAL PARTNER

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS DAY OF , 20, BY SUSAN TROUDT, GENERAL PARTNER, JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNER:

COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL BLUMENTHAL, MANAGING PARTNER

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20, BY MICHAEL BLUMENTHAL, MANAGING PARTNER, COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

THIS PRELIMINARY PLAT OF COLUMBINE HEIGHTS SUBDIVISION IS APPROVED BY THE FREDERICK PLANNING COMMISSION, ROSOLUTION NO 2, ON THIS DAY OF , 20.

CHAIRPERSON

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PRELIMINARY PLAT MAP OF THE COLUMBINE HEIGHTS SUBDIVISION IS APPROVED AND ACCEPTED BY RESOLUTION NO. , PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON , 20.

THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

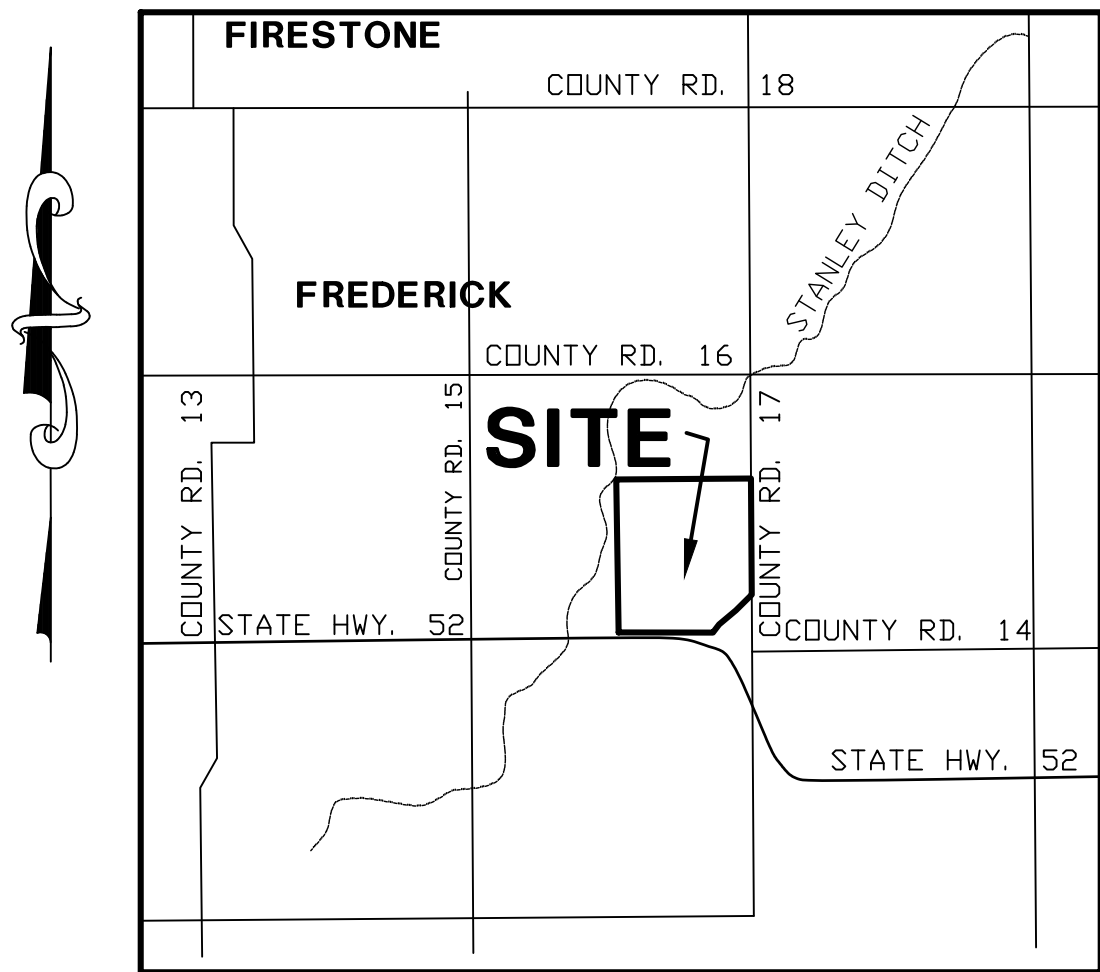
MAYOR

ATTEST:

TOWN CLERK

VICINITY MAP

SCALE: 1"=1000'



LAND SUMMARY CHART		
LAND	AREA(ACRE)	% OF TOTAL
OPEN SPACE/PARKS	45.72	31.6 %
PUBLIC ACCESS/TRAIL	1.40	0.9 %
DETENTION/WATER QUALITY	7.95	5.5 %
OIL/GAS	6.33	4.4 %
SUB TOTAL (OUTLOTS A-DD)	61.40	
SCHOOL SITE (LOT 1, BK 31)	10.97	7.6 %
STREET RIGHT-OF-WAY	26.96	18.6 %
350 LOTS	45.40	31.4 %
TOTAL	144.73	100.0

PLAT NOTES:

- THE TEN FOOT NON EXCLUSIVE UTILITY EASEMENT SHOWN HEREON WAS ORIGINALLY CREATED BY THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS, FOR THE USE OF UNITED POWER.
- THE TWENTY FOOT RIGHT-OF-WAY SHOWN ALONG THE EAST SIDE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, WAS DEDICATED TO THE TOWN OF FREDERICK BY THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS.
- THE FOUR PLUGGED AND ABANDONED WELL SITES WITHIN THIS SUBDIVISION ARE:
IN OUTLOT W - "HALEY 2" WELL HEAD (PLUGGED AND ABANDONED);
IN OUTLOT C - "HALEY 1" WELL HEAD (PLUGGED AND ABANDONED);
IN OUTLOT E - "HALEY 4432" WELL HEAD (PLUGGED AND ABANDONED);
IN OUTLOT G - "HALEY-GUMESON 2" WELL HEAD (PLUGGED AND ABANDONED);
THESE WELL HEADS (PLUGGED AND ABANDONED) WERE FOUND DURING FIELD SURVEY AND ARE SHOWN HEREON. THERE SHALL BE A 25' FOOT SETBACK CENTERED ON THE PLUGGED AND ABANDONED WELL. NO LOT IS TO BE PLATTED ON THE PLUGGED AND ABANDONED WELL SITE.
- THOSE LOTS IMPACTED BY THE WESTERN MIDSTREAM GATHERING PIPELINE AND EASEMENT (AS SHOWN AS HATCHED ON THIS PRELIMINARY PLAT) SHALL BE EXCLUDED FROM THE FIRST FINAL PLAT FILING FOR COLUMBINE HEIGHTS. SAID LOTS SHALL NOT BE PLATTED UNTIL THE WESTERN MIDSTREAM GATHERING PIPELINE HAS BEEN REMOVED, AND THE ASSOCIATED EASEMENT HAS BEEN VACATED. FURTHER, WHEN THE IMPACTED LOTS ARE PLATTED AS COLUMBINE HEIGHTS FILING NO. 2, THE RECORDING NUMBER FOR THE EASEMENT VACATION WILL NEED TO BE REFERENCED ON THE FINAL PLAT. THE AFFECTED LOTS ARE: LOTS 1, 2, 9 & 10 BLOCK 7; LOT 1, BLOCK 10; LOT 1, BLOCK 30 (6 LOTS).
- NONE OF THE OUTLOTS ARE TO BE DEDICATED TO THE TOWN OF FREDERICK. THEY ARE DESIGNATED PARKS AND OPEN SPACE. SOME ARE USED TO MEET THE OPEN SPACE REQUIREMENT OF THE SUBDIVISION.

OUTLOT	AREA(ACRE)	OUTLOT SUMMARY CHART USE	INTENDED OWNERSHIP
A	5.57	EXISTING UTILITY & OIL/GAS EASEMENT/ OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO DIST.
B	2.18	EXISTING UTILITY EASEMENT/OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO DIST.
C	5.54	EXISTING OIL/GAS EASEMENT/TRAIL/ ACCESS/NEIGHBORHOOD PARK/UTILITY EASEMENT	METRO DIST.
D	0.15	PUBLIC ACCESS/TRAIL/UTILITY EASEMENT	METRO DIST.
E	17.08	EXISTING OIL/GAS & UTILITY EASEMENT/ ACCESS/DETENTION/OPEN SPACE/TRAIL	METRO DIST.
F	0.25	PUBLIC ACCESS/TRAIL/UTILITY EASEMENT	METRO DIST.
G	0.30	OIL-GAS SITE/PUBLIC ACCESS/TRAIL/ UTILITY EASEMENT	METRO DIST.
H	REDESIGNATED AS "LOT 1, BLOCK 31"		
I	3.50	HYBRID POCKET PARK/OPEN SPACE/TRAIL/ PARKING EASEMENT/UTILITY EASEMENT	METRO DIST.
J	0.42	OPEN SPACE/UTILITY EASEMENT	METRO DIST.
K	0.37	OPEN SPACE/UTILITY EASEMENT	METRO DIST.
L	0.36	OPEN SPACE/TRAIL/UTILITY EASEMENT	METRO DIST.
M	2.14	EX. UTILITY EASEMENT/POCKET PARK/OPEN SPACE/PUBLIC ACCESS/RAW WATER POND. / UTILITY EASEMENT	METRO DIST.
N	2.60	EXISTING UTILITY EASEMENT/TRAIL/OPEN SPACE/UTILITY EASEMENT	METRO DIST.
O	9.77	EXISTING UTILITY & OIL/GAS EASE. /TRAIL OPEN SPACE/DET. /SAN. SEWER UTILITY EASE.	METRO DIST.
P	1.70	EXISTING UTILITY & OIL/GAS EASE. /TRAIL OPEN SPACE/DETENTION/UTILITY EASE.	METRO DIST.
Q	0.08	PUBLIC ACCESS TO OUTLOT A/TRAIL/UTILITY	METRO DIST.
R	0.07	PUBLIC ACCESS TO OUTLOT B/TRAIL/UTILITY	METRO DIST.
S	0.05	PUBLIC ACCESS TO OUTLOT L/TRAIL/UTILITY	METRO DIST.
T	0.09	PUBLIC ACCESS TO OUTLOT O/TRAIL/UTILITY	METRO DIST.
U	0.07	PUBLIC ACCESS TO OUTLOT O/TRAIL SANITARY SEWER EASEMENT/UTILITY EASE.	METRO DIST.
V	6.21	OIL-GAS WELL PRODUCTION & EASEMENT	METRO DIST.
W	0.08	OPEN SPACE/OIL-GAS/UTILITY EASEMENT	METRO DIST.
X	0.07	OPEN SPACE/UTILITY EASEMENT	METRO DIST.
Y	0.26	PUBLIC ACCESS/OPEN SPACE/UTILITY EASE.	METRO DIST.
Z	0.14	PUBLIC ACCESS/TRAIL/UTILITY EASE.	METRO DIST.
AA	0.48	POCKET PARK/OPEN SPACE/PUBLIC ACCESS/ UTILITY EASEMENT	METRO DIST.
BB	0.07	PUBLIC ACCESS TO OUTLOT E/UTILITY EASE.	METRO DIST.
CC	0.09	OPEN SPACE	METRO DIST.
DD	1.71	OPEN SPACE/SAN. SEWER EASEMENT	METRO DIST.

LIENHOLDERS:

BY: AS:

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20,

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BASIS FOR BEARINGS:

THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (THE EAST END BEING A 2.5" ALUMINUM CAP, P.L.S. 38512 AND THE WEST END BEING A 2.5" ALUMINUM CAP, P.L.S. 24305) OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARS NORTH 89°52'30" EAST, TAKEN FROM THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEY NOTES:

1. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD R.W. BAYER & ASSOCIATES, INC. RELIED UPON THE STEWART TITLE GUARANTY COMPANY, ALTA COMMITMENT NO. 23000310411, COMMITMENT DATE: AUGUST 24, 2023 AT 5:30 P.M. THIS SURVEY DOES NOT REPRESENT OR CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC OF THE HEREON DESCRIBED PROPERTY.

2. DATE OF THE FIELD SURVEY: MARCH 26, 2022

3. THE LINEAL UNITS USED AND SHOWN IN THIS SURVEY IS U. S. SURVEY FOOT AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

RAYMOND W. BAYER, P.L.S. 6973,
ON BEHALF OF R.W. BAYER & ASSOCIATES, INC.

SHEET INDEX

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwb@surveying@hotmail.com
CAD FILE: 22029PRE1/22029PRE.dwg
Date Prepared: DECEMBER 01, 2022
REVISED 02-20-25 LOTS IN BLOCKS 21-30
REVISED 07-11-25 LOTS IN BLOCKS 10, 23, 28
REVISED 10-31-25 5TH COMMENTS
REVISED 02-02-2026 PER COMMENTS

SHEET #	DESCRIPTION
1	COVER SHEET/SIGNATURES
2	OVERALL LAYOUT/CURVE CHART
3-8	DETAIL LOT LAYOUT

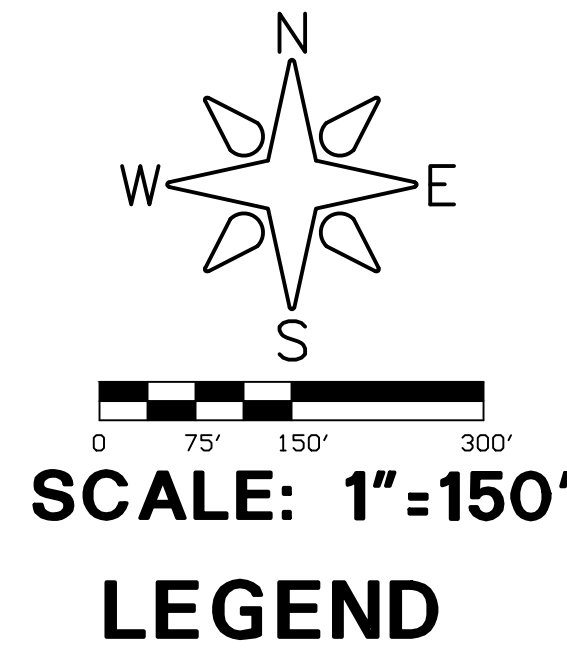
351 LOTS/29 OUTLOTS/<6 OF 351 LOTS - SUBJECT TO PLAT NOTE 4)

COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 2 OF 8



THIS SHEET CONTAINS THE CURVE DATA. SEE SHEETS 3-8 FOR DETAIL AND ADDITIONAL DIMENSIONS.

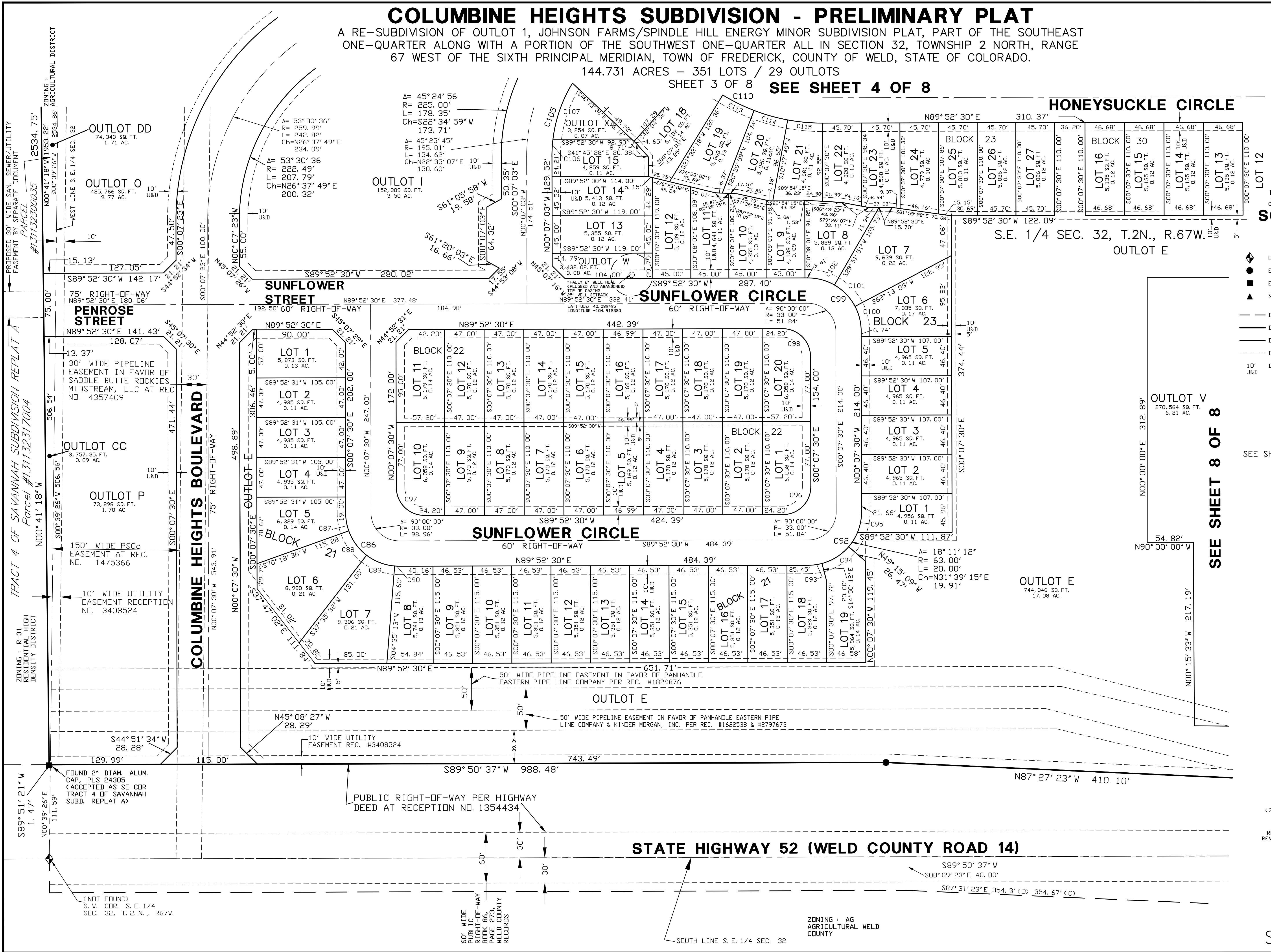
CURVE NO.	CHORD LENGTH	CHORD BEARING	CURVE LENGTH	RADIUS	DELTA
C1	89.10'	N45°07'30"W	98.96'	63.00'	90°00'00"
C2	31.83'	N14°45'34"W	32.18'	63.00'	29°16'07"
C3	37.98'	N46°55'25"W	38.55'	63.00'	35°03'36"
C4	27.99'	N77°17'21"W	28.23'	63.00'	25°40'17"
C5	46.74'	N06°55'15"W	46.83'	225.00'	11°55'29"
C6	19.59'	N02°37'12"W	19.60'	225.00'	04°59'59"
C7	27.22'	N08°34'57"W	27.23'	225.00'	06°56'05"
C8	18.78'	N08°47'13"W	18.79'	165.00'	06°31'32"
C9	31.27'	S08°03'57"E	31.29'	225.00'	07°58'05"
C10	34.29'	S06°05'15"E	34.34'	165.00'	11°15'29"
C11	14.72'	S09°29'37"E	14.72'	165.00'	05°06'45"
C12	19.61'	S03°31'52"E	19.62'	165.00'	06°48'44"
C13	54.21'	S80°40'14"E	54.45'	165.00'	19°54'21"
C14	15.10'	S87°30'09"E	15.10'	165.00'	05°14'41"
C15	39.26'	N78°02'54"W	39.35'	165.00'	13°39'51"
C16	116.58'	S03°30'34"E	246.95'	63.00'	224°35'12"
C17	11.94'	N76°39'15"W	11.96'	63.00'	10°52'33"
C18	37.38'	S80°39'11"W	37.95'	63.00'	34°30'36"
C19	15.06'	S56°31'58"W	15.10'	63.00'	13°43'50"
C20	35.80'	S33°09'47"W	36.30'	63.00'	33°10'33"
C21	35.80'	S00°09'14"W	36.30'	63.00'	33°00'33"
C22	35.80'	S32°51'18"E	36.30'	63.00'	33°00'33"
C23	36.52'	S66°12'27"E	37.05'	63.00'	32°41'46"
C24	35.52'	N80°34'13"E	36.04'	63.00'	32°44'50"
C25	99.50'	N65°37'56"W	102.60'	120.00'	48°59'09"
C26	9.50'	N38°52'12"W	9.51'	120.00'	04°32'18"
C27	37.69'	S45°38'08"E	37.84'	120.00'	18°04'09"
C28	42.86'	S64°57'24"E	43.09'	120.00'	20°34'23"
C29	31.08'	S82°41'03"E	31.17'	120.00'	14°52'55"
C30	207.13'	N63°21'47"W	214.86'	230.00'	11°13'29"
C31	14.60'	N45°38'08"W	14.64'	230.00'	18°04'53"
C32	82.14'	N64°57'24"W	82.59'	230.00'	20°34'23"
C33	59.57'	N82°41'03"E	59.74'	230.00'	14°52'55"
C34	36.52'	N44°52'30"E	36.97'	230.00'	18°04'09"
C35	46.67'	S45°07'29"E	47.14'	33.00'	90°00'01"
C36	34.44'	N18°22'12"W	35.03'	55.00'	36°29'23"
C37	20.27'	S10°44'33"E	20.38'	55.00'	21°14'27"
C38	68.60'	S28°59'15"E	69.44'	55.00'	15°15'17"
C39	103.32'	S18°22'12"E	105.08'	165.00'	36°29'23"
C40	60.80'	N10°44'33"W	61.15'	165.00'	21°14'07"
C41	63.80'	N53°34'15"E	64.93'	63.00'	32°28'09"
C42	11.26'	S62°09'10"E	11.72'	12.00'	55°56'39"
C43	70.56'	N00°07'30"E	320.95'	63.00'	291°53'18"
C44	35.23'	N53°34'15"E	35.70'	63.00'	32°28'09"
C45	59.59'	N89°04'49"E	60.39'	63.00'	38°32'59"
C46	40.46'	S52°54'46"E	41.19'	63.00'	37°27'50"
C47	10.97'	N32°20'38"E	10.98'	63.00'	09°59'05"
C48	35.23'	N11°07'01"E	35.78'	63.00'	32°28'09"
C49	35.23'	N21°21'07"W	35.70'	63.00'	32°28'09"
C50	35.23'	N53°34'15"E	35.70'	63.00'	32°28'09"
C51	41.70'	N64°48'29"W	42.46'	65.00'	37°25'21"
C52	40.46'	S52°39'46"W	41.19'	63.00'	37°27'49"
C53	11.26'	S61°54'10"W	11.72'	12.00'	55°56'39"
C54	51.52'	S45°34'54"E	51.73'	165.00'	17°57'42"
C55	102.78'	S72°20'38"E	102.81'	165.00'	35°33'45"
C56	58.60'	S63°20'01"E	60.79'	65.00'	53°34'58"
C57	10.83'	N41°19'10"W	10.84'	65.00'	09°33'15"
C58	41.70'	N64°48'29"W	42.46'	65.00'	37°25'21"
C59	7.49'	N86°49'20"W	7.49'	65.00'	06°36'00"
C60	46.67'	N44°52'30"E	51.84'	33.00'	90°00'00"
C61	202.63'	N63°21'47"W	210.19'	225.00'	53°31'27"
C62	39.68'	N41°39'36"W	39.73'	225.00'	10°07'05"
C63	44.97'	N52°27'14"W	45.04'	225.00'	11°28'13"
C64	44.98'	N63°55'31"E	45.05'	225.00'	11°28'21"
C65	44.99'	N75°23'56"W	45.06'	225.00'	11°28'30"
C66	35.26'	N85°37'51"W	35.26'	225.00'	08°59'19"
C67	59.17'	S41°40'04"E	59.25'	335.00'	10°05'02"
C68	66.97'	S22°28'17"E	67.08'	335.00'	11°28'22"
C69	66.98'	S63°56'42"E	67.07'	335.00'	11°28'28"
C70	66.99'	S75°25'12"E	67.10'	335.00'	11°28'34"
C71	92.37'	S85°38'30"E	92.43'	335.00'	08°58'01"
C72	89.10'	S44°52'30"W	98.96'	63.00'	90°00'00"
C73	10.38'	S85°09'04"W	10.39'	63.00'	09°26'52"
C74	34.90'	S64°20'56"W	35.36'	63.00'	32°09'24"
C75	35.00'	S39°08'16"W	20.08'	63.00'	18°55'56"
C76	33.13'	S14°56'24"W	33.13'	63.00'	30°07'48"
C77	140.89'	S18°22'12"E	143.30'	225.00'	36°29'23"
C78	43.37'	S05°39'20"E	43.44'	225.00'	11°03'39"
C79	45.09'	S16°55'30"E	45.09'	225.00'	11°28'42"
C80	43.93'	S28°15'58"E	44.00'	225.00'	11°12'12"
C81	10.79'	S35°14'29"E	10.79'	225.00'	02°44'49"
C82	68.35'	N30°55'47"E	68.46'	345.00'	12°12'12"
C83	68.03'	N19°35'11"W	68.41'	345.00'	11°19'00"
C84	68.00'	N08°16'19"W	68.11'	345.00'	11°18'42"
C85	15.00'	N01°22'14"W	15.00'	345.00'	02°29'28"
C86	89.10'	S45°07'30"E	98.96'	63.00'	90°00'00"
C87	21.38'	S09°53'36"E	21.48'	63.00'	19°32'12"
C88	35.74'	S36°08'21"E	36.24'	63.00'	32°57'18"
C89	35.57'	S69°01'54"E	36.06'	63.00'	32°47'47"
C90	5.18'	S87°46'09"E	5.18'	63.00'	04°42'43"
C91	CURVE DELETED IN JANUARY 2025 REVISION				
C92	89.10'	N44°52'30"E	98.96'	63.00'	90°00'00"
C93	16.13'	N82°31'09"E	16.18'	63.00'	14°42'42"
C94	37.28'	N57°57'19"E	37.84'	63.00'	34°24'57"
C95	24.78'	N11°13'04"E	24.94'	63.00'	22°41'09"
C96	46.67'	S44°52'30"W	51.84'	33.00'	90°00'00"
C97	46.67'	N45°07'30"E	51.84'	33.00'	90°00'00"
C98	46.67'	S45°07'30"E	51.84'	33.00'	90°00'00"
C99	89.10'	N45°07'30"E	98.96'	63.00'	90°00'00"
C100	30.12'	N13°57'10"W	30.41'	63.00'	27°39'21"
C101	35.11'	N43°57'30"E	35.58'	63.00'	32°21'18"
C102	32.60'	N75°07'49"W	32.98'	63.00'	29°59'21"
C103	CURVE DELETED IN FEBRUARY 2025 REVISION				
C104	CURVE DELETED IN NOVEMBER 2024 REVISION				
C105	127.40'	N22°34'55"W	130.80'	165.00'	45°24'56"
C106	20.31'	N03°24'07"E	20.32'	165.00'	07°03'21"
C107	70.21'	N19°12'46"E	70.72'	165.00'	24°13'56"
C108	39.63'	N38°23'33"E	39.73'	165.00'	13°47'39"
C109	21.21'	S89°42'33"E	23.56'	15.00'	90°00'00"
C110	173.72'	S67°25'01"E	178.35'	225.00'	45°24'57"
C111	12.62'	S46°18'58"E	12.62'	225.00'	03°12'51"
C112	41.33'	S53°11'33"E	41.39'	225.00'	10°32'19"
C113	41.33'	S63°43'52"E	41.39'	225.00'	10°32'19"
C114	41.33'	S74°16'11"E	41.39'	225.00'	10°32'19"
C115	41.51'	S84°49'55"E	41.57'	225.00'	10°35'10"
C116	CURVE DELETED IN FEBRUARY 2025 REVISION				
C117	127.39'	N67°25'01"W	130.79'	165.00'	45°24'57"
C118	41.42'	N51°55'11"W	41.53'	165.00'	14°25'16"
C119	88.17'	N74°37'39"W	89.26'	165.00'	30°59'41"
C120	CURVE DELETED IN FEBRUARY 2025 REVISION				
C121	21.21'	N00°17'27"E	23.56'	15.00'	90°00'00"
C122	173.72'	N22°34'55"E	178.35'	225.00'	45°24'57"
C123	16.37'	N43°12'23"E	16.37'	225.00'	04°10'08"
C124	121.94'	N85°24'00"E	123.48'	225.00'	31°26'59"
C125	38.45'	N04°46'35"E	38.50'	225.00'	09°48'10"
C126	42.46'	N67°25'01"W	43.60'	55.00'	45°24'57"
C127	13.81'	S51°55'11"E	13.82'	55.00'	14°25'16"
C128	29.39'	S74°37'39"E	29.73'	55.00'	30°59'42"
C129	CURVE DELETED IN FEBRUARY 2025 REVISION				
C130	18.44'	N51°57'10"E	19.86'	15.00'	75°50'39"
C131	CURVE DELETED IN FEBRUARY 2025 REVISION				
C132	85.01'	S28°24'03"E	302.53'	63.00'	275°08'12"
C133	3.74'	N15°43'56"E	3.74'	63.00'	04°24'10"
C134	162.60'	N55°44'01"W	234.94'	63.00'	213°39'57"
C135	39.94'	S69°34'45"W	40.64'	63.00'	36°57'33"
C136	23.08'	N81°23'13"W	23.21'	63.00'	21°06'31"
C137	21.11'	N80°28'44"W	21.21'	63.00'	19°17'32"
C138	46.67'	S44°52'30"W	51.84'	33.00'	90°00'00"
C139	89.10'	N45°07'30"E	98.96'	63.00'	90°00'00"
C140	4.73'	N02°01'30"E	4.73'	63.00'	4°18'01"
C141	30.12'	N13°57'10"W	30.41'	63.00'	27°39'21"
C142	33.65'	N50°37'35"E	34.07'	63.00'	30°58'55"
C143	25.94'	N77°59'46"E	26.12'	63.00'	23°45'27"

COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 3 OF 8 SEE SHEET 4 OF 8



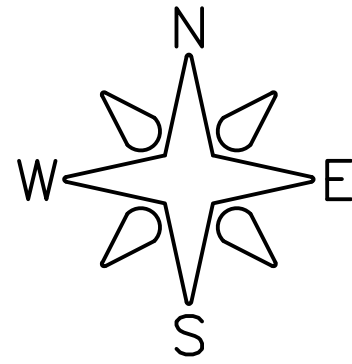
COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 4 OF 8

SEE SHEET 5 OF 8



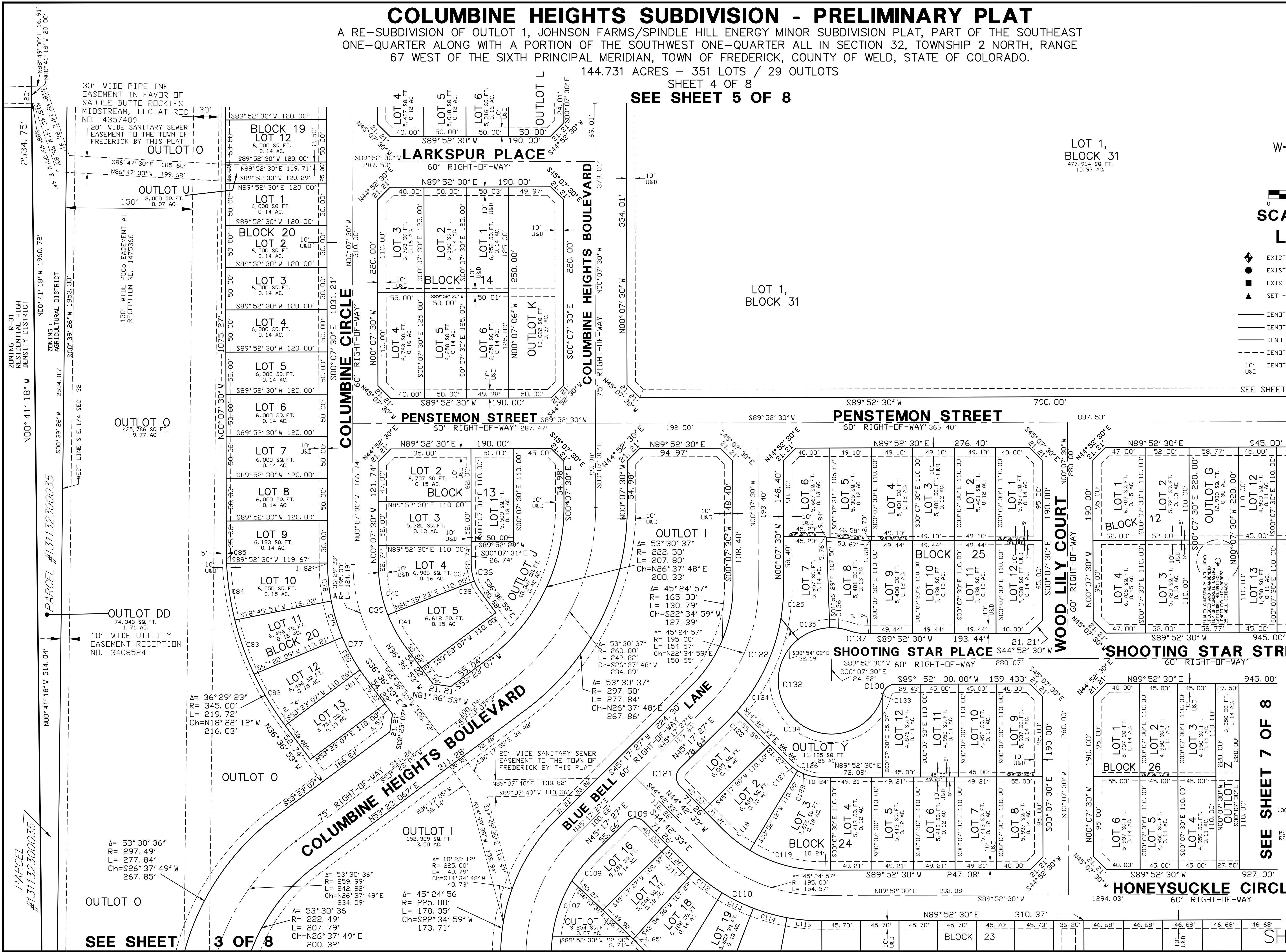
0 25' 50' 100'

SCALE: 1"=50'

LEGEND

- ◆ EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
- ▲ SET - #5 REBAR & YELLOW PLASTIC CAP, BAYER, PLS 6973, FLUSH
- DENOTES: EXISTING RIGHT-OF-WAY LINE
- DENOTES: SUBDIVISION BOUNDARY LINE
- DENOTES: SUBDIVISION BLOCK/LOT LINE
- - - DENOTES: EASEMENT LINE
- 10' U&D DENOTES: 10' WIDE UTILITY & DRAINAGE EASEMENT BY THIS PLAT

SEE SHEET 2 OF 8 FOR CURVE DATA

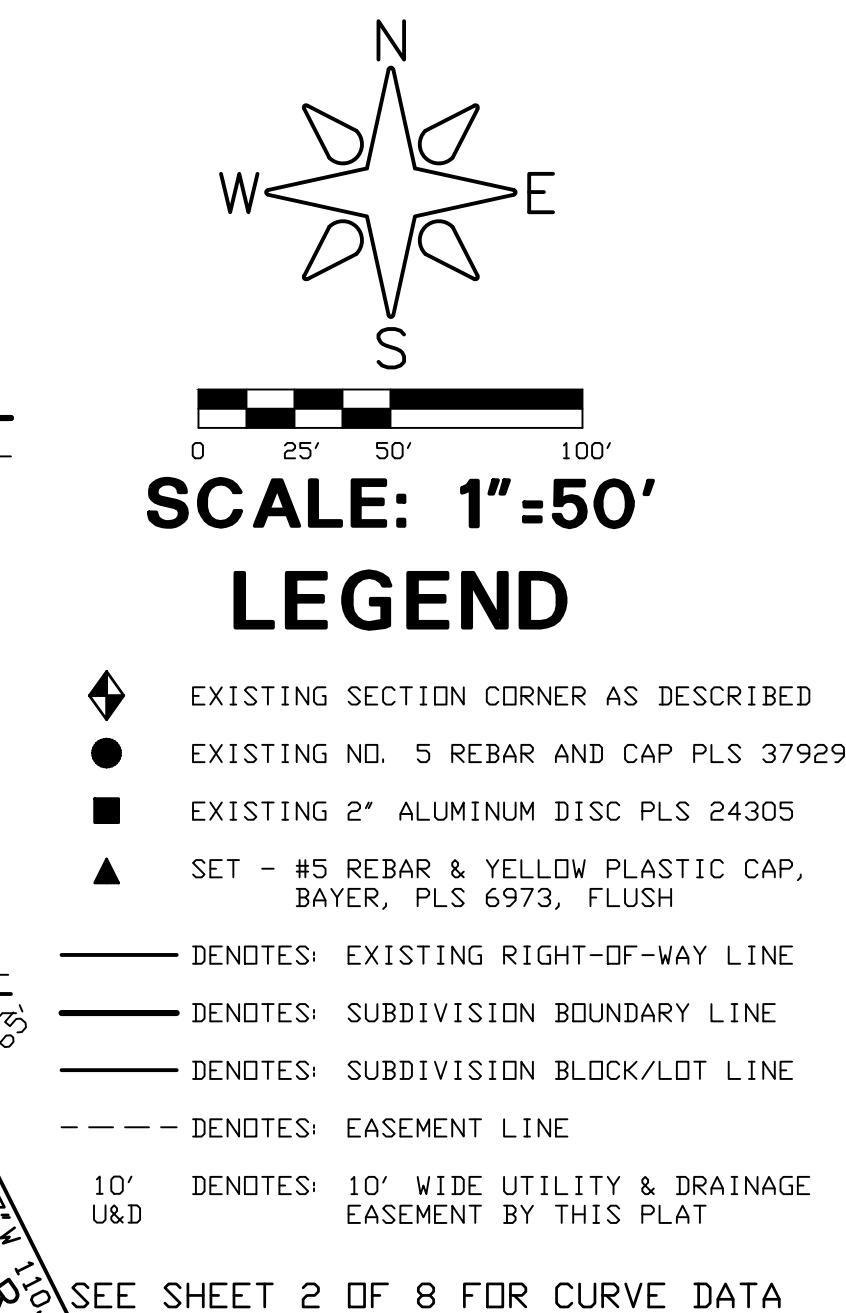


SEE SHEET 7 OF 8

Prepared By:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbbsurveying@hotmail.com
CAD FILE: 22029PRE/22029PRE2.dwg
Date Prepared: DECEMBER 01, 2022
REVISED 02-20-25 LOTS IN BLOCKS 21-30
REVISED 07-25 LOTS IN BLOCKS 10, 23, 28
REVISED 10-31-25 5TH COMMENTS
REVISED 02-02-2026 PER COMMENTS

SHEET 4 OF 8

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
144.731 ACRES - 351 LOTS / 29 OUTLOTS
SHEET 5 OF 8



SEE SHEET 6 OF 8

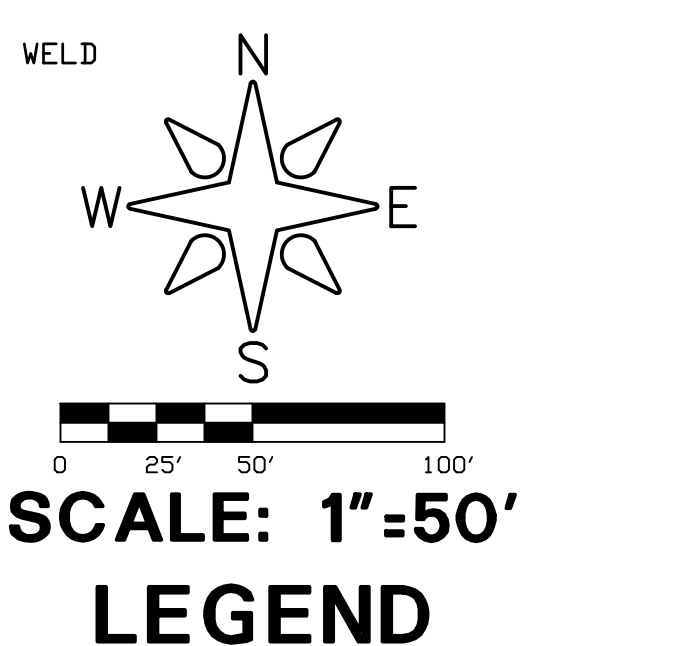
Prepared By:
R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: 22029PRE/22029PRE4.dwg

Date Prepared: DECEMBER 01, 2022
REVISED 02-10-25 LOTS IN BLOCKS 11-30
REVISED 07-11-25 LOTS IN BLOCKS 10, 22, 28
REVISED 10-31-25 5TH COMMENTS
REVISED 02-02-2026 PER COMMENTS

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144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 6 OF 8



A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 6 OF 8

SEE SHEET 4 OF 8

LOT 1,
BLOCK 31
477,914 SQ. FT.
10.97 AC.

FIREWEED AVENUE

LARKSPUR STREET

60' RIGHT-OF-WAY

PENSTEMON STREET

60' RIGHT-OF-WAY'

SHOOTING STAR STREET

SHOOTING STAR STREET

HONEYSUCKLE CIRCLE

60' RIGHT-OF-WAY

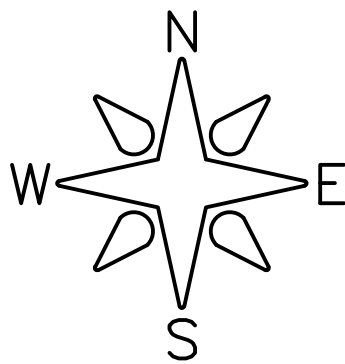
30		
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OUTLET F

BLOCK

LO
7.273

SHEET 7 OF 8



SCALE: 1"=50'
LEGEND

-  EXISTING SECTION CORNER AS DESCRIBED
 EXISTING NO. 5 REBAR AND CAP PLS 37929
 EXISTING 2" ALUMINUM DISC PLS 24305
 SET - #5 REBAR & YELLOW PLASTIC CAP,
 BAYER, PLS 6973, FLUSH
 _____ DENOTES: EXISTING RIGHT-OF-WAY LINE
 _____ DENOTES: SUBDIVISION BOUNDARY LINE
 _____ DENOTES: SUBDIVISION BLOCK/LOT LINE
 - - - - DENOTES: EASEMENT LINE
 10'
 U&D DENOTES: 10' WIDE UTILITY & DRAINAGE
 EASEMENT BY THIS PLAT
 DENOTES: LOTS SUBJECT TO PLAT NOTE 4

SEE SHEET 2 OF 8 FOR CURVE DATA

ZONING : A
AGRICULTURAL DISTRICT

EAST LINE
S. E. 1/4 SEC. 32

60' WIDE PUBLIC
RIGHT-OF-WAY REC. #1225150

Prepared By:
ER & ASSOCIATES, INC.
JUN STREET, UNIT 700
STER, COLORADO 80234
rwb surveying@hotmail.com
22029PRE/22029PRE6.dwg
red: DECEMBER 01, 2022
0-25 LOTS IN BLOCKS 21-30
-25 LOTS IN BLOCK 10, 23, 28
10-31-25 5TH COMMENTS
2-02-2026 PER COMMENTS

COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

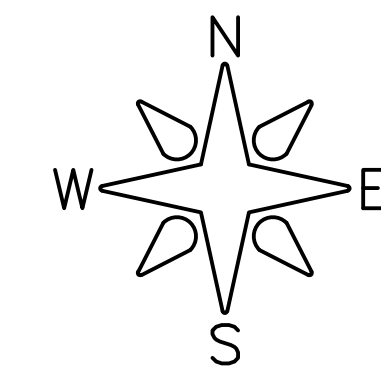
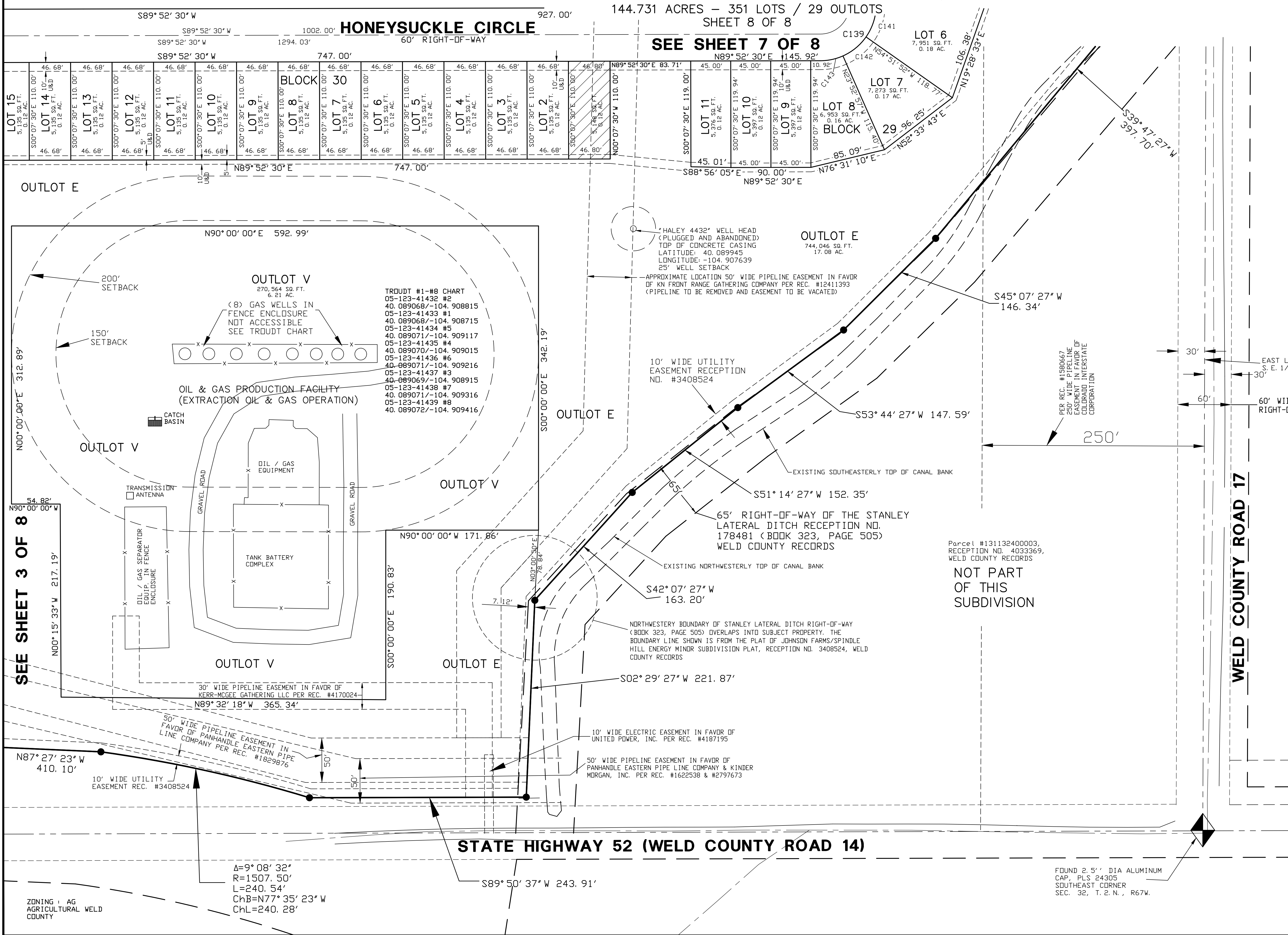
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144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 8 OF 8

HONEYSUCKLE CIRCLE

SEE SHEET 7 OF 8



SCALE: 1"=50'
LEGEND

- EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
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- DENOTES: EASEMENT LINE
- DENOTES: 10' WIDE UTILITY & DRAINAGE EASEMENT BY THIS PLAT
- DENOTES: LOTS SUBJECT TO PLAT NOTE 4

SEE SHEET 2 OF 8 FOR CURVE DATA

EAST LINE S. E. 1/4 SEC. 32

60' WIDE PUBLIC RIGHT-OF-WAY REC. #1225150

ZONING : A AGRICULTURAL DISTRICT

WELD COUNTY ROAD 17

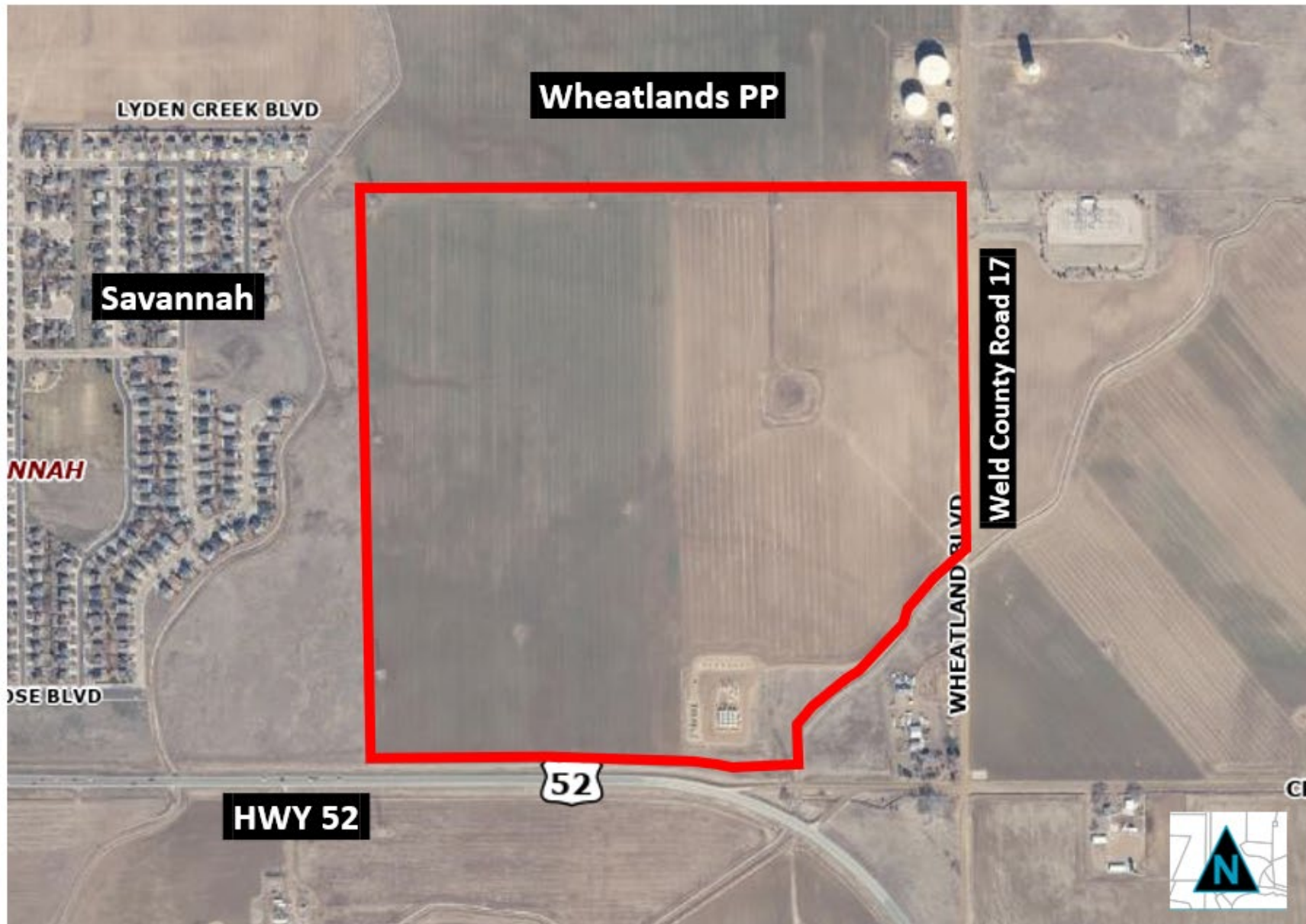
Parcel #131132400003, RECEPTION NO. 4033369, WELD COUNTY RECORDS
NOT PART OF THIS SUBDIVISION

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwb@surveying@hotmail.com
CAD FILE: 22029PRE/22029PRE7.dwg
Date Prepared: DECEMBER 01, 2022
REVISED 02-20-25 LOTS IN BLOCKS 21-30
REVISED 07-11-25 LOTS IN BLOCK 10, 23, 28
REVISED 10-31-25 5TH COMMENTS
REVISED 02-02-2026 PER COMMENTS

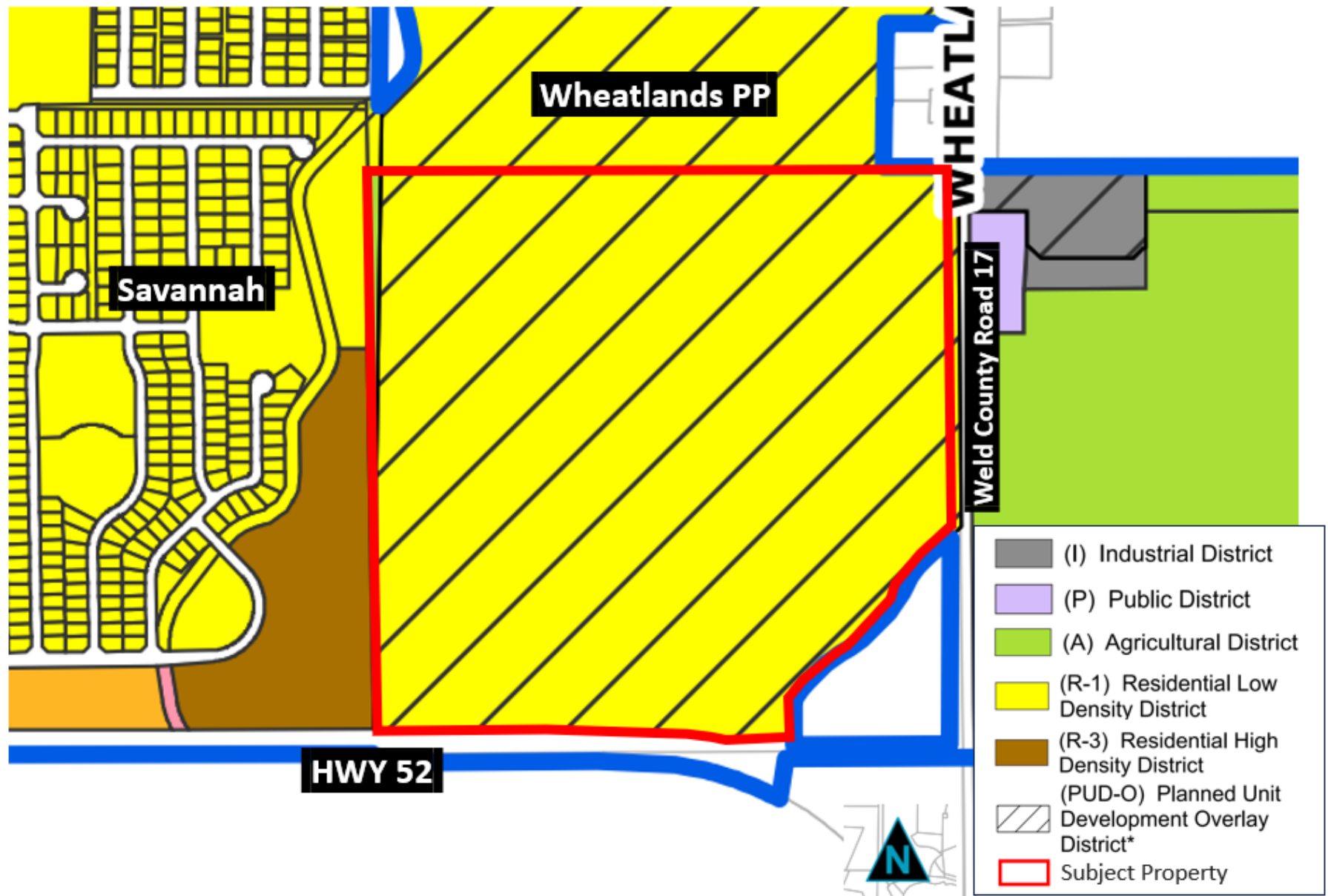
FOUND 2.5" DIA ALUMINUM CAP, PLS 24305 SOUTHEAST CORNER SEC. 32, T. 2 N., R. 67 W.

SHEET 8 OF 8

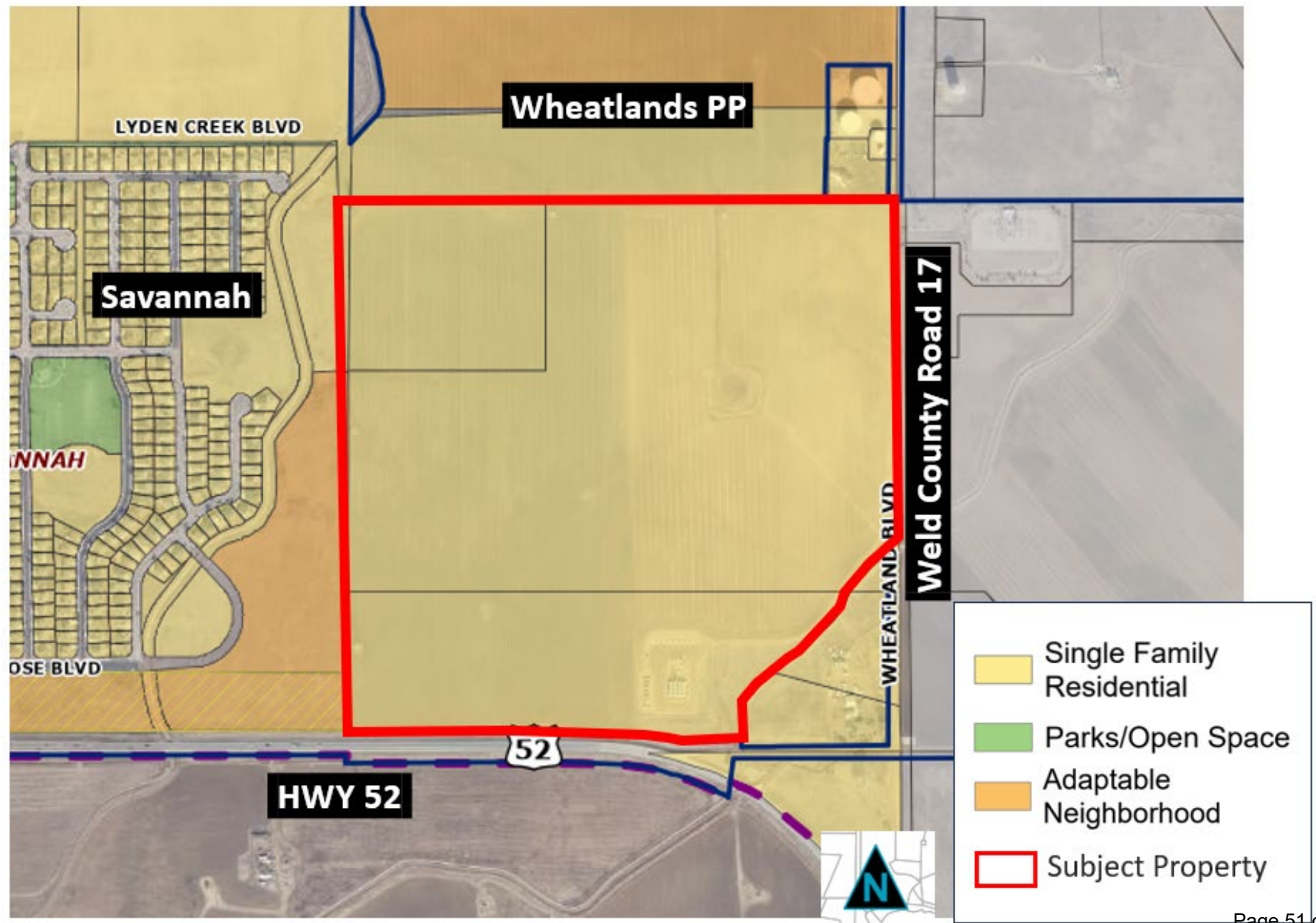
Vicinity Map

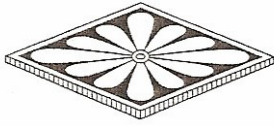


Zoning Map



Future Land Use Plan





Kirby Smith & Associates, Inc.

Columbine Heights Property – Neighborhood Meeting Summary

Subject: Present Proposed Comprehensive Plan Amendment & Rezoning of the Columbine Heights Property
Location: Hybrid Virtual Zoom & In-Person Meeting and at Frederick Town Hall
Date: March 23, 2022 (6:00 PM)
Attendees:
Columbine Heights Property Representative: Mr. Kirby Smith - Kirby Smith & Associates, Inc. – planning consultant.
Town Staff: Ms. Ali van Deutekom & Maureen Welsh – Planning Department
Others: Randy Robinson, plus four other neighboring residents (sign-in sheet was misplaced); and various Zoom attendees.

Report Prepared By: Kirby Smith

Date: 04/25/22

A. Applicant's presentation by Kirby Smith: The property owners, Columbine Heights, LLC, are proposing a new single family detached residential community within the Town of Frederick. The project is located north of State Highway 52, and west of WCR 17. The project includes 142.914 acres and is currently zoned Agricultural (A) in the Town of Frederick, and proposes to amend the Town's Comprehensive Plan from Agriculture/Estate Residential to Single Family Detached land use designation, and Rezone to Residential Low Density (R-1 with PUD overlay). With the Savannah subdivision to the west zoned for R-1 and R-3 uses and the Wheatfield property to the north zoned R-1 with PUD Overlay, it makes sense for the Columbine Heights property to be designated as Single Family Detached in the Comprehensive Plan. The proposed collector street running from Hwy 52 to the north and into the Wheatfield development is proposed to be generally in the alignment shown on the Town's recently approved (in Feb. 2022) Transportation Master Plan. The Columbine Heights development is proposed to include all single family detached homes and offer three different lot sizes; at a density of about 2.75 dwellings per acre. The proposed development will also include parks and open space lands that encompass nearly 33% of the property. In addition the developer has been working with the St Vrain Valley School District to locate a 12 acre site that is acceptable to the school district, which will be dedicated for a new elementary school.

Following the formal submittal of an application for the above requests, the Town will hold public hearings before the Planning Commission and Town Board to review and hopefully approval, for which you will all receive written notices. Then another neighborhood meeting will be scheduled to present the proposed subdivision, before that is submitted for review and hearings by the Town.

B. Public Comments, Questions & Answers:

1. Q: Concerned about the proposed access to Hwy 52 due to how busy it is. What about other access?

A: As mentioned the proposed collector street is proposed to generally align per the Town's recently approved Transportation Master Plan; which the Town worked closely CDOT to determine the general intersection location on Hwy 52. The proposed collector through Columbine Heights will proceed north into the Wheatfield property, and is intended to continue further north, as well as to intersect with another east/west collector street, shown on the Town's Transportation Master Plan, to extend to the west to tie into the Lyden Creek Blvd. alignment. Within the Columbine Heights property there are also proposed local street connections to WCR 17, and possibly another local street connection into the Wheatfield property.

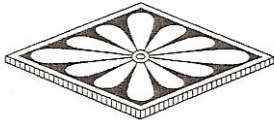
2. Q: Will there be a traffic light at the Hwy 52/collector street intersection?

A: This will be based on CDOT criteria for traffic volumes, etc. as to when a traffic signal may be warranted.
Comment: Note that the neighbors would like to see this signalized.

3. Q: Any planned access to Columbine Ave. in Savannah?

A: No. Only a possible local street access point off of the collector far the south into the R-3 zoned tract in Savannah; and only if the City requires this.

4. Q: What's the status of the existing irrigation ditch, running N/S to the west of the Columbine Heights property?



Kirby Smith & Associates, Inc.

A: This is within the Savannah subdivision (the Stanley Ditch) and is to remain. The tract to the east of the ditch, toward the north side of Savannah and west of the Columbine Heights property has been dedicated to the Town as open space.

5. Q: What's proposed to be under the existing power lines?

A: These areas are proposed for open space.

C. Meeting Close

With no further questions, Kirby thanked the Town staff and all neighbors for attending; and indicated that the application would be submitted to the Town in the next several weeks.

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a PUBLIC HEARING commencing on Thursday, June 4th at 6:30 pm. This meeting will be held both in person and virtually.

To join virtually, access the meeting through Microsoft Teams using the following information:
Meeting ID: 229 286 565 79 Passcode GXuhzM
The public hearing will be held upon application made by Kirby Smith, Kirby Smith & Associates, Inc., 6201 S. Hudson Court, Centennial, CO, 80121; for the purpose of considering the Columbine Heights Preliminary Plat and Preliminary Development Plan and use applications pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is generally located northwest of the Highway 52 and Wheatland Blvd. (Weld County Road 17) Intersection.

The legal description of the property is: "Re-subdivision of Outlot 1, Johnson Farms/Spindle Hill Energy Minor Subdivision Plat, Part of the Southeast One-Quarter along with a Portion of the Southwest One-Quarter all in Section 32, Township 2 North, Range 67 West of the 6th Principal Meridian, Town of Frederick, County of Weld, State of Colorado"

Interested and affected parties are encouraged to attend. The Planning Commission will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input can be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audern Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 13th day of May, 2026

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call May 16, 2026-2169440

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of **Prairie Mountain Media LLC**, publisher of the **Longmont Times Call**.
2. The **Longmont Times Call** is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the **Longmont Times Call** in Boulder County on the following date(s):

May 16, 2026


Signature

Subscribed and sworn to me before me this

18th day of May, 2026


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1051151
Ad Number: 2169440
Fee: \$46.40



Town of Frederick Planning Commission Meeting Minutes June 4, 2026

Teams Meeting Information :

Call to Order – Roll Call: At 6:30 pm, Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, Planning Commissioner Scott, Planning Commissioner Kelley, Planning Commissioner Langford and Alternate Commissioner B Regan.

Also present were Planning Manager Ali Lommel, Senior Planner Audem Gonzales, Deputy Town Attorney Christine Fransecani and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: No changes to the agenda.

Public Comment: No Public Comment.

Consent Agenda: Motion by Vice Chair Conroy and seconded by Commissioner Langford to approve the Consent agenda.

Upon roll call vote, the motion passed unanimously.

Approval of Minutes:

Action Agenda:

Public Hearing: Resolution No. 26-PCR-06 and Resolution No. 26-PCR-07:
Resolutions of the Town of Frederick Planning Commission Recommending Approval
of the Columbine Heights Preliminary Development Plan and Preliminary Plat

- Open Public Hearing
- Staff Presentation
- Applicant Presentation
- Public Comment
- Planning Commission Discussion and Questions
- Close the Public Hearing

Planning Commission Action on Resolution 26-PCR-06 and 26-PCR-07. :

Chairperson Moe opened the Public Hearing at 6:35 pm.

Senior Planner Audem Gonzales presented to the Planning Commission

The applicant presented to the Planning Commission.

Public Comment:

Michelle Leyva

Angela Sais

Alfredo Zapata

Commissioner Discussion and Questions.

Chairperson Moe closed the Public Hearing at 8:07 pm.

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve 26-PCR-06 with the following conditions: 1. Update the statement of intent to reflect the final proposal. 2. Change subsection 4.d under Additional Landscape Requirements to read as follows: "Front yard landscaping could require the following turf areas:"
Upon roll call vote, the motion passed unanimously.

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve 26-PCR-07 with the following conditions: 1. Update the statement of intent to reflect the final proposal.
Upon roll call vote, the motion passed unanimously.

Discussion Items: Upcoming Meetings:

July 2nd Meeting

- Parks Open Space and Trails Design Standards.

June 18th no longer needed. 2nd Meeting in July possibly not needed.

Commissioner Reports: No Commissioner Reports.

Other Business: Introduction of Alternate Commissioner B Kyle Regan.

Adjournment: There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 8:13pm.

ATTEST:

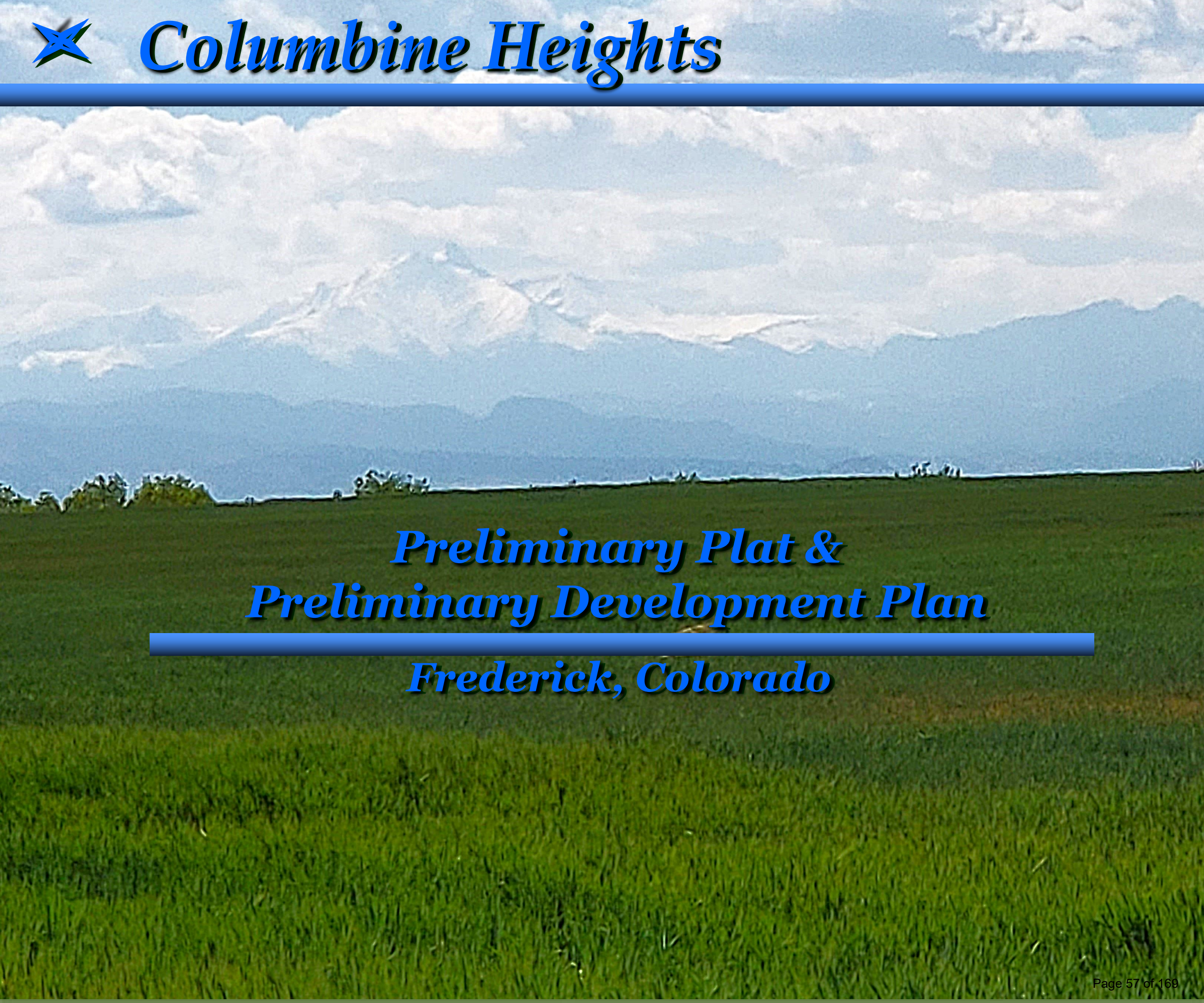
Approved by the Planning Commission:

Emily Nitcher, Deputy Town Clerk

Tracy Moe, Chairperson

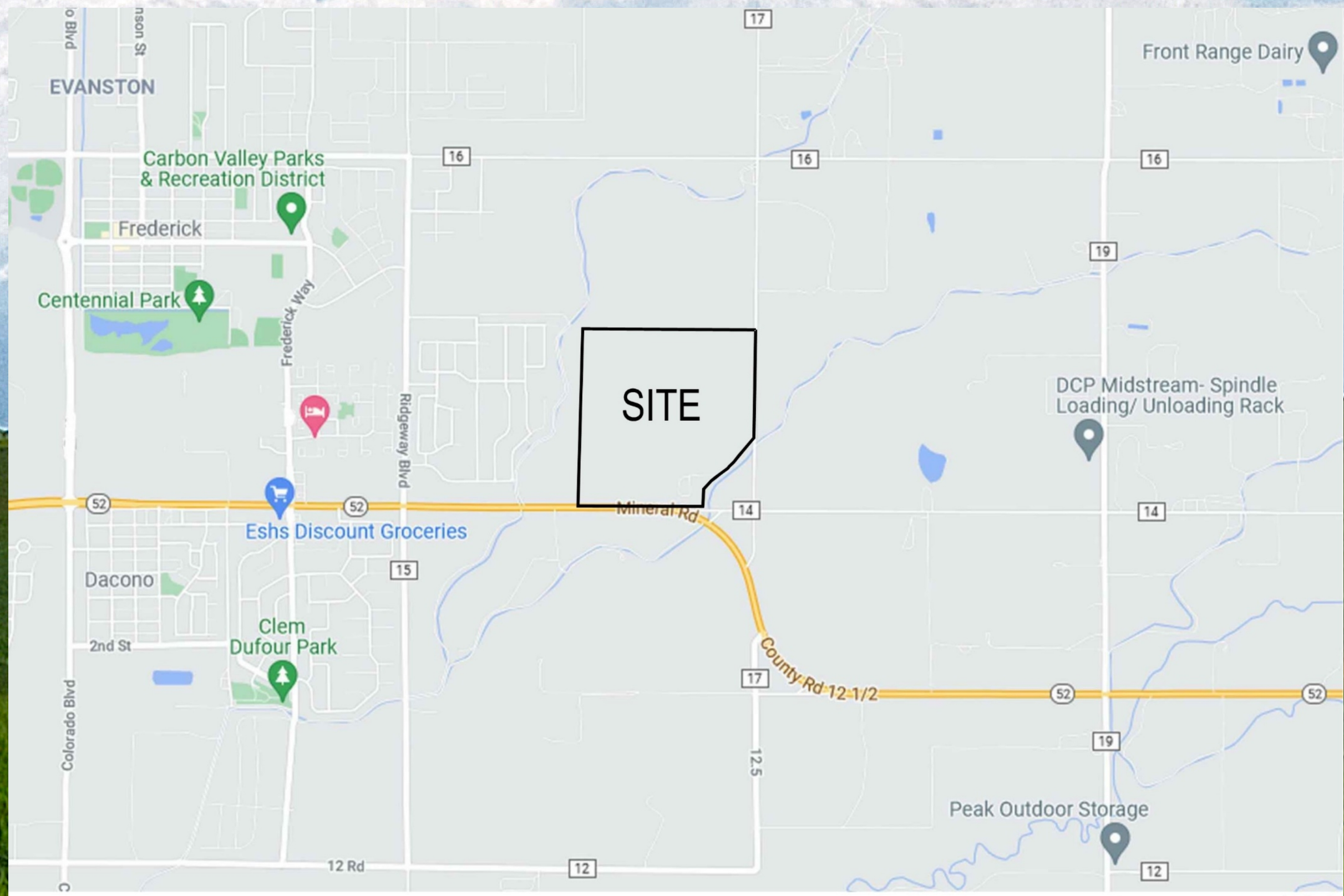


Columbine Heights

A background photograph of a vast green field in the foreground, leading to a line of trees and a range of blue mountains in the distance under a sky with white clouds.

Preliminary Plat & Preliminary Development Plan

Frederick, Colorado



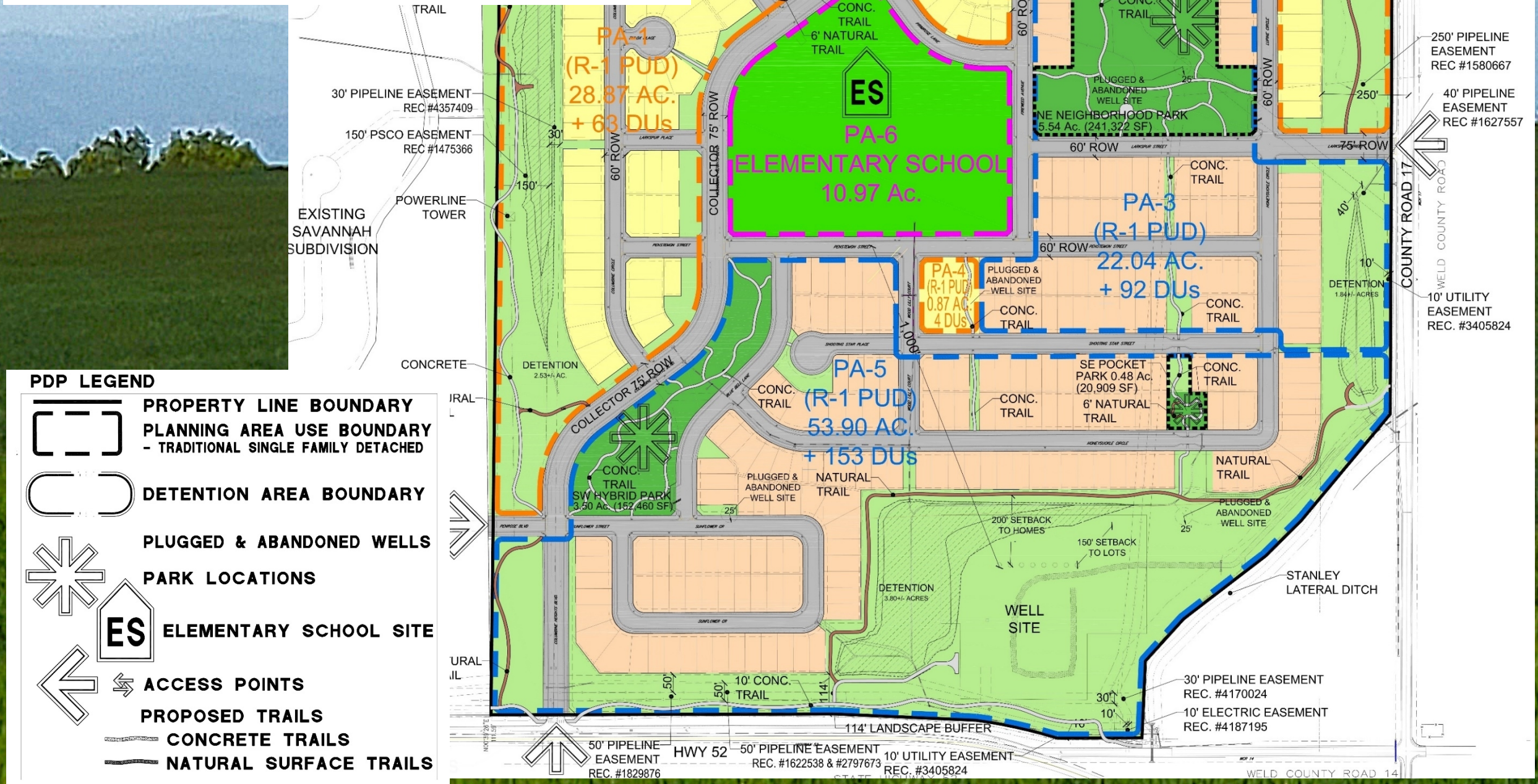
SCALE: 1" = 2,000' NORTH

Columbine Heights

Preliminary Development Plan

- LAND USE SUMMARY -

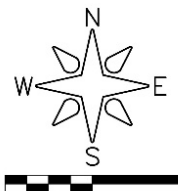
PLANNING AREAS	ZONING	PROPOSED USE	ACRES	PROPOSED UNITS	MAX UNITS	MAX DENSITY (DU/AC)	PERCENT TOTAL ACRES
PA-1	R1-PUD	SINGLE FAMILY DETACHED	28.87	63	70	5	20.20%
PA-2	R1-PUD	SINGLE FAMILY DETACHED	14.13	38	42	5	9.89%
PA-3	R1-PUD	SINGLE FAMILY DETACHED	22.04	92	101	5	15.42%
PA-4	R1-PUD	SINGLE FAMILY DETACHED	0.87	4	4	5	0.61%
PA-5	R1-PUD	SINGLE FAMILY DETACHED	53.90	153	168	5	37.71%
PA-6	R1-PUD	ELEMENTARY SCHOOL	10.97	0	0	0	7.67%
STREETS	R1-PUD	PUBLIC ROW	12.151	0	0	0	8.50%
TOTAL			142.931	350	385		100.0%



PDP LEGEND

- PROPERTY LINE BOUNDARY
- PLANNING AREA USE BOUNDARY - TRADITIONAL SINGLE FAMILY DETACHED
- DETENTION AREA BOUNDARY
- PLUGGED & ABANDONED WELLS
- PARK LOCATIONS
- ES ELEMENTARY SCHOOL SITE
- ACCESS POINTS
- PROPOSED TRAILS
 - CONCRETE TRAILS
 - NATURAL SURFACE TRAILS

144.731 ACRES - 351 LOTS / 29 OUTLOTS
SHEET 2 OF 8



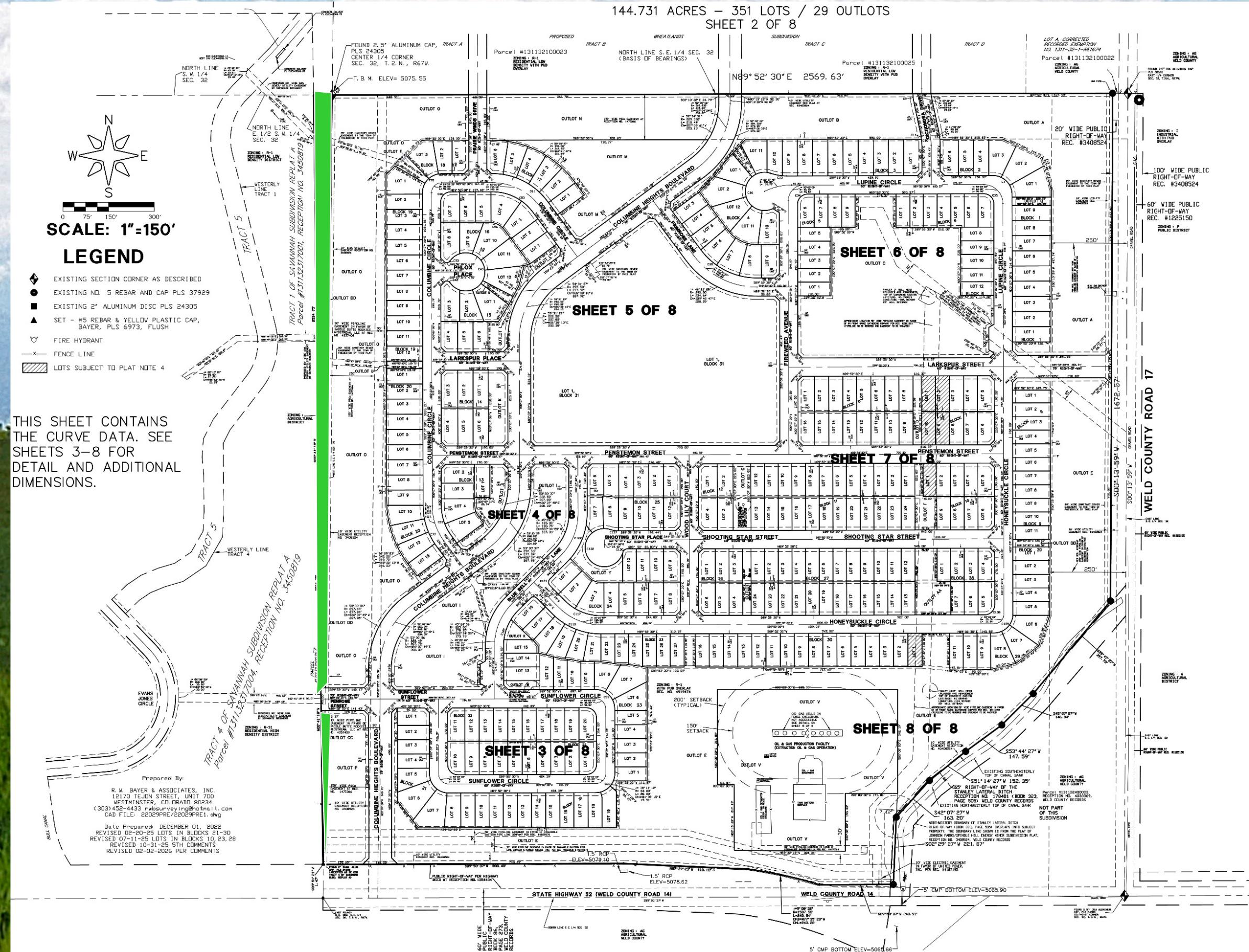
SCALE: 1"=150'

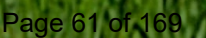
LEGEND

- EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
- SET - #5 REBAR & YELLOW PLASTIC CAP, BAYER, PLS 6973, FLUSH
- FIRE HYDRANT
- FENCE LINE
- LOTS SUBJECT TO PLAT NOTE 4

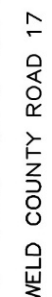
THIS SHEET CONTAINS THE CURVE DATA. SEE SHEETS 3-8 FOR DETAIL AND ADDITIONAL DIMENSIONS.

Prepared By:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwb@surveyingbno.com
CAD FILE: 22029PRE/22029PRE1.dwg
Date Prepared: DECEMBER 01, 2022
REVISED 02-20-25 LOTS IN BLOCKS 21-30
REVISED 07-11-25 LOTS IN BLOCKS 10, 23, 28
REVISED 10-31-25 5TH COMMENTS
REVISED 02-02-2026 PER COMMENTS





Conceptual Landscape Plan



PLANT LEGEND

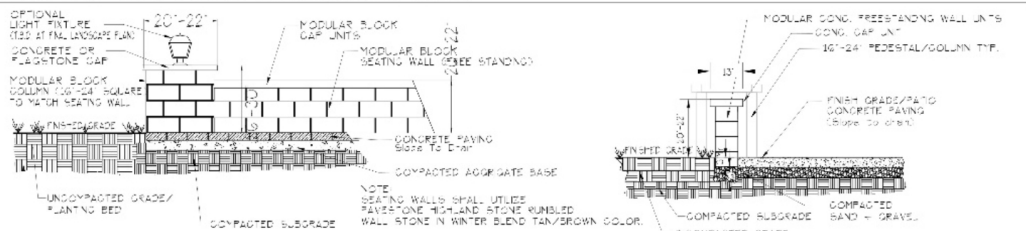
- AUS 6' Austrian Pine 50'X20'
- BOP 6' Bosnian Pine 30'X15'
- PON 6' Ponderosa Pine 40'X25'
- PIN 6' Pinon Pine 25' X 15'
- CBS 6' Colorado Spruce 60'X25'
- BSP 6' Bakeri Spruce 30'X10'
- HAC Hackberry 60'X40'
- SHA Shademaster Honeylocust 50'X35'
- IMP Imperial Locust 35'X25'
- SUN Sunburst Locust 30'X25'
- KCT Kentucky Coffeetree 60' X 45'
- GLI Greenspire Linden 40'X30'
- RLI Redmond Linden 40'X25'
- ABM Autumn Blaze Maple 50'X40'
- CRM Maple Crimson Sunset 35'X25'
- RPM Red Pointe Maple 45'X35'
- ROA Northern Red Oak 50'X30'
- WHO White Oak 45' X 45'
- CRC Canada Red Chokecherry 25'X20'
- PRF Prairiefire Crab 20'X20'
- SPR Spring Snow Crab 1.5' Cal.20'X15'
- TCH Cockspur Thornless Hawthorn 20'X15'
- GMC Amur Maple 20'x15'-20'
- AUT Autumn Blaze Pear 30'X25'
- CCP Chanticleer Pear 35'X20'

 DECIDUOUS TREES
 ORNAMENTAL TREES
 EVERGREEN TREES
 STEEL EDGER
 PROPOSED 6 FT. HEIGHT VINYL OR WOOD PRIVACY FENCE
 PROPOSED 3-3.5 FT. HEIGHT VINYL OR WOOD OPEN RAIL FENCE
 PROPOSED NATURAL TRAIL 8' WIDE
 PROPOSED CONCRETE TRAIL 8' WIDE
 IRRIGATED TURF GRASS
 NON-IRRIGATED LOW GROW PRAIRIE MIX
 DETENTION POND BOTTOM URBAN DRAINAGE GRASS MIX
 PLAYGROUND SURFACE
 FUTURE SHRUB BEDS (T.B.D. AT FINAL LANDSCAPE PLAN)

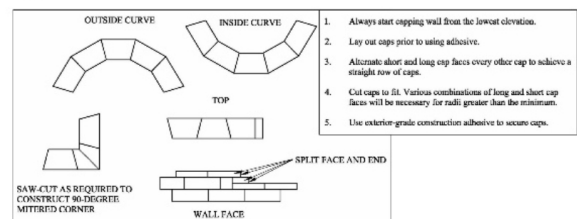
PRELIMINARY PLAT - CONCEPTUAL LANDSCAPE PLAN COLUMBINE HEIGHTS SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
144.731 ACRES TOTAL 350 SINGLE FAMILY DWELLING UNITS; 29 OUTLOTS; 1 TRAIL

SEATING AREA - WALLS & COLUMN DETAILS: & PERGOLA TYPICALS



PATIO AREA FREESTANDING SEATING WALL & COLUMN TYPICAL ELEVATION



MODULAR - HIGHLAND STONE WALL CAPPING TYPICAL SECTION & PLAN



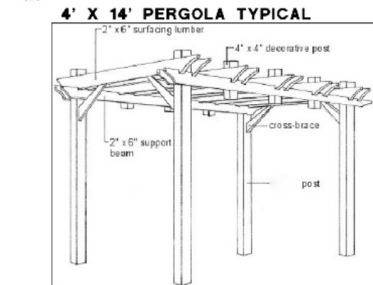
PICNIC TABLE - ADA ACCESSIBLE MANUFACTURER: WABASH VALLEY MODEL: SG115P_PT_PO - 8 FOOT COLOR: DARK GREEN



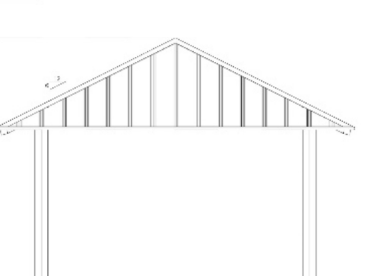
DOG WASTE STATION # 7408 COLOR: DARK GREEN



MODULAR BLOCK FREESTANDING WALLS TYPICAL SECTION



BICYCLE RACK MANUFACTURER: WABASH VALLEY MODEL: BRK5381 COLOR: DARK GREEN



METAL SHELTER - 16 FOOT SQUARE MANUFACTURER: ICON MODEL: SQ 16M P6 60 90 30 COLOR: DARK GREEN

PAVED SEATING AREA (TYP.) W/SEATING WALLS, COLUMNS & PERGOLAS



SAND VOLLEYBALL COURT (TYP.)



PEDESTRIAN PATH LIGHTING (TYP.)

BLD18

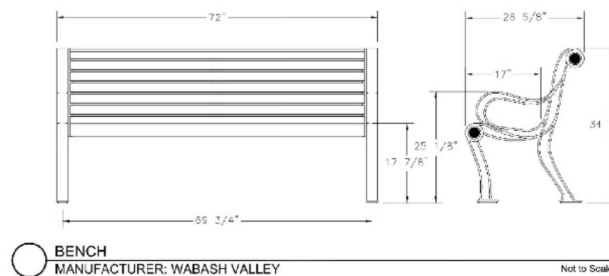


Project:	Type:
Prepared By:	Date:
Driver Info:	LED Info:
Model: BLD18	Model: BLD18
Material: 18" x 18" x 18"	Material: 18" x 18" x 18"
Weight: 10 lbs	Weight: 10 lbs
Finish: White	Finish: White
Light Output: 1000 lumens	Light Output: 1000 lumens
Warranty: 5 years	Warranty: 5 years

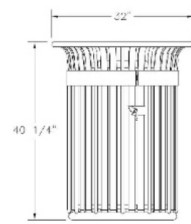
YOUTH SOCCER GOALS (TYP.) -4'X6'; 6.5'X18.5'; AND 7'X21'



MOVEABLE NETS - TWO PER FIELD



BENCH MANUFACTURER: WABASH VALLEY MODEL: BU1119C - OR EQUAL COLOR: DARK GREEN



TRASH RECEPTACLE MANUFACTURER: WABASH VALLEY MODEL: TJ3F431 - OR EQUAL COLOR: DARK GREEN

PAVESTONE: Rumbled Wall & Column Stone Typical COLOR: WINTER BLEND TAN/BROWN Anchor Highland Stone® Free Standing Wall

The new Anchor Highland Stone® Free Standing Wall is crafted with the same quality stone and masonry techniques that make Anchor Highland Stone® a top choice for retaining walls. The stone is available in three different sizes, giving you a more natural look. Straight or curved, the Anchor Highland Stone® Free Standing Wall is our most versatile landscape product yet.

COMPOSITION AND MANUFACTURE

Anchor Highland Stone® Free Standing Wall is made from a "dry-laid" concrete mix. Made under extreme pressure and high frequency vibration, Anchor Highland Stone® has a compressive strength greater than 4000psi and is water absorption maximum of 7%.

INSTALLATION

- Excavate and install a base of compacted base material that is at least 4" in base of each block. The bedding and above should be a minimum of 6" deep. Once the sand is laid out, compact it by using the stone. The stone should be laid below grade and should be installed with the side facing the wall.
- Place the first row of stone. The first row should be placed in alternating directions (back and front) to form a straight wall. To ensure correct, stone can be placed in the same direction as needed.
- Stone can be placed in any order to form an aesthetically pleasing pattern. The stone pattern in the first row should be placed in alternating directions (back and front) to form a straight wall. To ensure correct, stone can be placed in the same direction as needed.
- Repeat the process to complete the wall. When finishing, place the top row of stone and use the same bedding material. For added strength, use glue on all courses.

Column: Add a single block and use the same bedding material. Columns can also be placed in the middle of the wall or in the corner of a corner. Columns can be placed in the middle of the wall or in the corner of a corner. Columns can be placed in the middle of the wall or in the corner of a corner.

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Highland Stone® MULTI-PURPOSE WALL SYSTEM

6" FREESTANDING WALL PRODUCT INFORMATION

Blocker Units	Large	Medium	Small
Approximate Dimensions	18" x 18" x 18"	12" x 12" x 12"	6" x 6" x 6"
Approximate Weight	35 lbs.	15 lbs.	5 lbs.
Coverage	0.75 sq. ft.	0.40 sq. ft.	0.20 sq. ft.

Accessory Units	1/2" Cap	Corner Columns
Approximate Dimensions	18" x 18" x 18"	18" x 18" x 18"
Approximate Weight	15 lbs.	35 lbs.
Coverage	0.20 sq. ft.	0.20 sq. ft.



See anchorwall.com for installation instructions.

PRELIMINARY PLAT - CONCEPTUAL LANDSCAPE PLAN COLUMBINE HEIGHTS SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
144.731 ACRES TOTAL 350 SINGLE FAMILY DWELLING UNITS; 29 OUTLOTS; 1 TRACT

SE Pocket Park - Outlot AA - Musical Elements



FLOWERS

No garden is complete without its Flowers and what could be better than a sound garden that blooms year-round! Each of our flowers feature a distinct musical chord, size, height, and color, and emits a long-sustaining tone when the petals are struck. The Flowers can be purchased individually or as a set of four.

SPECIFICATIONS:

- Style: Bell Plate
- Tonal Quality: Bright/Sustaining
- Notes: 4 per Flower
- Note Material: Anodized Aluminum
- Resonated: No
- Key/Scale: C Major Diatonic
- Range: Alto/Soprano
- Mallet: 1 Block (80 Diameter) per Flower
- Dimensions:
 - Yellow: 26" W x 48" H x 14" D
 - Indigo: 25" W x 46" H x 14" D
 - Orange: 20" W x 42" H x 13" D
 - Turquoise: 19" W x 39" H x 13" D



SCAN TO LISTEN TO THE INSTRUMENT



PART NUMBERS:

- In-ground Mount
 - Orange: FWR-O-IG
 - Indigo: FWR-I-IG
 - Turquoise: FWR-T-IG
 - Yellow: FWR-Y-IG
 - Ensemble: Freenotes Flower Ensemble IG
- Surface Mount
 - Orange: FWR-O-SM
 - Indigo: FWR-I-SM
 - Turquoise: FWR-T-SM
 - Yellow: FWR-Y-SM
 - Ensemble: Freenotes Flower Ensemble SM
- Portable Mount
 - Orange: FWR-O-PM
 - Indigo: FWR-I-PM
 - Turquoise: FWR-T-PM
 - Yellow: FWR-Y-PM
 - Ensemble: Freenotes Flower Ensemble PM

freesharmonypark.com 855-262-1569 FREE NOTES info@freesharmonypark.com

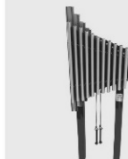


GRIFFIN

The Griffin produces warm, rich, full tones that resonate for up to five seconds, and can evoke the feel of painting with sound! Like all Freenotes Harmony Park instruments, the Griffin is thoughtfully tuned to create beautiful music no matter where the mallet strikes.

SPECIFICATIONS:

- Style: Chime
- Tonal Quality: Bright/Sustaining
- Notes: 11
- Note Material: Anodized Aluminum
- Resonated: Yes
- Key/Scale: C Major Pentatonic
- Range: Alto/Soprano
- Mallets: 2 Block (80 Diameter)
- Dimensions: 26-1/4" W x 70" H x 7-5/8" D



SCAN TO LISTEN TO THE INSTRUMENT



PART NUMBERS:

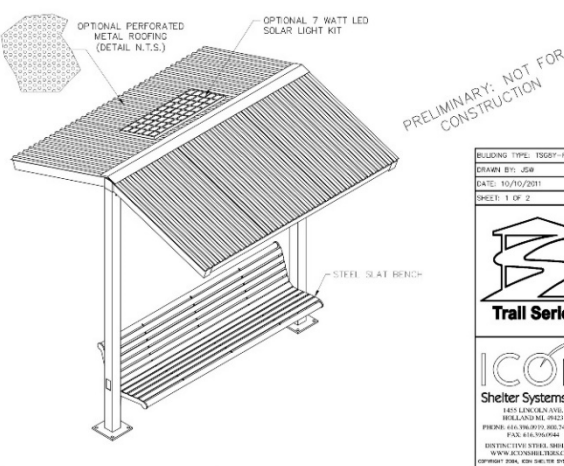
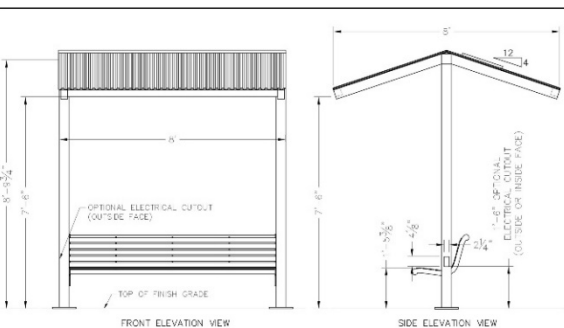
- In-ground Mount
 - GRF-IG-REC
 - GRF-IG-STL
- Surface Mount
 - GRF-SM-REC
 - GRF-SM-STL
- Portable Mount
 - GRF-PM-REC
 - GRF-PM-STL
 - WLB Mount
 - GRF-WM

freesharmonypark.com 855-262-1569 FREE NOTES info@freesharmonypark.com

3 - Conga Drum Set



NW Pocket Park - Outlot M - Covered Bench



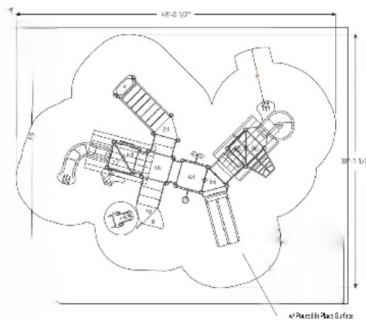
PRELIMINARY: NOT FOR CONSTRUCTION

BUILDING TYPE: 15627-PM-SPS
DRAWN BY: JGW
DATE: 10/10/2011
SHEET: 1 OF 2
Trail Series
ICON Shelter Systems Inc.
1401 GREENHILL RD.
BOLLAND, MI 48423
PHONE: 810.360.0100 810.360.0101
FAX: 810.360.0104
WWW.ICONSHELTER.COM
©2011 ICON SHUTTER SYSTEMS, INC.

SE Pocket Park - Outlot AA - Artistic Shelter (+ 23' x 23')



SW Hybrid Park - Outlot I

[illegible]

AGE GROUP: 5-12	
ELEVATED PLAY ACTIVITIES - TOTAL: 0	
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	0 RECORD
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	0 RECORD
GROUND LEVEL ACTIVITY TYPE:	0 RECORD
GROUND LEVEL QUANTITY:	0 RECORD

Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

■ This playground design meets the final Access Board Regulations.

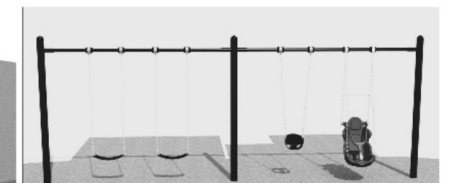
The play components identified in this plan are: 304-1, 304-2, the use and layout of these components to conform to the requirements of AS/NZS 1457.

UFD points for
this structure

0



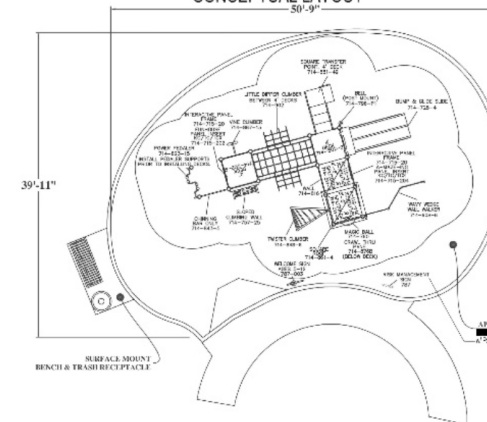
Project:
Denver, CO
LICPS rep:
Melly Hootstein
Lea Park and Play
(303) 278-1455
Ground Size: 69'-6" x 20'-6"
Protective Area: 81'-5" x 39'-0"
Drawn by: Melly Hootstein
Date: 6/21/2013
DWG Name: R0339_4510555-443
LICPS - Farmington
878 East Highway 60
Monett, Missouri 65708
Voice: 1-800-325-8828
Fax: 417-354-2273



4 SWING SET- MAX PLAY SWING INGROUND
200202202 & 200202204- w/Two Belt, One Bucket & One Accessible Seat

NE Neighborhood Park - Outlot C

COLUMBINE HEIGHTS - 5-12 PLAY AREA DETAIL
FREDERICK, CO
CONCEPTUAL LAYOUT



	5-13 PLAY AREA	
ELEVATED PLAY ACTIVITIES - TOTAL	0	
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER	0	REC'D 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY LIFT	0	REC'D 1
GROUND LEVEL ACTIVITIES - TOTAL	5	REC'D 5
GROUND LEVEL ACTIVITIES QUANTITY	4	REC'D 5

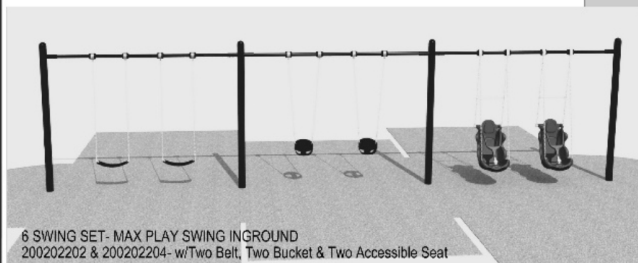


THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

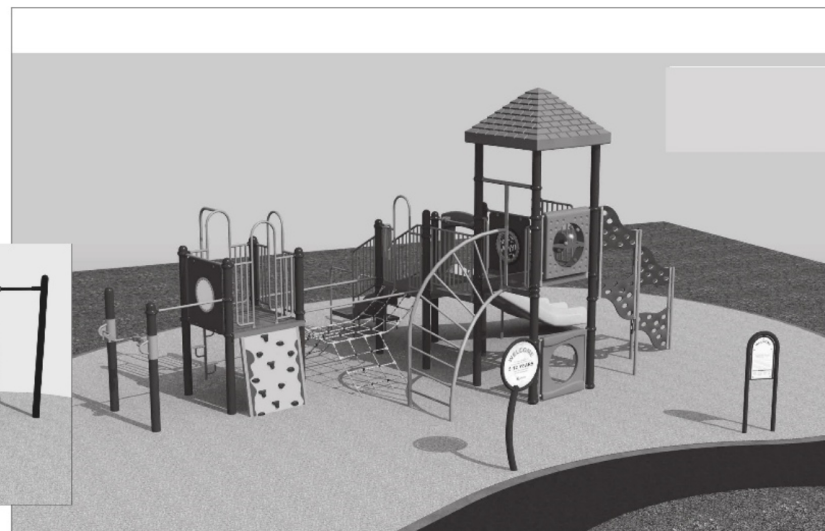
DRH200010B-1A-2	
GROUND SPACE:	N/A
PROTECTIVE AREA:	NOTED

✓	COMPLIES TO CPSC
✓	COMPLIES TO ASTM
✓	COMPLIES TO ADA

DESIGNED FOR AGES 5-12		DATE: 7/20/2023
ADDITIONAL GRADING LEVEL ADJUSTABLE TO MATCH THE FOR AGE GROUP		SCALE: 1/8"=1'-0"
TYPE: 0	QUANTITY: 0	



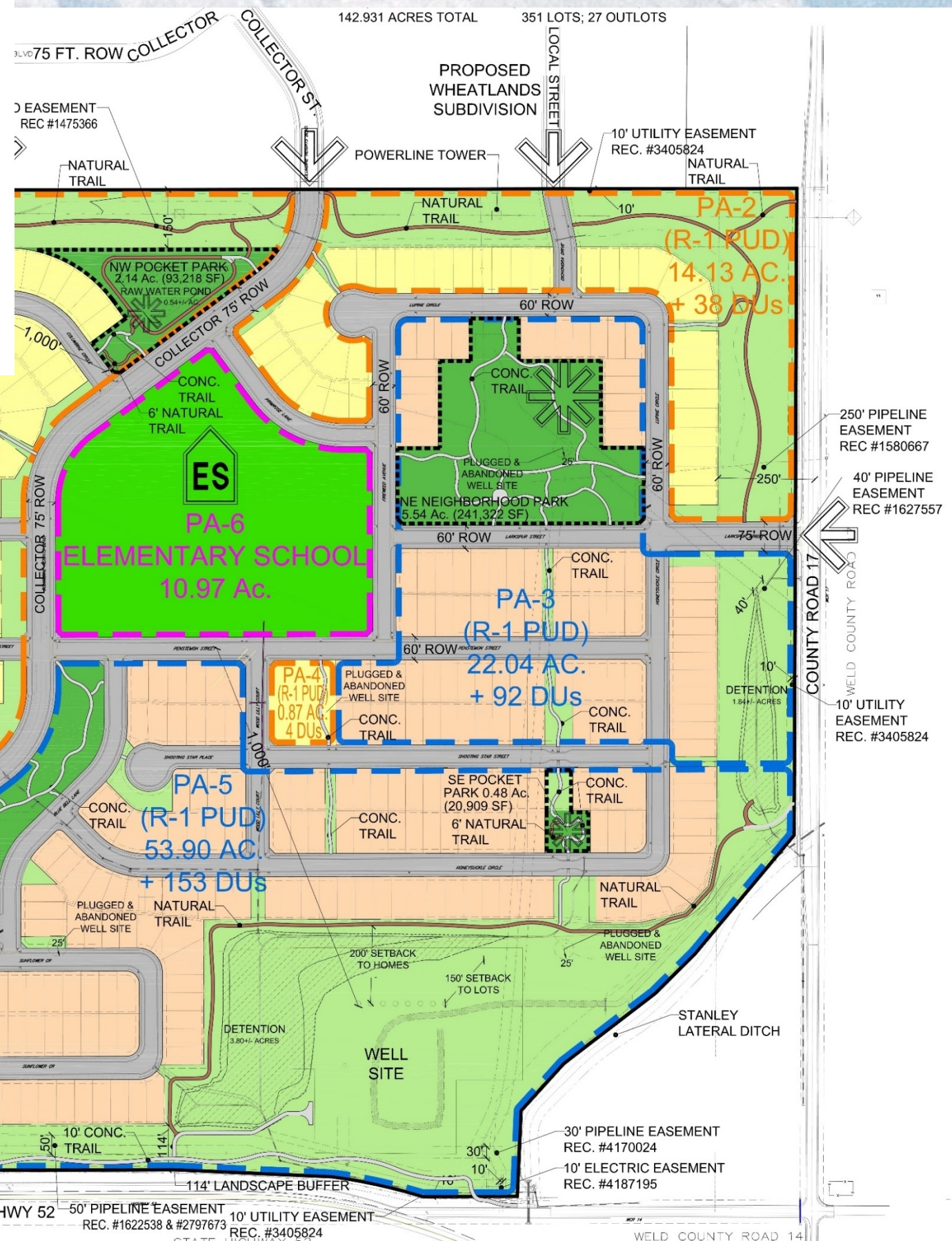
6 SWING SET- MAX PLAY SWING INGROUND
200202202 & 200202204- w/Two Belt, Two Bucket & Two Accessible Seat



 **Miracle**  **PlayPower**
Inspiring the world to play

Preliminary Development Plan

PLANNING AREAS	ZONING	PROPOSED USE	ACRES	PROPOSED UNITS	MAX UNITS	MAX DENSITY (DU/AC)	PERCENT TOTAL ACRES
PA-1	R1-PUD	SINGLE FAMILY DETACHED	28.87	63	70	5	20.20%
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PROPERTY LINE BOUNDARY

PLANNING AREA USE BOUNDARY
- TRADITIONAL SINGLE FAMILY DETACHED

DETENTION AREA BOUNDARY

PLUGGED & ABANDONED WELLS

PARK LOCATIONS

ES **ELEMENTARY SCHOOL SITE**

ACCESS POINTS

PROPOSED TRAILS

CONCRETE TRAILS

NATURAL SURFACE TRAILS

Columbine Heights Conceptual Landscape Plan NW



Conceptual Landscape Plan NE



✧ Columbine Heights Conceptual Landscape Plan CW

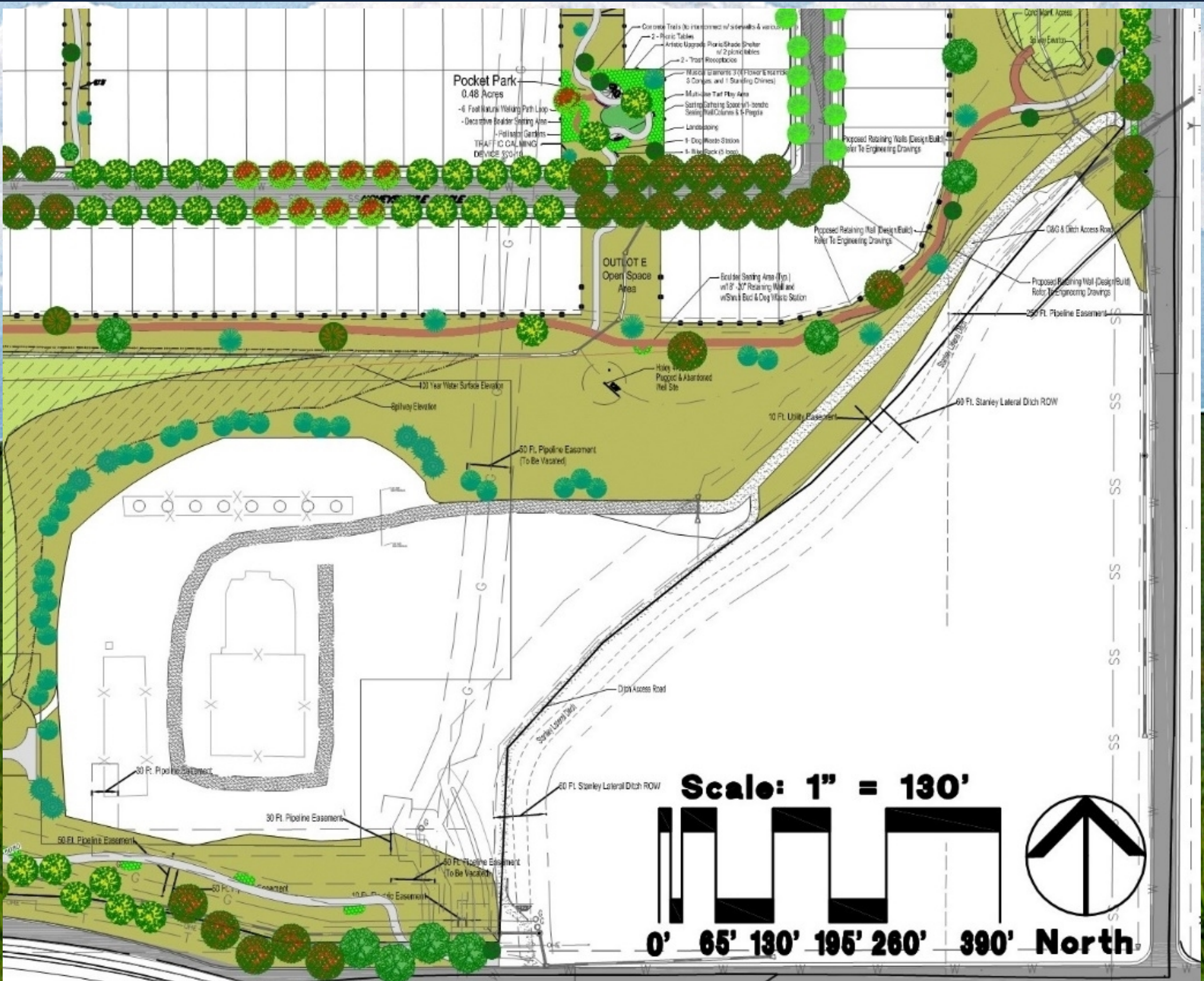


Columbine Heights Conceptual Landscape Plan CE



Columbine Heights Conceptual Landscape Plan SW





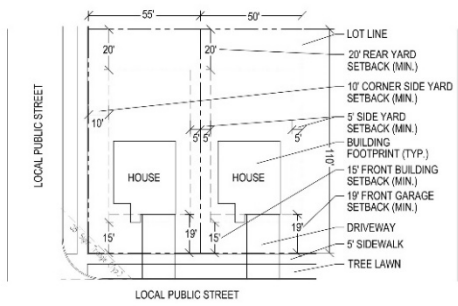
Columbine Heights Typical Lot Plans & Park Locations

COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN

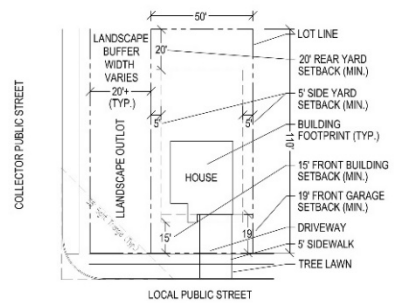
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

TYPICAL SINGLE FAMILY RESIDENTIAL LOTS & SETBACKS

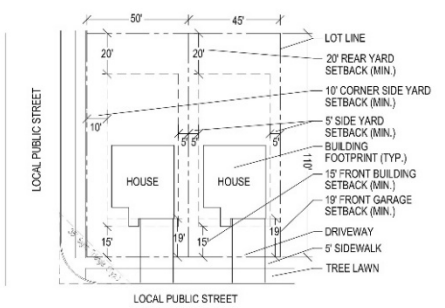
50 FOOT WIDE LOTS
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



50 FOOT WIDE LOTS
TYPICAL PDP COLLECTOR CORNER LOT



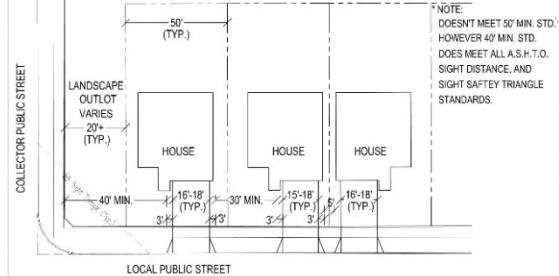
45 FOOT WIDE LOTS
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



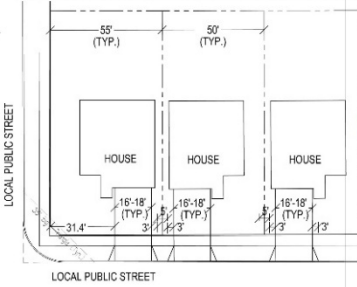
TYPICAL SINGLE FAMILY RESIDENTIAL LOT DRIVEWAY LOCATIONS

TOWN OF FREDERICK DRIVEWAY SPACING (PER DET. 500-17)
AS MODIFIED BY THIS PDP

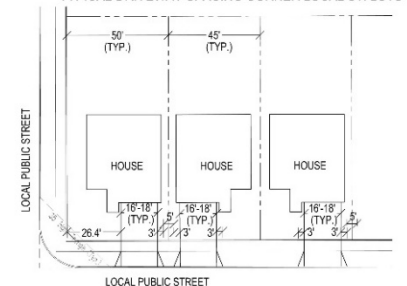
50 FOOT WIDE LOTS
TYPICAL DRIVEWAY SPACING CORNER COLLECTOR ST. LOTS



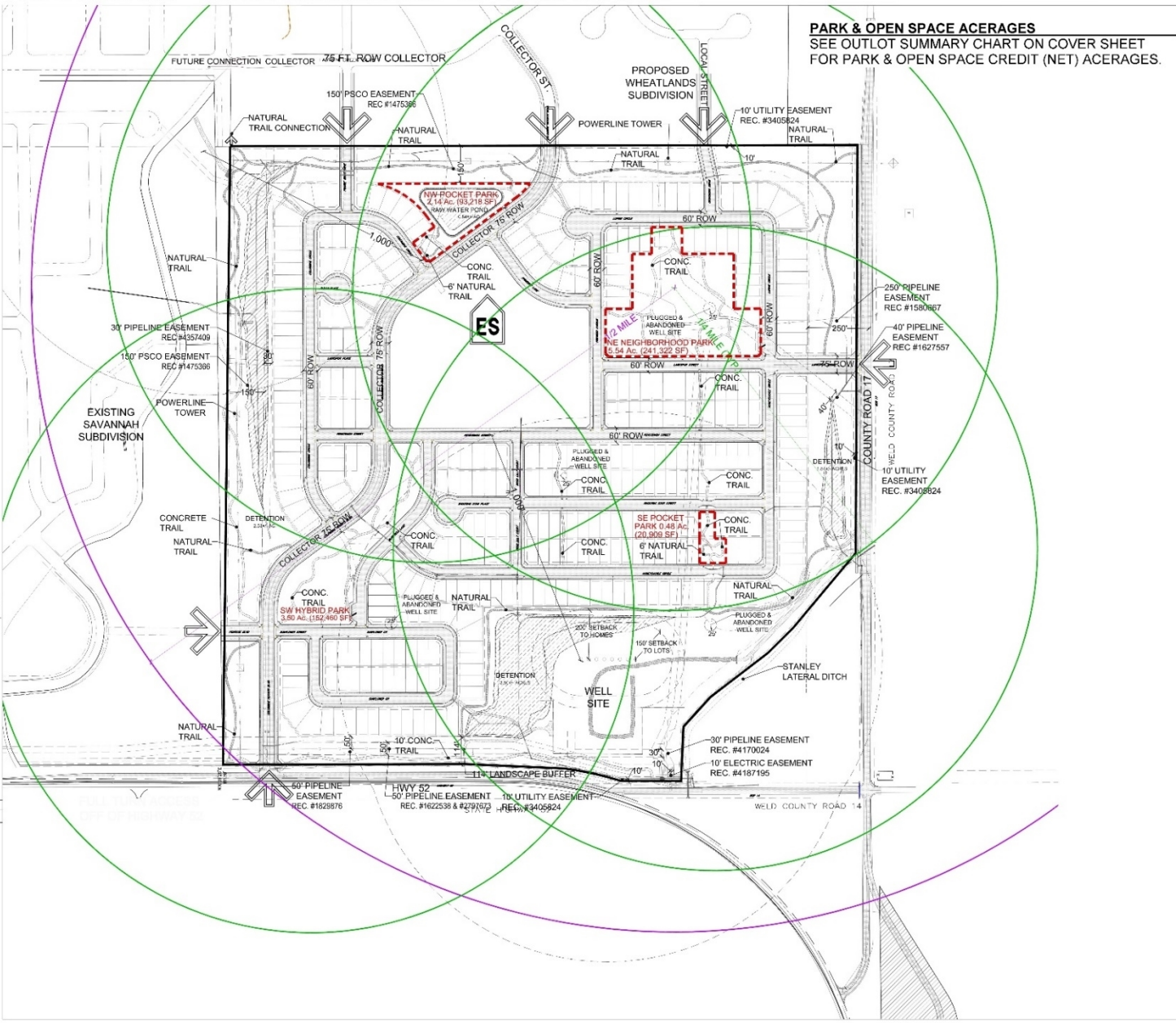
50 FOOT WIDE LOTS
TYPICAL DRIVEWAY SPACING CORNER LOCAL ST. LOTS



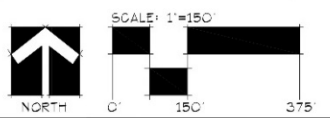
45 FOOT WIDE LOTS
TYPICAL DRIVEWAY SPACING CORNER LOCAL ST. LOTS



PARK LOCATION PLAN - WITH ONE-QUARTER MILE RADII - AND ONE-HALF MILE RADIUS

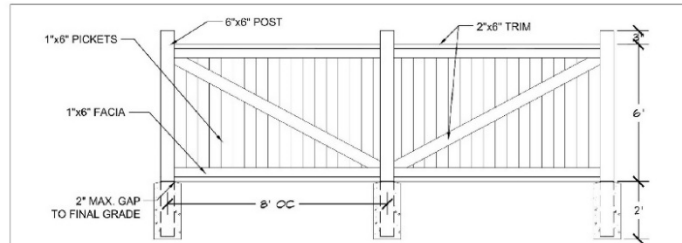


PARK & OPEN SPACE ACERAGES
SEE OUTLOT SUMMARY CHART ON COVER SHEET
FOR PARK & OPEN SPACE CREDIT (NET) ACERAGES.



COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

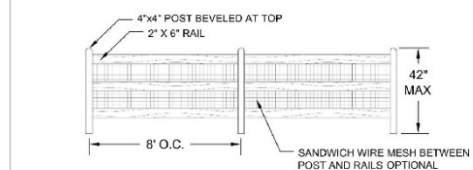
 **PRIVACY FENCE**

WOOD [REDACTED]
Vinyl fencing shall be of an "off-white" or "tan" color. Wood shall be stained to complement the primary color of the homes within the neighborhood.

COLUMBIA ELEVATION

PRIVACY FENCE MASONRY COLUMN

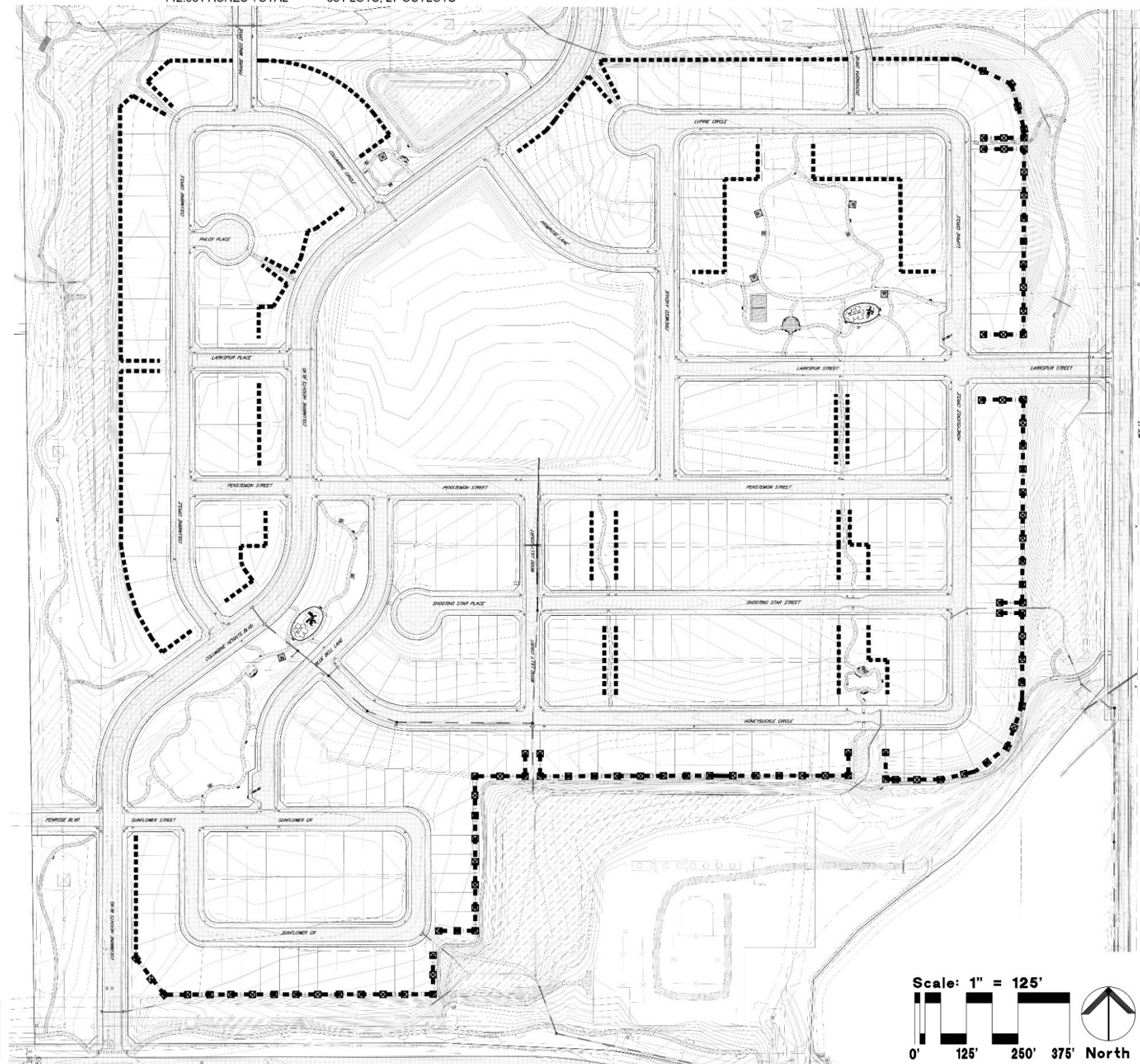
Not To Scale

 OPEN RAIL FENCE

WOOD Vinyl fencing shall be of an "off-white" or "tan" color. Wood shall be stained to complement the primary color of the homes within the neighborhood.

FENCE FINISHES:

FENCE FINISHES:
ALL FENCING SHALL BE CONSTRUCTED WITH THE FINISHED (SMOOTH) SIDE
FACING OUTWARDS IN ALL INSTANCES, INCLUDING FACING ANY ADJACENT
PUBLIC ROW OR PUBLIC OPEN SPACE, OR PARKS.

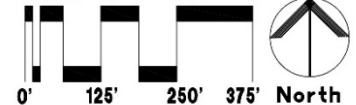


FENCE LEGEND

FENCE LEGEND

	PROPOSED 6 FT. HEIGHT WOOD PRIVACY FENCE WITH MASONRY COLUMNS
	PROPOSED 3-3.5 FT. HEIGHT WOOD OPEN RAIL FENCE

Scale: 1" = 125'





Columbine Heights

Preliminary Development Plan and Preliminary Plat

Audem Gonzales, Senior Planner

Board of Trustees
July 17, 2026

BUILT ON WHAT MATTERS



Presentation Overview

- Strategic Plan Alignment
- Request
- Existing Conditions (vicinity map, comp plan & zoning)
- Project History
- Project Proposal
- Approval Criteria
- Notifications
- Recommendations

Strategic Plan Alignment



Strategic Priority 4: Responsible Growth and Community Vitality

Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic vitality, while preserving the community character that residents value.

Built on What Matters.



Request

Owners: Johnson Farms, LLP and Columbine Heights, LLC

Applicant: Kirby Smith, Kirby Smith & Associates, Inc.

Request approval for:

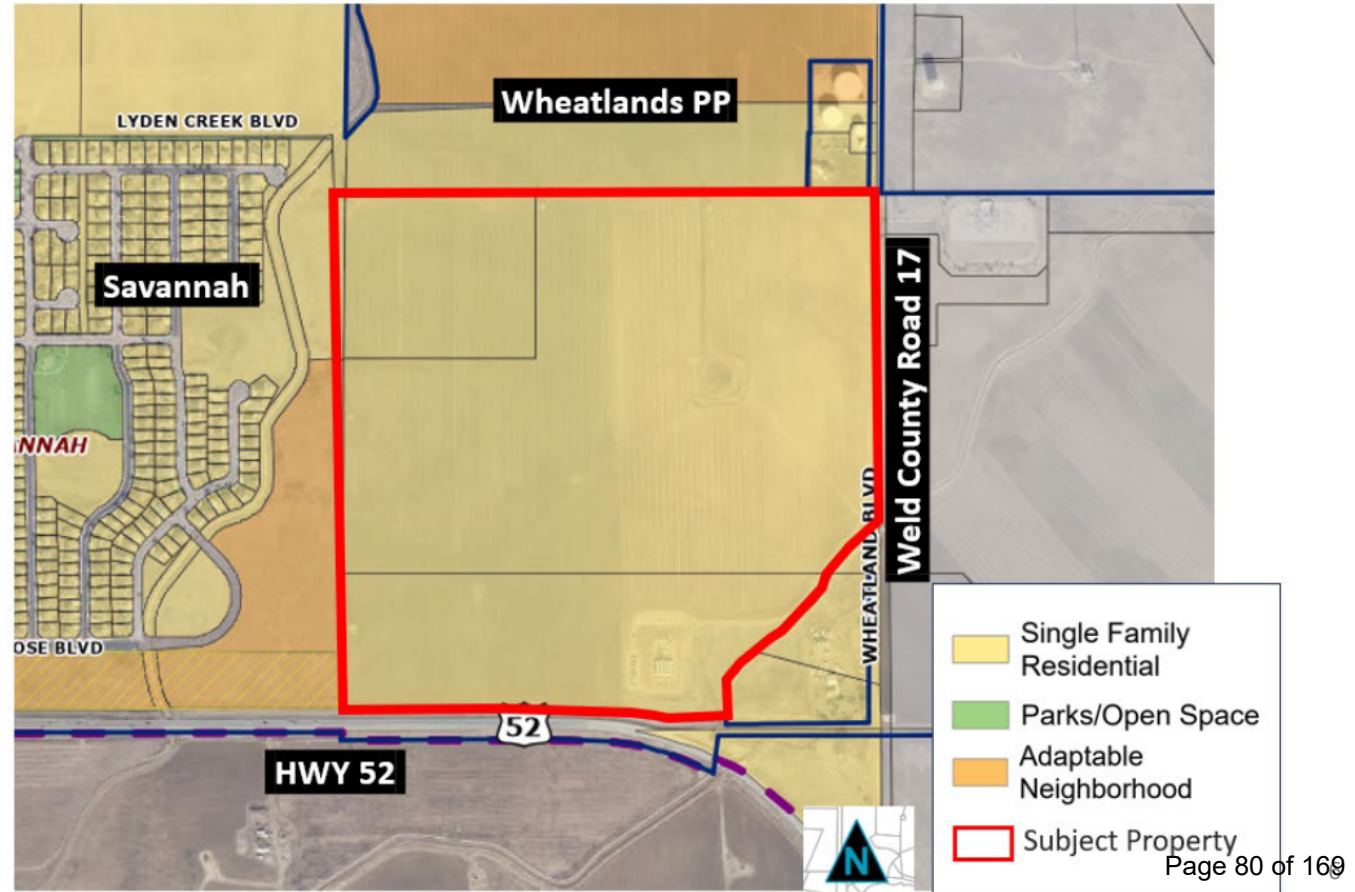
- Preliminary Development Plan
- Preliminary Plat

Built on What Matters.

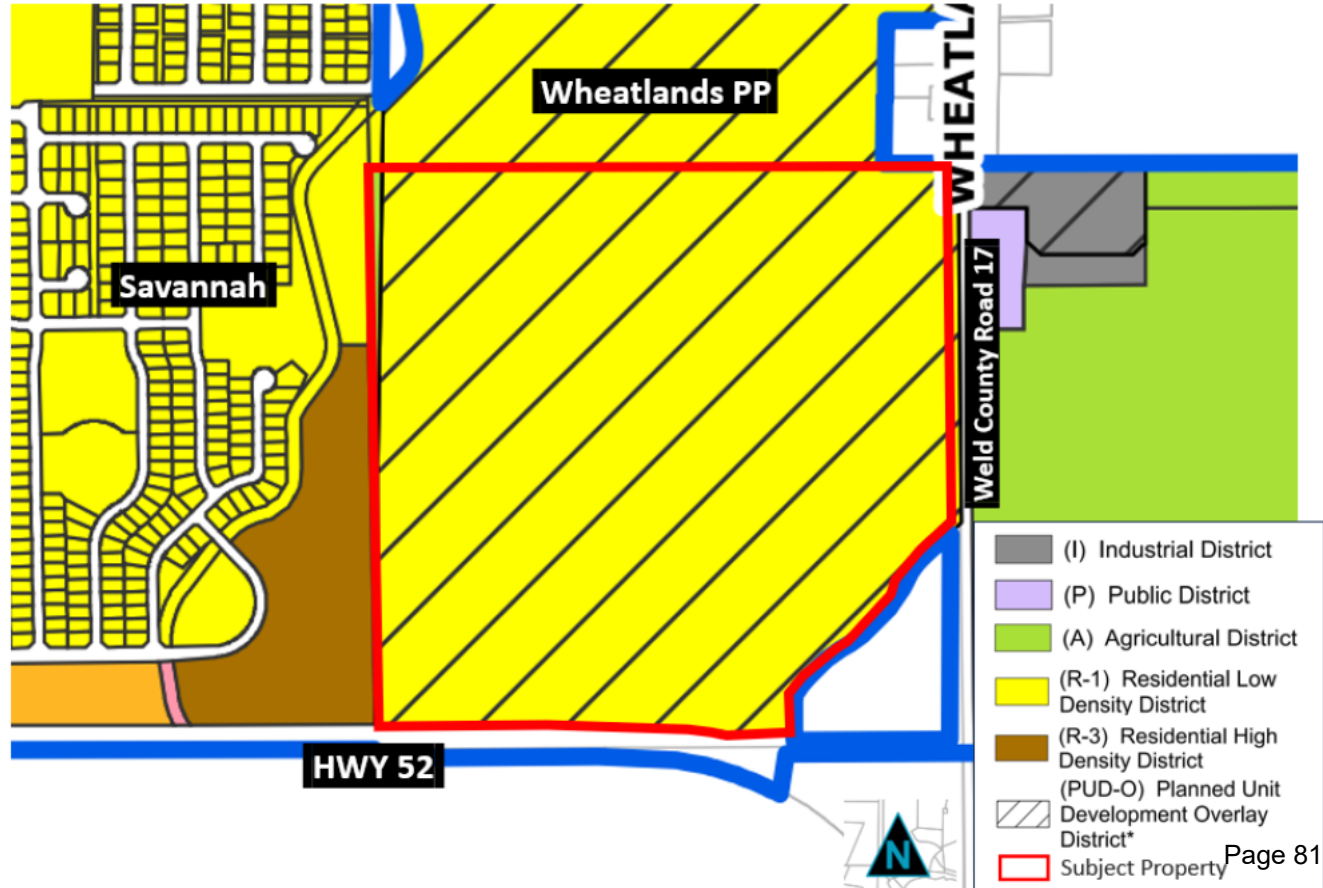
Vicinity Map



Comprehensive Plan



Zoning





Property History

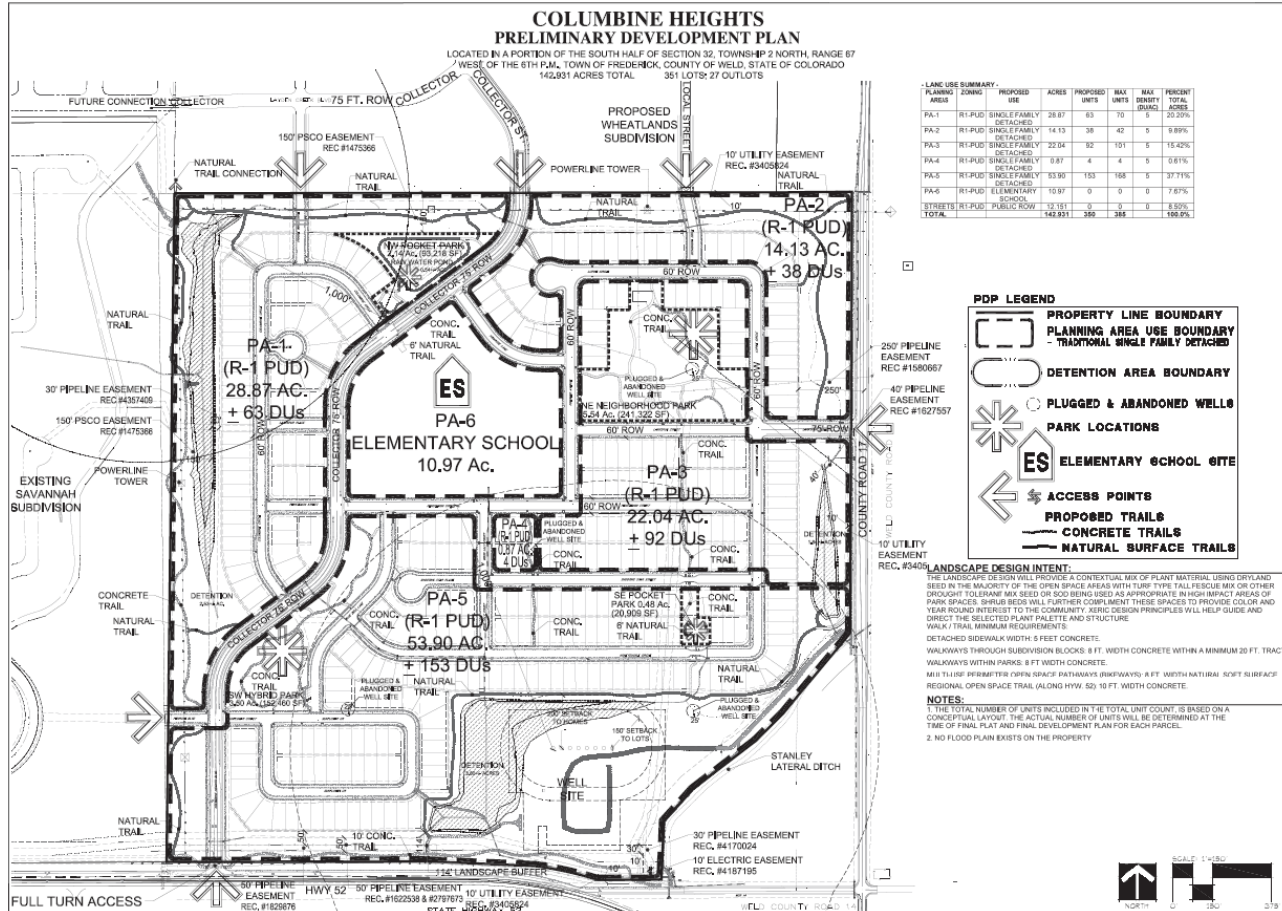
- The project area was annexed into the Town of Frederick in 2006 under the name Johnson Farms/Spindle Hill Energy Annexation No. 1
- The property was zoned to A-1 Agriculture 1 in 2006
- A portion of project area was platted as Outlot 1 of the Johnson Farms/Spindle Hill Energy Minor Subdivision Plat in 2006
- A Comprehensive Plan Amendment was approved in 2022 to redesignate a portion of the area from Agricultural/Estate Residential to Single-Family Detached dwellings
- A portion of the project area was rezoned from A-1 Agriculture to R-1 Residential Low Density with PUD overlay in 2023
- Columbine Heights Metro District created in 2023 and amended in 2025
- The applicant applied with the Town for a Preliminary Development Plan and Preliminary Plat for Columbine Heights in 2023 – Different LUC



Columbine Heights Site Data

- Project size – ~144 acres (PDP is smaller than PP)
- 351 lots
 - 350 single-family detached
 - 1 elementary school site
- 6 planning areas (varying lots sizes, average around 5,000SF)
- Max density: 5 dwelling units per acre
- 29 outlots – trails, detention, parks, landscaping, etc.
- ~37 acres of open space (26%)
- 2 pocket parks, 1 hybrid park, and 1 neighborhood park
- Landscaping in common areas
- Privacy and open rail fencing
- 4 plugged and abandoned wells and 1 large facility with 8 wells

Preliminary Development Plan





Density and Dimensional Standards

15. DENSITY AND DIMENSIONAL STANDARDS (SECTION 3.5)

DENSITY AND DIMENSIONAL STANDARDS	
RESIDENTIAL STANDARDS	SINGLE FAMILY DETACHED
MINIMUM LOT AREA	
PA-3 & PA-5	4000 SF
PA-1, FA-2 & PA-4	5000 SF
MINIMUM LOT WIDTH	
PA-3 & PA-5	42 LF
PA-1, FA-2 & PA-4	50 LF
MINIMUM LOT FRONTAGE	34 LF
FRONT SETBACK - PRINCIPAL BUILDING	15 LF
FRONT SETBACK - FRONT LOAD GARAGE	19 LF
FRONT SETBACK - ACCESSORY BUILDING	60 LF
REAR SETBACK - PRINCIPAL BUILDING	20 LF
REAR SETBACK - ACCESSORY BUILDING	5 LF
INTERIOR SIDE SETBACK	5 FT
STREET SIDE FRONTAGE SETBACK	10 FT
MINIMUM FLOOR AREA PER PRINCIPAL DWELLING UNIT (SF)	850 SF
MAXIMUM NET DENSITY (UNITS PER ACRE) FOR OVERALL PROPERTY	5.0 DU/AC

Existing R-1 Zoning

Single Family Detached

6,250

50 FT

40 FT

15FT

19 FT

55FT

20FT

5FT

5 FT

20 FT

5 DU/AC

11



Density and Dimensional Standards

15. DENSITY AND DIMENSIONAL STANDARDS (SECTION 3.5)

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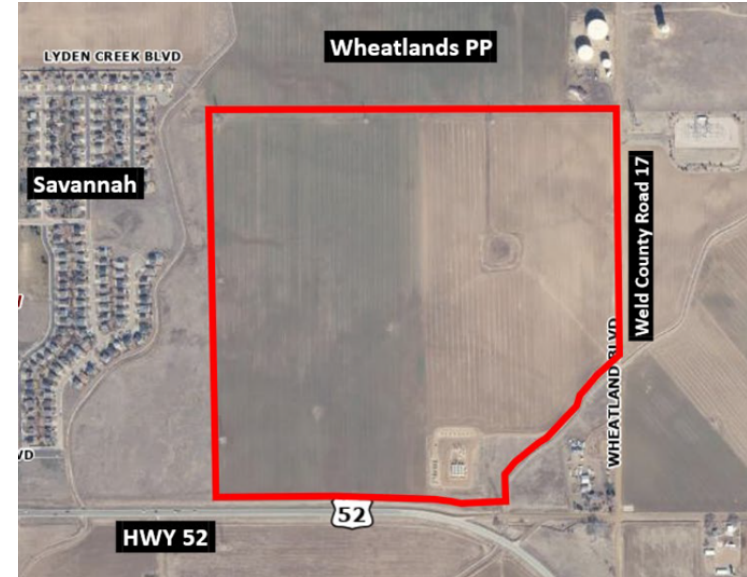
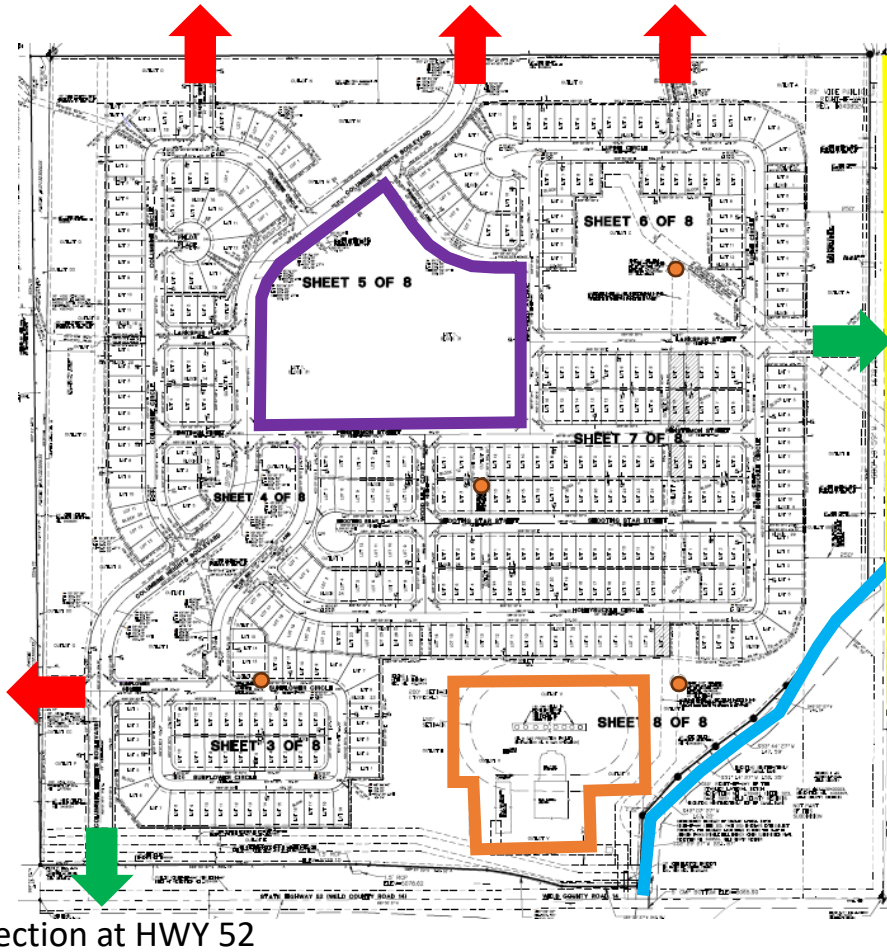
12



Infrastructure Improvements

- Utility providers – will serve letters
- Water dedication
 - Occurs after Final Plat with building permits
 - Developer responsibility to secure water
 - Final infrastructure design with final plat
- Sewer
 - Final infrastructure design with final plat
- Transportation
 - Traffic Impact Study
 - Identifies future improvements
 - Road and intersection improvements reviewed with Final Plat.
- Town contributions – Any negotiations with the Town on any potential contribution subject to BOT approval (with Final Plat)

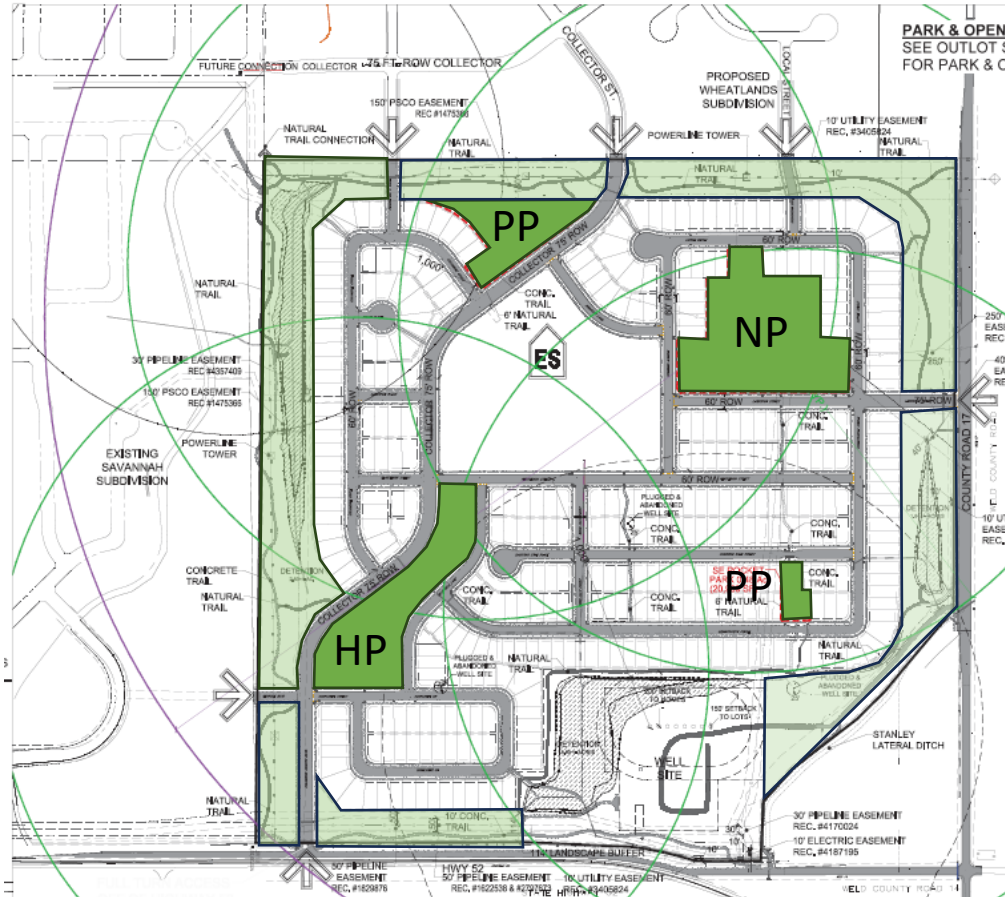
Columbine Heights Preliminary Plat



Future re-alignment
of CR17 at HWY 52

Columbine Heights - Parks

PARK LOCATION PLAN - WITH ONE-QUARTER MILE RADII - AND ONE-HALF MILE RADIUS





Review Criteria

- There are two separate land-use items associated with the Columbine Heights master planned community. Each item has a specific set of approval criteria.
- Preliminary Development Plan
 - Section 16.4.7.5e Preliminary Development Plan criteria
- Preliminary Plat
 - Section 4.7.4.b Preliminary Plat criteria



Notifications and Public Comment

- The Neighborhood Meeting was held on March 22, 2022.
 - 5 in person attendees and multiple attendees online
 - Comments on traffic, access points, Stanley Ditch and overhead powerlines
- The project was sufficiently noticed according to the requirements found in the Town of Frederick Land Use Code.
 - Neighborhood meeting - mailed notice with a 1,000 ft. buffer
 - Initial application submittal - posted and mailed notice with a 1,000 ft. buffer
 - Public hearing - posted and mailed notice with a 1,000 ft. buffer
- Public Comment
 - No written public has been received



Planning Commission

The Planning Commission held a public hearing for the two applications on June 4, 2026 where they voted 5 Yes and 0 No for the PDP and 5 Yes and 0 No for the PP. The Planning Commission placed conditions on both applications, see below.

Preliminary Development Plan

1. Update the Statement of Intent to reflect the final proposal.
2. Change subsection 4.d under Additional Landscape Requirements to read as follows: "Front yard landscaping could require the following turf areas."

Preliminary Plat

1. Update the Statement of Intent to reflect the final proposal.

Built on What Matters.



Recommended Motions

1. Preliminary Development Plan

Approval:

I move to approve 26-PCR-06, which recommends approval of the Columbine Heights Preliminary Development Plan.

Approval with Conditions:

I move to approve 26-PCR-06, which recommends approval of the Columbine Heights Preliminary Development Plan to the Board of Trustees and direct staff to draft a resolution recommending approval with the following conditions: (list conditions of approval).

Denial:

I move to approve 26-PCR-06, which recommends denial of the Columbine Heights Preliminary Development Plan to the Board of Trustees and direct staff to draft a resolution recommending denial (list criteria not met).

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Recommended Motions

1. Preliminary Development Plan

Approval:

I move to approve 26-PCR-06, which approves the Columbine Heights Preliminary Development Plan.

Approval with Conditions:

I move to approve 26-PCR-06, which approves the Columbine Heights Preliminary Development Plan and direct staff to draft a resolution with the following conditions: (list conditions of approval).

Denial:

I move to deny the Columbine Heights Preliminary Development Plan and direct staff to draft a resolution of denial (list criteria not met).

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Recommended Motions

2. Preliminary Plat

Approval:

I move to approve 26-PCR-07, which approves the Columbine Heights Preliminary Plat.

Approval with Conditions:

I move to approve 26-PCR-07, which approves the Columbine Heights Preliminary Plat and direct staff to draft a resolution with the following conditions: (list conditions of approval).

Denial:

I move to deny the Columbine Heights Preliminary Plat and direct staff to draft a resolution of denial (list criteria not met).

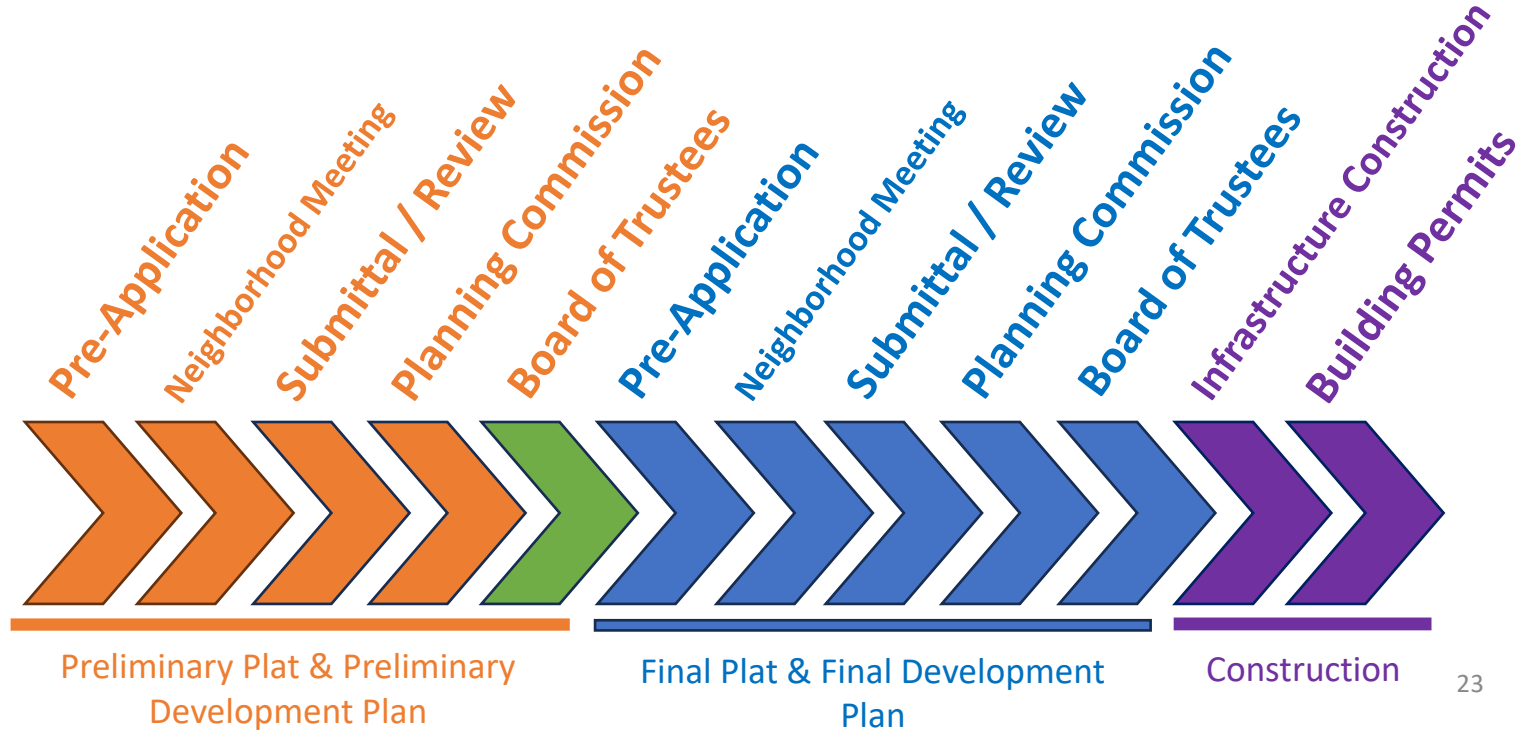


Staff Recommendation – LUC Section 4.6.9.c

Staff is recommending the Board of Trustees approved the Columbine Heights Preliminary Development Plan and Preliminary Plat.

Built on What Matters.

NEXT STEPS





Next Steps

Applicant presentation

BOT Questions

Public comment

BOT Questions

BUILT ON WHAT MATTERS



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

Staff Report

Tracie Crites, Mayor

Windi Padia, Mayor Pro Tem
Matt Hickman, Trustee
Mark Lamach, Trustee

Adam Mahan, Trustee
Kevin Brown, Trustee
Ryan Antonio, Trustee

Ordinance No. 1420 An Ordinance for Parks, Open Space and Trails Design Standards - First Reading

Agenda Date: Board of Trustees July 15, 2026

Attachments:

1. POST-DesignStandards-Adoption Ordinance-FirstReading
2. POST Design Standards
3. 2026-0715_BOT-ActionAgenda-POST DesignStandards-Ordinance

Reviewed By: Bryan Ostler, Town Manager

Action Type

1) Legislative: Actions that relate to subjects of a long term and general applicability; such as the passing of ordinances/resolutions/policies/etc.

Strategic Plan Alignment:



Strategic Priority 1: Transparent & Strategic Governance

Frederick will lead with transparency, accountability, and strategic decision-making to ensure municipal services exceed community expectations and exemplify that Frederick is Built on What Matters.



Strategic Priority 2: Exceptional Resident Experience & Engagement

- Frederick will deliver modern and accessible services while creating welcoming engagement opportunities that connect residents of all ages and abilities to their local government.



Strategic Priority 3: Safe & Resilient Community

- Frederick will ensure a safe, prepared, and resilient community through strong public safety partnerships, proactive planning, and programs that support community well-being.



Strategic Priority 4: Responsible Growth and Community Vitality

- Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic vitality, while preserving the community character that residents value.



Strategic Priority 5: Reliable & Sustainable Infrastructure

- Frederick will invest in and maintain reliable infrastructure that supports a growing community, protects public resources, and ensures high-quality service for residents today and in the future.

Summary Statement:

Town Staff are requesting approval of an Ordinance to update Frederick Municipal Code that will adopt the Parks, Open Space and Trails Design Standards, under the broader framework and policies of the recently adopted Land Use Code. This adoption process prescribes the authority to update the Standards from time to time to the Parks, Recreation, Open Space and Trails Commission.

Detail of Issue/Request:

Purpose of the Design Standards:

The Parks, Open Space, and Trails Design Standards (Design Standards) are intended to establish a clear, consistent framework for the planning, design, and construction of the Town's outdoor recreation and natural resource system as an integrated component of the built environment. These standards define the minimum requirements for how parks, natural areas, and trail networks are located, connected, and constructed in coordination with development, under the broader goals and framework of the Comprehensive Plan, Go Outdoors Frederick and the recently adopted Land Use Code.

The document is grounded in the principle that parks, open space, and trails are not standalone amenities, but essential public infrastructure that support recreation, ecological function, community connectivity, and long-term community sustainability. As such, these standards are intended to emphasize early integration of open space systems into the land planning and development process, as desired by the community, the Parks, Recreation, Open Space, and Trails (PROST) Commission and the Board of Trustees.

A primary objective of this document is to provide clearly defined standards that increase predictability during development review while ensuring desired outcomes. By establishing minimum requirements for vegetation, amenities, trail connectivity, and conservation, Parks Staff seek to minimize case-by-case negotiation and promote consistency across projects.

These standards are also intended to align Parks and Open Space planning with engineering and infrastructure systems, recognizing the multi-functional role of public lands. Where applicable, requirements shall be coordinated with Town engineering standards to ensure that open space systems contribute to, and do not conflict with, long-term infrastructure performance and maintenance.

Ultimately, this document supports a development pattern in which outdoor recreation and natural resource systems are planned first and designed intentionally, shaping growth in a manner that is resilient, connected, and maintainable over time.

The Design Standards shall be considered a living document that will evolve as the community changes over time. The standards shall be reviewed and updated periodically to reflect best practices, local experience, and continued alignment with the Land Use Code and the Public Works and Engineering Design Standards and Construction Specifications.

The Design Standards will apply to all newly designed parks, open spaces and trails in new residential developments, upon final adoption by the PROST Commission and will additionally apply to any major renovations to existing Parks and Open Space Department managed parks, open spaces and trails.

Purpose of the Ordinance:

The Design Standards were conceived as a companion document to the Land Use Code and as such, require an adoption by reference under this Ordinance. The Ordinance grants the authority to update the Design Standards, from time to time, to the Parks, Recreation, Open Space and Trails Commission (PROST). The PROST Commission's mission is to advise Town Staff and the Board of Trustees on all matters pertaining to the outdoor recreation and natural resource systems in the Town of Frederick, and it is the recommendation of Town Staff that the Design Standards be periodically updated by the Commission to fulfill the principle purpose of their mission, as it pertains to new residential development in Town.

Timeline:

The Design Standards have been drafted through a thorough process but generally included community engagement including directly reaching out to the development

community, multiple discussions with the PROST Commission, a presentation to the Planning Commission, a Work Session with the Board of Trustees and will be concluded with two readings with the Board of Trustees (current) and final adoption by the PROST Commission which is tentatively scheduled for September 9th.

Legal Comments:

The Town Attorney's Office has drafted and reviewed this Ordinance.

Alternatives/Options

The Board may adopt this Ordinance as presented by Town Staff.

The Board may direct staff to take the Ordinance back and revise any or all portions of it and come back for approval at a later date.

The Board may deny this Ordinance and provide alternative direction to Town Staff.

Financial Considerations

This Ordinance does not directly appropriate any Town Funds. However, because the Standards apply to major renovations of existing Town-managed parks, open spaces and trails, the Parks and Open Space Department have drafted these under the broader system master plan, Go Outdoors Frederick, to ensure they are financially sustainable for updating existing resources within our current and future resource allocation strategy.

Staff Recommendation

Town Staff recommends the Board approve this Ordinance as presented.

Community Impact

Residents of the Town of Frederick will see significantly improved parks, open spaces and trails in new residential subdivisions. They'll additionally see improved amenities within current parks, open space and trails, as those areas are updated in the future.

ORDINANCE NO. 1420
AN ORDINANCE OF THE TOWN OF FREDERICK, COLORADO, ADOPTING PARKS, OPEN SPACE, AND TRAILS DESIGN STANDARDS BY REFERENCE

WHEREAS, the Town of Frederick is a statutory municipality created and organized pursuant to Title 31, Colorado Revised Statutes; and,

WHEREAS, the Town of Frederick has authority, pursuant to Colorado Revised Statutes § 31-15-401, *et seq.*, and C.R.S. § 31-15-601, *et seq.*, to exercise its police powers to promote and protect the health, safety, and welfare of the community and its inhabitants; and,

WHEREAS, the Town has produced Parks, Open Space, and Trails Design Standards in order to establish a clear, consistent framework for the planning, design, and construction of the Town's outdoor recreation and natural resource system as an integrated component of the built environment; and,

WHEREAS, the Town's Parks, Recreation, Open Space and Trails Commission has participated in the creation of these Standards and support their integration into the Town's development standards broadly; and

WHEREAS, on June 3, 2026, the Board of Trustees approved Ordinance Number 1417, which updated the Town's Municipal Code in relation to public use of parks and open space, and created Chapter 12 of the Municipal Code, "Parks and Open Space."

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, AS FOLLOWS:

Section 1. Adoption of Parks, Open Space, and Trails Design Standards by Reference. The Town of Frederick Board of Trustees hereby adopts the proposed Parks, Open Space, and Trails Design Standards by reference.

Section 2. Underlined language is new. Language that is not marked is current and not being amended.

Section 3. Section 12-6 of Article II of Chapter 12 of the Town of Frederick Municipal Code is hereby established as follows:

Sec. 12-6. Parks, Open Space, and Trails Design Standards.

There is adopted, by reference, the Parks, Open Space, and Trails Design Standards, to have the same force and effect as though set forth in this Chapter in every particular. Said Standards may be updated and amended from time to time by the Parks, Recreation, Open

Space and Trails Commission for clarification, industry updates, and/or easier interpretation. Any amendments made shall be posted on the Town's website for a period of thirty days and then automatically incorporated into the current edition of the Parks, Open Space, and Trails Design Standards.

Section 4. Effective date. This Ordinance shall take effect according to law.

Section 5. Severability. If any part, section, subsection, 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 Board of Trustees of the Town of Frederick, Colorado hereby declares that it would have passed this Ordinance and each part or parts thereof, regardless of the fact that any one part or parts may be declared invalid or unconstitutional.

INTRODUCED AND APPROVED AFTER FIRST READING ON THIS 15TH DAY OF JULY, 2026, AND ORDERED PUBLISHED IN FULL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK.

ATTEST

TOWN OF FREDERICK

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor

Parks, Open Space, and Trails Design Standards

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Introduction

A. Purpose

The Parks, Open Space, and Trails (POST) Design Standards are intended to establish a clear, consistent framework for the planning, design, and construction of the Town's outdoor recreation and natural resource system as an integrated component of the built environment. These standards define the minimum requirements for how parks, natural areas, and trail networks are located, connected, and constructed in coordination with development, under the broader goals and framework of Go Outdoors Frederick 2050 and the Town of Frederick Land Use Code.

The document is grounded in the principle that parks, open space, and trails are not standalone amenities, but essential public infrastructure that support recreation, ecological function, community connectivity, and long-term community sustainability. As such, these standards are intended to emphasize early integration of open space systems into the land planning and development process, as desired by the community, the Parks, Recreation, Open Space, and Trails (PROST) Commission and the Board of Trustees.

A primary objective of this document is to provide clearly defined standards that increase predictability during development review while ensuring desired outcomes. By establishing minimum requirements for vegetation, amenities, trail connectivity, and conservation, Parks Staff seek to promote consistency and quality.

These standards are also intended to align Parks and Open Space planning with engineering and infrastructure systems, recognizing the multi-functional role of public lands. Where applicable, requirements shall be coordinated with Town engineering standards to ensure that open space systems contribute to, and do not conflict with, long-term infrastructure performance and maintenance.

Ultimately, this document supports a development pattern in which outdoor recreation and natural resource systems are planned first and designed intentionally, shaping growth in a manner that is resilient, connected, and maintainable over time.

The Parks, Open Space, and Trails Design Standards shall be considered a living document that will evolve as the community changes over time. The standards shall be reviewed and updated periodically to reflect best practices, local experience, and continued alignment with the Land Use Code and the Town of Frederick Design Standards and Construction Specifications.

B. Applicability

The Design Standards shall be used by Town Staff, designers, and developers to guide the planning, design, and construction of all new, redeveloped, or renovated parks, open space, and trails.

These standards apply to:

1. All developer-constructed parks, open space, and trails.
2. Alterations that replace 50% or more of the total value of the assets in Town-maintained parks.

Using the Design Standards

A. Guiding Principles

The guiding principles are the foundational values and overarching objectives that inform the POST Design Standards. They provide a framework for consistent decision making and help ensure that parks, open space, and trails are planned and designed to support the Town's vision, community priorities, functionality, and diverse experiences.

1. Support a Healthy and Thriving Community

- a. Provide safe, accessible, and connected parks, open spaces, and trails.
- b. Support wellness, recreation, and diverse user experiences for people of all ages and abilities.
- c. Enhance community identity and quality of life through thoughtful design.
- d. Promote plant health, ecological health, and access to nature.

2. Foster Connection and Belonging

- a. Create welcoming and inclusive public spaces.
- b. Encourage social interaction and intergenerational play and recreation.
- c. Strengthen connections between people, neighborhoods, and the natural environment.
- d. Provide opportunities for meaningful social and environmental engagement.

3. Create Sustainable and Functional Places

- a. Design durable, maintainable, and adaptable spaces.
- b. Promote responsible water use and sustainable resource management.
- c. Prioritize environmental preservation, ecological stewardship, and habitat value.
- d. Ensure spaces are functional, resilient, and responsive to long-term community needs.

B. Administration and Applicability

1. Coordination with the Town of Frederick Strategic Planning Documents

The Parks, Open Space, and Trails Design Standards are to be used in conjunction with other Town of Frederick planning documents, both regulatory and advisory.

The design and construction of parks, open space, and trails shall comply with all standards and guidelines referenced in this document and all relevant criteria as outlined in the Design Standards and Construction Specifications. In the event of a conflict between the POST Design Standards and the Design Standards and Construction Specifications, the most stringent standard shall govern, as determined by the Town.

Generally, the POST Design Standards govern programming, arrangement of recreational amenities, circulation and recreational trail connectivity, accessibility, safety considerations, landscaping, and the overall character and function of parks and open spaces.

2. Approval Authority

All technical construction drawings, grading, utilities, drainage, concrete sections, structures, and public improvements remain subject to review and final approval by the prescribed authority.

3. Submittal, Inspection, Testing, and Acceptance Procedures

All submittal, inspection, testing, record drawing, conditional acceptance, warranty, and final acceptance procedures shall comply with the Design Standards and Construction Specifications.

Parks

A. Purpose

The purpose of the following standards and guidelines is to ensure park areas are intentionally planned and designed to integrate into their surroundings, support purposeful and functional recreational opportunities, and prioritize the experience of users.

B. Park Design Guidelines

The park design guidelines address qualitative aspects of park planning including site context, overall design and arrangement park uses, and access and connectivity. The guidelines are intended to inform the overall layout of the park to ensure purposeful design and promote functional and desirable relationships between park uses.

1. Site Context

- a. Parks shall be planned, designed, and constructed to integrate with surrounding land uses and natural features, and the broader community fabric.
- b. Design shall prioritize seamless physical and visual connections to adjacent open space lands, public spaces and the street network.
- c. Parks shall include variations in topography to help define spaces and create interest.

2. Functional Zones

Functional zones are defined areas within a park differentiated by their intended uses and activities. Appropriate siting and organization of these zones can reinforce design concepts and promote clear, functional relationships between uses. Effective organization of park uses and amenities can also help maximize space, usability, and plays an important role in how visitors move through and experience the park. Additionally, consideration for how people can gather and participate across intergenerational groups should help inform the spatial arrangement of park program elements.

Types of Functional Zones:

a. Active Recreation Zone

Active recreation zone refers to areas that are designed for physical activity and accommodate more intensive uses. These areas typically include sport courts, athletic fields, or outdoor fitness elements.

- i. Locate in highly visible areas, connected to park entrances and pathways.
- ii. Athletic fields and sport courts should be located on the most level portions of the site and be crowned where possible to minimize gradient across the length of the field.
- iii. Open turf areas can be located adjacent to other recreation facilities to encourage informal play or support observation.

b. Passive Recreation Zone

Passive recreation zone refers to areas that are designed for a lower intensity of use or unstructured play. These zones may include areas for sitting or picnicking, landscaped areas, or unprogrammed, light activity.

- i. Generally locate in quieter areas of the park, near environmentally sensitive zones, or along edges of parks to act as a natural transition area between uses.
- ii. Site and orient seating areas and overlooks to take advantage of viewsheds.

c. Play Area / Playground

Play area or playground refers to a dedicated, safe, and soft-surface area with play equipment for children such as swings, play structures, slides, and/or climbing elements.

- i. Locate in highly visible or prominent locations and near pedestrian entrances to the park.
- ii. Play equipment and play areas shall be arranged so they are easily monitored by parents or guardians.
- iii. Provide adequate buffer space between play areas and streets or parking areas.
- iv. Ensure there is adequate seating and shade adjacent to and/or within play areas.
- v. The character of play equipment should reflect the character of the park.

d. Gathering Zone / Core

The gathering zone refers to the primary gathering area of a park, often serving as a focal point or considered the heart, or core, of the park. This zone is intended to accommodate social interactions and support gatherings.

- i. Primary gathering areas should be highly visible and located to provide clear physical and/or visual connections to the surrounding park uses and close to park access points.

- ii. At least one gathering area should be adjacent to play areas.
 - iii. Provide adequate seating and support amenities to support gatherings.
 - iv. Arrange associated site furnishings to maximize the flexibility and use of the gathering area.
- e. **Natural / Open Space Zone**
 Native, open space zones refers to areas that are set aside to protect and/or reflect the site's natural environment. These areas typically have minimal amenities and may serve as a transition zone to dedicated open space, protect view corridors, provide habitat, support passive recreation, or serve as buffers to adjacent park zones and amenities.
 - i. Where applicable, park areas should be planned around existing natural features and integrate them into the site design.
- f. **Pathways and Trails**
 Pathways and trails serve as the primary circulation network within a park, connecting visitors to the surrounding development and to various zones within the park.
 - i. Trails and pathways shall provide loops connections through the park and encourage users to explore various parts of the park.
 - ii. Provide a loop trail through the park that allows for people to recreate and explore various parts of the park.
 - iii. Where applicable, facilitate trail connections to nearby open space, local, and regional trails, or the Frederick Central Loop Trail.
- g. **Specialized Areas**
 Specialized areas refers to specific zones that are site-specific or tailored to accommodate specific uses or programs such as community gardens, performance areas, dog off-leash areas, or splash pads.
 - i. Due to the specialized nature of these areas, siting and layout will vary based on the size and impact of the intended program or amenity. Ensure adjacent uses are compatible and sufficient space and infrastructure is available to support the intended use.

3. Access and Connectivity

- a. Parks shall be designed to maximize public access and community benefit.
- b. Provide a range of connections that support multiple modes of travel, including walking, biking, and transit.
- c. All routes and connections shall prioritize safety and universal accessibility.

C. Application of the Park Design Guidelines



Figure 1 – Application of the Park Design Guidelines

The above diagram is an example illustration of how the various design guidelines can be applied in a general park design.

D. Park Design Standards

1. Pocket Park Amenity Requirements

Developed pocket parks shall include all required amenities as identified in the Pocket Park Amenities Table and shall be designed and constructed in accordance with the standards and specifications set forth herein.

Table 1 - Pocket Park Amenities Table		
Amenity	Minimum Quantity	Description
Core Elements (All Required)		
Sidewalks		Primary routes shall be minimum eight (8) feet wide, concrete. Path shall be accessible and connect to major amenities.
Shelter, Small	1	Small sized shelter, minimum of one hundred ninety-two (192) square feet of covered area. Electricity with plug-in capacity required at all shelters.
Picnic Tables	2	Tables shall be a four-top (4-top) table, six (6) foot rectangle, or equivalent size. For each grouping of picnic tables of up to four (4) tables, provide one ADA accessible table. If only one (1) table is provided, the table shall be an accessible table.
Benches	2	All benches shall have a back. Provide adequate space on bench pad for accessible seating adjacent to the bench.
Bicycle Rack	1	Bicycle rack shall serve four (4) bikes minimum.
Trash Receptacles	2	Minimum 32 Gal. with dome lid.
Dog Waste Station	1	Waste station dispenser shall include sign, dog bag dispenser and receptacle mounted on pole. Waste stations shall be located at a minimum of two (2) pedestrian access points into the park.
Water Station	1	Water station shall include drinking fountain, outdoor bottle filler, and pet fountain. Water station shall be frost free.
Identification Signage	1	Park identification signage shall include the park name, address, and responsible party for maintenance or other concerns. All signage shall adhere to the Town of Frederick sign standards and permitting requirements.
Landscaping		Landscaping (living material) shall be provided for all areas of the park that are not used for other amenities. Refer to the Landscape Standards for park landscape requirements.
Functional Turf Area	3,000 SF per acre of dedicated park area	Functional Turf, as defined by Colorado Revised Statutes § 37-99-102, means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes.

Table 1 - Pocket Park Amenities Table		
Amenity	Minimum Quantity	Description
Play Area		Provide a dedicated play area with equipment for children to recreate. Refer to the required play area components below for equipment selection. Play area shall be inclusive, providing opportunities for children of all ages and abilities to engage. Artificial shade shall be provided to cover approximately fifty (50) percent of the play area.
Play Area Components (All Required)		
Multi-Level Play Structure	1	Play structure refers to a composite, inclusive play structure that consists of several attached play events including but not limited to slides, decks, play panels, playground climbers and overhead events.
Swings	3	Provide a minimum of one (1) bucket seat, one (1) belt seat, and one (1) accessible seat.
Inclusive Play Elements	3	Provide play equipment that is specifically designed for users of various abilities to participate in, together and adjacent to one another. Choose a minimum of one (1) piece of equipment within each play experience, physical, social, and sensory as outlined in Table 4 - Inclusive Design – Play Equipment Examples Table.
Components of Choice (Select 1)		
Climbing Boulders	3	Provide three (3) climbing boulders of various sizes to accommodate a variety of age groups and challenge levels. Minimum size of smallest boulder shall not be less than 3' x 3' x 3'. If climbing boulders are used, climbing area must be separated from play area and provide appropriate safety surfacing.
Corn Hole	1	
Outdoor Fitness Equipment	3 Elements	Fitness elements shall be located strategically along a loop trail or within a designated area, grouped together. Provide a minimum of three (3) elements, each targeting a different muscle group or focus area and practical for a variety of age groups.
Seat Boulders	3	Boulders shall be sized adequately to accommodate seating and intentionally located to be easily accessed and encourage social or solitary experiences.
Unique Seating Element		Provide additional seating elements such as one of the following or equivalent: • One (1) bench swing • One (1) sculptural seating element; or • Two (2) lounge seating or modular seating elements

2. Neighborhood Park Amenity Requirements

Developed neighborhood parks shall include all required amenities as identified in the Neighborhood Park Amenities Table and shall be designed and constructed in accordance with the standards and specifications set forth herein.

Table 2 - Neighborhood Park Amenities Table		
Amenity	Minimum Quantity	Description
Core Elements (All Required)		
Sidewalks		Primary routes shall be minimum eight (8) feet wide, concrete. Path shall be accessible and connect to major amenities.
Shelter, Medium	1	Medium sized shelter, minimum of three hundred eighty-four (384) square feet of covered area. Electricity with plug-in capacity required at all shelters.
Picnic Tables	4	Tables shall be a four-top (4-top) table, six (6) foot rectangle, or equivalent size. For each grouping of picnic tables of up to four (4) tables, provide one ADA accessible table. If only one (1) table is provided, the table shall be an accessible table.
Benches	4	All benches shall have a back. Provide adequate space on bench pad for accessible seating adjacent to the bench.
Bicycle Rack	1	Bicycle rack shall serve six (6) bikes minimum.
Trash Receptacles	4	Minimum 32 Gal. with dome lid.
Dog Waste Station	4	Waste station dispenser shall include sign, dog bag dispenser and receptacle mounted on pole. Waste stations shall be located at a minimum of two (2) pedestrian access points into the park.
Water Station	1	Water station shall include drinking fountain, outdoor bottle filler, and pet fountain. Water station shall be frost free.
Identification Signage	1	Park identification signage shall include the park name, address, and responsible party for maintenance or other concerns. All signage shall adhere to the Town of Frederick sign standards and permitting requirements.
Landscaping		Landscaping (living material) shall be provided for all areas of the park that are not used for other amenities. Refer to the Landscape Standards for park landscape requirements.
Functional Turf Area	3,000 SF per acre of dedicated park area	Functional Turf, as defined by Colorado Revised Statutes § 37-99-102, means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes.
Play Area		Provide a dedicated play area with equipment for children to recreate. Refer to the required play area components below for equipment selection. Play area shall be inclusive, providing opportunities for children of all ages and abilities to engage. Artificial shade shall be provided to cover approximately fifty (50) percent of the play area.

Table 2 - Neighborhood Park Amenities Table

Amenity	Minimum Quantity	Description
Loop Trail		Trail shall generally meander the park perimeter while purposefully providing connections to primary amenities. Trail length shall be the maximum distance practical, while generally maintaining a minimum ten (10) foot distance from the back of curb and property lines. Where the loop trail is adjacent to a roadway, the trail may serve in lieu of the standard sidewalk and tree lawn required by the typical ROW cross section. In these instances, the trail shall be located and designed to provide safe and convenient pedestrian access and shall meet the applicable trail design standards. Additional Right-of-way dedication or a Pedestrian Easement may be required to accommodate the trail and associated improvements where necessary.
On-Site Parking		One (1) standard parking stall per acre of park area plus one (1) van accessible parking stall located on-site. Area allocated for parking shall not count toward the required park land dedication.
Play Area Components (All Required)		
Multi-Level Play Structure	1	Play structure refers to a composite, inclusive play structure that consists of several attached play events including but not limited to slides, decks, play panels, playground climbers, and overhead events.
Swings	6	Provide a minimum of two (2) bucket seats, two (2) belt seats, and two (2) accessible seats. Accessible seats shall be sized for two (2) different age ranges.
Inclusive Play Elements	5	Provide play equipment that is specifically designed for users of various abilities to participate in, together and adjacent to one another. Choose a minimum of one (1) piece of equipment within each play experience, physical, social, and sensory as outlined in Table 4 - Inclusive Design – Play Equipment Examples Table.
Court Facility (Select 1)		
Basketball Court	1	40' x 60' Court Include basketball goals and one (1) bench.
Tennis Court	1	36' x 78' (Doubles court size) Provide minimum 21' clearance behind each baseline and 10' clearance from each sideline. Include net, 10' height chain link perimeter fence, and one (1) bench.
Pickleball Court	1	20' x 44' Court Pickleball should only be selected if it can be distanced a minimum of two hundred fifty (250) feet from housing. Provide a 10' baseline runout and 7' sideline runout minimum. Include net, 10' height chain link perimeter fence, and one (1) bench.
Futsal Court	1	82'-138' x 49'-82' Court Court size may be flexible, provided the length is greater than the width. Include soccer goals, 8'-10' height chain link perimeter fence, and one (1) bench.
Fitness Components (Select 1)		
Children's Bike Loop	160 LF	Six (6) foot minimum wide path, one hundred sixty (160) foot minimum length. Bike loop may incorporate gentle grade change and/or undulations.

Table 2 - Neighborhood Park Amenities Table		
Amenity	Minimum Quantity	Description
Outdoor Fitness Equipment	5	Fitness elements shall be located strategically along a loop trail or within a designated area, grouped together. Provide a minimum of five (5) elements, each targeting a different muscle group or focus area and practical for a variety of age groups.
Components of Choice (Select 1)		
Climbing Boulders	3	Provide three (3) climbing boulders of various sizes to accommodate a variety of age groups and challenge levels. Minimum size of smallest boulder shall not be less than 3' x 3' x 3'. If climbing boulders are used, climbing area must be separated from play area and provide appropriate safety surfacing.
Corn Hole	1	
Seat Boulders	3	Boulders shall be sized adequately to accommodate seating and intentionally located to be easily accessed and encourage social or solitary experiences.
Unique Seating Element		Provide additional seating elements such as one of the following or equivalent: • Two (2) bench swings • Two (2) sculptural seating elements; or • Three (3) lounge seating or modular seating elements

3. Community Park Amenity Requirements

Developed community parks shall include all required amenities as identified in the Community Park Amenities Table and shall be designed and constructed in accordance with the standards and specifications set forth herein.

Table 3 - Community Park Amenities Table		
Amenity	Minimum Quantity	Description
Core Elements (All Required)		
Sidewalks		Primary routes shall be minimum eight (8) feet wide, concrete. Path shall be accessible and connect to major amenities.
Shelter, Large	1	Large sized shelter, minimum of eight hundred sixteen (816) square feet of covered area. Electricity with plug-in capacity required at all shelters.
Picnic Tables	8	Tables shall be a four-top (4-top) table, six (6) foot rectangle, or equivalent size. For each grouping of picnic tables of up to four (4) tables, provide one ADA accessible table. If only one (1) table is provided, the table shall be an accessible table.
Benches	8	All benches shall have a back. Provide adequate space on bench pad for accessible seating adjacent to the bench.
Bicycle Rack	2	Each bicycle rack shall serve six (6) bikes minimum.

Table 3 - Community Park Amenities Table

Amenity	Minimum Quantity	Description
Trash Receptacles	8	Minimum 32 Gal. with dome lid.
Dog Waste Station	6	Waste station dispenser shall include sign, dog bag dispenser and receptacle mounted on pole. Waste stations shall be located at a minimum of two (2) pedestrian access points into the park.
Water Station	1	Water station shall include drinking fountain, outdoor bottle filler, and pet fountain. Water station shall be frost free.
Identification Signage	1	Park identification signage shall include the park name, address, and responsible party for maintenance or other concerns. All signage shall adhere to the Town of Frederick sign standards and permitting requirements.
Landscaping		Landscaping (living material) shall be provided for all areas of the park that are not used for other amenities. Refer to the Landscape Standards for park landscape requirements.
Functional Turf Area	3,000 SF per acre of dedicated park area	Functional Turf, as defined by Colorado Revised Statutes § 37-99-102, means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes.
Play Area		Provide a dedicated play area with equipment for children to recreate. Refer to the required play area components below for equipment selection. Play area shall be inclusive, providing opportunities for children of all ages and abilities to engage. Artificial shade shall be provided to cover approximately fifty (50) percent of the play area.
Loop Trail		Trail shall generally meander the park perimeter while purposefully providing connections to primary amenities. Trail length shall be the maximum distance practical, while generally maintaining a minimum ten (10) foot distance from curb and property lines. Where the loop trail is adjacent to a roadway, the trail may/SHALL serve in lieu of the standard sidewalk and tree lawn required by the typical ROW cross section. In these instances, the trail shall be located and designed to provide safe and convenient pedestrian access and shall meet the applicable trail design standards. Additional ROW dedication or a Pedestrian Easement may be required to accommodate the trail and associated improvements where necessary.
On-Site Parking		One (1) standard parking stall per acre of park area plus one (1) van accessible parking stall located on-site. Area allocated for parking shall not count toward the required park land dedication.
Play Area Components (All Required)		
Multi-Level Play Structure	1	Play structure refers to a composite, inclusive play structure that consists of several attached play events including but not limited to slides, decks, play panels, playground climbers, and overhead events.
Swings	6	Provide a minimum of two (2) bucket seats, two (2) seats, and two (2) accessible seats. Accessible seats shall be sized for two (2) different age ranges.

Table 3 - Community Park Amenities Table

Amenity	Minimum Quantity	Description
Inclusive Play Elements	7	Provide play equipment that is specifically designed for users of various abilities to participate in, together and adjacent to one another. Choose a minimum of two (2) pieces of equipment within each play experience; physical, social, and sensory as outlined in Table 4 - Inclusive Design – Play Equipment Examples Table.
Court Facility (Select 2)		
Basketball Court	1	40' x 60' Court Include basketball goals and one (1) bench.
Tennis Court	1	36' x 78' (Doubles court size) Provide minimum 21' clearance behind each baseline and 10' clearance from each sideline. Include net, 10' height chain link perimeter fence, and one (1) bench.
Pickleball Court	1	20' x 44' Court Pickleball should only be selected if it can be distanced a minimum of two hundred fifty (250) feet from housing. Provide a 10' baseline runout and 7' sideline runout minimum. Include net, 10' height chain link perimeter fence, and one (1) bench.
Futsal Court	1	82'-138' x 49'-82' Court Court size may be flexible, provided the length is greater than the width. Include soccer goals, 8'-10' height chain link perimeter fence, and one (1) bench.
Fitness Components (Select 1)		
Children's Bike Loop	200 LF	Six (6) foot minimum wide concrete path, two hundred (200) foot minimum length. Bike loop may incorporate gentle grade change and/or undulations.
Outdoor Fitness Equipment	5	Fitness elements shall be located strategically along a loop trail or within a designated area, grouped together. Provide a minimum of five (5) elements, each targeting a different muscle group or focus area practical for a variety of age groups.
Components of Choice (Select 2)		
Climbing Boulders	3	Provide three (3) climbing boulders of various sizes to accommodate a variety of age groups and challenge levels. Minimum size of smallest boulder shall not be less than 3' x 3' x 3'. If climbing boulders are used, climbing area must be separate from play area and provide appropriate safety surfacing.
Corn Hole	1	
Seat Boulders	5	Boulders shall be sized adequately to accommodate seating and intentionally located to be easily accessed and encourage social or solitary experiences.
Unique Seating Element		Provide additional seating elements such as one of the following or equivalent: • Two (2) bench swings • Two (2) sculptural seating elements; or • Three (3) lounge seating or modular seating elements

E. Playground Equipment Standards

1. Safety and Accessibility Requirements

Playgrounds shall comply with the Department of Justice (DOJ) 2010 Standards for Accessible Design and Consumer Product Safety Commission (CPSC) Guidelines and ASTM Standards where applicable.

2. Safety Surfacing

The play system layout for each site shall include a safety surface area surrounded by a playground curb. The protective surfacing within the use zone of each play structure must meet or exceed ASTM F-1292-18e1 and ASTM F-1951-14, where applicable. A sub-surface drainage system shall be installed under each protective surface area.

Safety surfacing materials are intended to support inclusive play while minimizing long-term maintenance needs. Acceptable surfacing options include poured-in-place rubber (tiles are not permitted), artificial turf for playgrounds, and engineered wood fiber (EWF). Engineered wood fiber may only be used at fitness equipment areas or beneath climbing boulders and requires approval from the Parks and Open Space Director.

- a. Approved Protective Surfacing:
 - i. Poured-in-place (PIP) rubber safety surfacing
 - a) Poured-in-place rubber safety surfacing shall meet the following requirements to ensure durability and minimize long-term maintenance and repair:
 - 1. Comply with ASTM F2479-17.
 - 2. Use an aliphatic urethane binder (or approved equal if superior) for all surfacing.
 - 3. Apply a protective topcoat/sealant as part of the initial installation to protect against weathering and wear.
 - 4. Minimum 10-year warranty covering materials and installation.
 - ii. Artificial turf for playgrounds
 - a) Artificial turf systems designed for playground use shall include turf, shock pad, and infill and meet the following requirements:
 - 1. The complete system (turf, shock pad, and infill) shall meet Head Impact Criteria (HIC) safety requirements.
 - 2. Select turf materials that comply with ADA accessibility standards and are antimicrobial.
 - 3. Rubber infill is not permitted. Use coated silica sand (e.g. Envirofill) or other approved non-toxic, non-flammable infill.
 - 4. System shall be IPEMA certified.
 - 5. Install an underdrain system in accordance with the turf manufacturer's recommendations.
 - 6. System shall be suitable for fall heights up to twelve (12) feet.
 - 7. Minimum 8-year warranty covering materials and installation.

- iii. Engineered Wood Fiber (EWF)
 - a) EWF is only acceptable in fitness areas or beneath climbing boulders as approved by the Parks and Open Space Director and shall meet the following requirements:
 - 1. Must be IPEMA-certified product, tested for impact attenuation according to ASTM F 1292 and for accessibility according to ASTM F 1951
 - 2. It shall be non-toxic and free of bark, leaves, twigs, or foreign materials.
 - 3. Thickness shall be sufficient to attenuate falls per ASTM F1292.
 - 4. Must be installed in 6" lifts and wet and compacted in lifts to comply with ASTM F129. Natural compaction is not accepted.
 - b. Prohibited Protective Surfacing
 - i. Rubber tiles
 - ii. Pea gravel
 - iii. Sand
 - iv. Shredded recycled rubber mulch

3. Play Equipment

Playground equipment shall be selected to maximize long-term play value, with consideration given to durability, maintenance requirements, and resistance to vandalism.

Playground equipment with associated plans and specifications shall be submitted to and approved by the Town prior to installation. Provide product details and 3D renderings of the proposed play equipment, including color schemes, for review and approval.

- a. New play equipment shall meet the following requirements:
 - i. Provide commercial-grade play equipment that complies with all applicable ADA and CPSC Standards, and IPEMA certification. Install all equipment in accordance with the manufacturer's specifications and current playground safety standards.
 - ii. All play components shall comply with current applicable ASTM standards, including ASTM F1487, and the 2010 DOJ Standards for Accessible Design where applicable.
 - iii. Provide play equipment constructed of durable, high-quality materials designed to resist wear and environmental degradation. Steel decks shall have a perforated surface, and all steel components shall be finished with a baked polyester powder coating.
 - iv. All plastic and similar materials subject to ultraviolet (UV) degradation shall be protected against UV and free of polyvinyl chloride (PVC).
 - v. Contractor shall furnish and install all required components, including posts, kickplates, fittings, clamps, railings, protective barriers, fasteners, and other

appurtenances necessary to complete the structure and installation in accordance with the construction drawings.

b. Prohibited Play Equipment

The following play equipment items are prohibited, in addition to those not meeting ASTM 1487-17:

- i. Metal slides of any dimension and shape, regardless of finishing
- ii. Spring rockers
- iii. Log rolls
- iv. Equipment constructed of wood unless otherwise approved by the Parks and Open Space Director

4. Universal Design & Inclusive Play

Universal Design will be a consideration when the Town is reviewing design plans for all new parks. Because Universal Design principles shall be integrated throughout the park, it is not possible to establish a minimum quantitative criteria for each design principle. However, park designs and the play area shall incorporate inclusive play equipment to support play richness and to the extent it is reasonably feasible, reinforce key concepts of inclusive design.

Table 4 - Inclusive Design – Play Equipment Examples		
Play Experience	Description	Examples
Physical		
Swinging, Spinning, Sliding, Rocking	Swinging, spinning, sliding, and rocking activities provide important vestibular input that supports spatial awareness, muscle control, balance, and coordination. Play environments should incorporate a diverse range of equipment that encourages these movements. Such equipment must be accessible to individuals using wheelchairs, accommodate multiple play positions (e.g., standing, sitting, or lying), and include features that offer appropriate postural support.	• Friendship Swing • Wheelchair Accessible Swing or Rocker • Teeter Totter with Molded Seat • Group Spinner • Accessible Seesaw • Accessible Zip Line
Climbing, Crawling, Strengthening	Provide activities that engage the proprioceptive system through climbing, crawling, and strength-based play. These experiences support the development of motor skills, including balance, coordination, strength, power, and dexterity. Play environments should incorporate a range of challenge levels to accommodate varying abilities and promote progressive skill development.	• Tubes and tunnels with varying lengths and/or elevation changes • Overhead play event with rungs or grip locations accessible by wheelchair • Towers and Climbers • Horizontal Ladders

Table 4 - Inclusive Design – Play Equipment Examples

Play Experience	Description	Examples
Balance	Provide activities that engage the proprioceptive system through climbing, crawling, and strength-based play to support the development of motor skills, including balance, coordination, strength, power, and dexterity. Play environments should incorporate a range of challenge levels to accommodate diverse abilities and enable progressive skill development.	• Balance Boards • Group or Solo Spinners • ADA Accessible Merry-go-round • Bridge or Belt Connectors
Social		
Social and Cooperative Forms of Play	Play areas and features should be designed to encourage social interaction and support group play. Equipment must be accessible to individuals using wheelchairs, either through direct access or via transfer onto the equipment and may include features such as molded seats to enhance stability and inclusion.	Multi-user equipment including: • Group Swings • Seesaws • Group Spinners • Merry-go-rounds
Symbolic Play	Provide play areas and components that support and encourage dramatic and imaginative play, fostering creativity, social interaction, and cognitive development.	• Themed Structures and Equipment • Stage • Playhouse • Interactive Sculptures and Figures
Sensory		
Sensory Features (Tactile, Auditory, and Visual)	Sensory play components may be provided as standalone elements or integrated into other playground features. Play environments should include equipment that engages the tactile, auditory, and visual systems, supporting a range of sensory experiences.	• Sensory Panels • Roller Slide • Undulating and/or textured pathways • Interactive features that move and make sound • Musical Instruments (Bells, Drums, Chimes, Xylophones, etc.)
Quiet Spaces	Provide quiet or “cozy” spaces within the play environment that offer a retreat from sensory stimulation, including reduced visual and auditory input. These areas should feel partially enclosed to promote a sense of comfort while maintaining clear visibility into and out of the space to ensure safety and supervision.	• Partially enclosed seating • Playhouse • Tunnel with window(s)

5. Nature Play

Nature Play areas typically include premanufactured wood or natural wood play equipment and elements to mimic the natural environment. Where these types of play areas are proposed, universal accessibility shall be prioritized. All proposed nature play areas and their amenities shall be approved by the Parks and Open Space Director.

Open Space

A. Intent

Open space is intended to provide urban relief while conserving agricultural lands, preserving natural areas, habitats, and vegetation, and allowing for compatible recreational uses. It plays a vital role in preserving the rural character that defines Frederick's identity and enhances the quality of life for community members.

B. Open Space Design Standards

Early evaluation of site characteristics including topography, natural features, drainage patterns, vegetation, and viewsheds shall inform design decisions to preserve key natural resources and establish continuous, interconnected open space systems.

- a. Open space shall be planned and as an integrated system within the overall development, rather than as isolated or remnant areas.
- b. Priority shall be given to preserving environmentally sensitive areas, including wetlands, drainage corridors, wildlife habitat, mature vegetation, and significant landforms.
- c. Open space networks shall be designed to be continuous and interconnected, providing physical and visual linkages throughout the site and to adjacent properties or regional systems.
- d. Natural features such as topography, viewsheds, and existing vegetation shall guide the location and configuration of open space areas.
- e. Open space shall support multiple functions where appropriate, including ecological preservation, habitat protection, scenic value, and light recreation.
- f. Development shall be clustered or arranged to minimize disturbance to high-value natural areas and to maximize usable, contiguous open space. Avoid enclosing open space with buildings and backyards.
- g. Access to open space shall be provided in a manner that balances public use with resource protection.
- h. Open space design shall reinforce community character and enhance the visual quality of the built environment.
- i. When stormwater facilities, access for maintenance and/or utility easements are present adjacent to lands dedicated as open space, they shall be harmonious to the open space's design intent.
- j. Long-term maintenance and stewardship of open space areas shall be considered in the design and planning process.

C. Open Space Amenity Requirements

1. Open Space Trails

Open space trails shall be provided in accordance with the Land Use Code Sec. 16-4-60 Parks, Open Space, and Trails and the standards set forth in this document.

2. Signage

Adequate signage shall be provided for the purposes of site identification, safety, regulatory compliance, information, wayfinding, and education.

All signs shall comply with the Town of Frederick sign standards as outlined in the Land Use Code and require approval from the Parks and Open Space Director or designee.

a. Interpretive

Interpretive signage is intended for pedestrians and shall provide informational or instructional content. Such signage identifies site features and may include historic, cultural, or nature-based interpretive narratives, as determined appropriate by the Town.

b. Regulatory

Regulatory signs are intended for pedestrians and list rules and regulations for the corresponding area or amenity. These signs may be freestanding or fence mounted as appropriate.

Landscape

A. Landscape Design Standards

The landscape should provide ecological value, promote public safety, and support active and passive recreation while creating visually engaging environments that enhance the user's experience.

Landscaping within parks should reflect a cohesive planting aesthetic that reinforces the overall park design concept. Open spaces shall be restored or improved with appropriate native landscaping to retain a natural or natural-appearing condition.

1. Plant Selection

- a. All plants shall be carefully chosen to provide for seasonal interest, texture, variety, drought tolerance, zone hardiness, and to promote year-round use.
- b. Landscape shall be designed to minimize water demand, maintenance, and the need for chemical fertilizers.

2. Plant Placement and Arrangement

- a. Plant material shall be distributed throughout the park and placed to define space, provide shade, and/or buffer or highlight views or uses.
- b. Trees and shrubs shall be used to buffer park activities from nuisances, unsightly views, or intensive uses. Additional trees may be required to achieve adequate buffering.
- c. Shrubs shall be clustered within planter beds and placed to define space, highlight activities, and guide patrons through the park.
- d. Species that have poisonous parts or thorns shall not be located near playgrounds or adjacent to other amenities where children typically congregate.

- e. Planting design should respond to the microclimates on site.

B. Required Planting

1. Park Landscape Requirements

All areas of the park that are not specifically designated for built amenities or programmed facilities shall be fully landscaped in accordance with the standards outlined below.

At a minimum, all parks shall provide the following:

a. Streetscape Landscape

Streetscape landscape refers to the landscape area adjacent to any street frontage, measured from the back of street curb to the face of trail.

- i. Trees: Trees shall be provided at a rate of one (1) deciduous tree per forty (40) linear feet of road frontage.
- ii. Shrubs: Shrubs shall be provided at a rate of one (1) shrub per one hundred (100) square feet of streetscape perimeter landscape area. Shrub planting shall generally comprise of shrubs, perennials, and/or ornamental grasses and distributed as such that no plant type exceeds fifty percent (50%) of the planting area.
- iii. Native Grass: Native, warm season, and climate adapted grasses are permitted up to a maximum of sixty-six percent (66%) of the streetscape perimeter landscape area.
- iv. Nonfunctional turf is prohibited within the streetscape perimeter landscape area.

b. Site Landscape

Site landscape refers to all landscape areas of the park excluding required functional turf and streetscape landscape.

- i. Trees: Trees shall be provided at a rate of sixteen (16) trees per acre of park area. Trees shall generally be distributed as:
 - a) 50% Deciduous Trees
 - b) 25% Ornamental Trees
 - c) 25% Evergreen Trees
- ii. Shrubs: Shrubs shall be provided at a rate of one hundred seventy-five (175) shrubs per acre of total park area. Shrub planting shall generally be comprised of:
 - a) 50% Shrubs
 - b) 25% Perennials
 - c) 25% Ornamental Grasses
- c. Functional turf shall be provided as defined in the Park Amenities Tables (Table 1, Table 2, and Table 3). Functional turf should be sized and located to maximize its functional use.
- d. Nonfunctional turf should be minimized to the extent reasonably feasible, while balancing recreational needs and supporting the park's intended programming.

- e. Biodiversity. No one species may exceed twenty-five percent (25%) of the total plant palette.
- f. All shrub bed areas, including the streetscape landscape shall be designed with a minimum of fifty percent (50%) coverage with living plant material at maturity. Living plant materials may include shrubs, perennials, and ornamental grasses. No more than fifty percent (50%) may be nonliving material, such as wood mulch and rock.

2. Open Space Landscape Requirements

Open space areas shall be restored or improved with appropriate native landscaping to retain a natural or natural-appearing condition.

- a. Minimum Required Landscaping
 - i. Trees shall be provided at a rate of eight (8) trees per acre. Trees should be strategically located to provide shade near seating or signage areas, screen or buffer unsightly views, or emphasize trail heads and areas of interest. Trees should generally be clustered or arranged to reinforce the natural character of the site.

C. Plant Material

1. Size Requirements

- a. All deciduous and ornamental trees shall be one and one-half (1.5) inch caliper or larger. Caliper measurement shall be taken six (6) inches above the root flare if four (4) inch caliper or less and twelve (12) inches above the root flare for larger tree sizes.
- b. All evergreen trees shall be a minimum of six (6) feet tall or larger. Height dimensions refer to the main body of the tree, from the root collar and above.
- c. Shrubs shall be a five (5) gallon container or larger. When landscaping more than two (2) acres of land area, fifty percent (50%) of the required shrubs may be two and one-half (2 1/2) gallon container distributed throughout the site, if approved by the Parks and Open Space Director and as noted in the approved landscape plan.
- d. Perennials, ornamental grasses, and groundcovers shall be a one (1) gallon container or larger.

2. Quality

- a. Trees shall be typical of their species and/or variety. Plant materials shall be live, healthy, vigorous, structurally sound, and free of disease and insect infestations.
- b. Trees shall have symmetrical form as typical for the species/cultivar. Trees must be self-supporting and shall have a single, relatively straight central leader and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. The tip of the dominant leader shall be the tallest part of the tree.
- c. Branches shall be distributed radially around and vertically along the trunk, forming a symmetrical crown typical for the species. Branches shall be no larger than two-thirds (2/3) the diameter of the trunk. The attachment of scaffold branches shall be

- free of included bark. Evergreens shall have branches that extend to the ground. Trees shall be free of twig and/or branch dieback.
- d. Plants shall exhibit good annual growth and buds shall be plump and well fitted for the species. Foliage shall be full and display a healthy and consistent color when in leaf. Evergreen foliage will be good intense color.
 - e. Trees shall be free of wounds (except properly-made pruning cuts), disfiguring knots, sunscald injury, evidence of previous or current disease or insect infestations, fungal fruiting-bodies, wood cracks, and bleeding areas.
 - f. Plant tags stating the correct plant name and size will be securely attached to all plant materials. Plants shall be true to their name as specified.
 - g. Balled and burlapped trees shall have a solid ball of earth of minimum or greater specified size (see enclosed chart below) firmly wrapped with burlap or similar materials and held in place securely bound with twine or rope. No balled plant will be planted if the ball is broken, either before or during the planting process. Any plant that is loose in the ball will be removed from the site and replaced.
 - h. Container grown trees shall be well rooted and established in the container in which they are growing. They shall be grown in the container for a sufficient length of time for the root system to hold the earth when taken from the container, but not long enough to become pot bound. They should have few, if any, roots on the outside surface of the media. The root collar and large roots shall be free of circling and/or kinked roots. The upper-most roots or root collar shall be within one (1) inch above or below the soil surface. The soil level should be within two (2) inches of the top of the container. Containers shall be stable and not deteriorated to a degree that will cause breaking up of the root ball during the planting operations.
 - i. Bare-root trees shall have a heavy fibrous root system that has been developed by proper cultural treatment, transplanting and root pruning. The spread of the root system shall be twelve (12) times the trunk diameter (caliper) in inches, plus an additional six (6) inches. Any damaged, injured, or broken roots shall be cut with sharp, clean pruning shears, leaving no damaged, frayed, or splintered cut surfaces.
 - j. Plant materials not meeting these standards are subject to rejection.
 - k. All required and approved vegetation shall be maintained in healthy condition. Dead or diseased plants shall be removed immediately and replaced by the next growing season. New plants shall meet minimum size requirements.

3. Spacing

In addition to the tree spacing requirements as outlined in the Land Use Code Sec. 16-4-80.E.3.b. tree locations shall adhere to the following spacing requirements.

- a. **Near Buildings and Hardscape.** All trees shall be placed a minimum of ten (10) feet from all buildings and hardscapes (sidewalks, trails, curbs, fences, walls, columns, etc.) unless located within the tree lawn or streetscape landscape area. When space is limited or a special design effect or function is desired, closer spacing may be approved by the Parks and Open Space Director.

- b. Adjacent to or within sidewalks, pathways, trails, plazas, and other routes or gathering spaces. Plant material shall maintain sidewalk clearance requirements for accessibility per the provisions of the Americans with Disabilities Act (ADA).
- c. Sight Triangles. Landscaping shall meet all sight triangle requirements as defined in the approved version of the Design Standards and Construction Specifications and be maintained as such for public safety.

4. Approved Trees and Shrubs

Refer to the Town of Frederick Approved Plant List for acceptable species. Species not listed on the Approved Plant List may be submitted for consideration, provided they are not on the Town's Prohibited Plant List.

5. Prohibited Trees and Shrubs

Trees and shrubs listed by the State of Colorado as noxious or invasive, poisonous shrubs, or identified on the Town of Frederick Prohibited Tree List are prohibited from being planted in parks and open space areas.

6. Seed Mixes

Seed mixes shall consist exclusively of native and indigenous species appropriate to the project region. Seed mixes shall be designed based on site-specific environmental conditions, intended purpose or functional use, and anticipated maintenance practices.

- a. Seeding Rates
 - i. Seed shall be applied at rates sufficient to achieve uniform and complete vegetative coverage.
 - ii. Seeding rates shall comply with supplier's recommendations, project technical specifications, and applicable standards.
- b. Maintenance Considerations
 - i. Seed mix selection shall be compatible with the Owner's available maintenance resources.
 - ii. Species shall be selected to ensure long-term sustainability under anticipated maintenance practices, including mowing, irrigation, and weed control.
- c. All seed mixes are to be approved by Town of Frederick Parks and Open Space Department.

7. Native Seed

Acceptable native seed mixtures and associated areas for application:

- a. Mixed Grass Prairie Native Seed Mixture

For use in open space native seeding at least fifteen (15) feet away from road and trail edges. This mixture is for general usage, is dominated by short to mid-sized native prairie grasses (6-18 inches in height), but includes a few taller species (up to 36 inches). Best for use in larger open space areas.

Table 5 - Mixed Grass Prairie Native Seed Mixture				
Common Name	Scientific Name	Variety	OZ/ACRE	PLS (Pounds/Acre)
Buffalo grass	<i>Buchloe dactyloides</i>	Native, Bison or Texoka	0	3
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte, Niner or El Reno	0	5
Prairie sandreed	<i>Calamovilfa longifolia</i>	Goshen or Bowman	0	1
Blue grama	<i>Chondrosum gracile</i>	Lovington, Alma, Native or Hachita	0	3
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba, or Rosana	0	5
Little bluestem	<i>Schizachryiu m scoparium</i>	Pastura, Cimarron, Aldous Camper	0	4
Alkali sacaton	<i>Sporobolus airoides</i>	Common	0	1
Sand dropseed	<i>Sporobols cryptandrs</i>	Common	0	1
Switchgrass	<i>Panicum virgatum</i>	Blackwell	0	5
Seeding Rate Pounds PLS/Acre				28
Optional Addition of Native Wildflowers				
Fringed sage	<i>Artemisia frigida</i>	Common	1	0
Purple prairie clover	<i>Dalea purpurea</i>	Common	6	0
Blanketflower	<i>Gaillardia aristata</i>	Common	6	0
Gayfeather	<i>Liatris punctata</i>	Common	4	0

b. Short Grass Prairie Native Seed Mixture

For use in open space native seeding less than fifteen (15) feet from road and trail edges, or within the top of slope above roadway/trail and inside the toe of slope below roadway/trail, if sloped areas are present adjacent to roadway or trail. This mixture is for specific usage near trails or where shorter grasses are desired (such as smaller park sites). It is dominated by short to mid-sized native prairie grasses (6-18 inches in height). Best for use along roads and trails and in smaller native seeded park areas.

Table 6 - Shortgrass Prairie Native Seed Mixture				
Common Name	Scientific Name	Variety	OZ/ACRE	PLS (Pounds/Acre)
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka	0	14
Blue grama	<i>Chondrosum gracile</i>	Lovington Alma,Native, or Hachita	0	12

Table 6 - Shortgrass Prairie Native Seed Mixture				
Common Name	Scientific Name	Variety	OZ/ACRE	PLS (Pounds/Acre)
Sand dropseed	<i>Sporobolus cryptandrus</i>	Common	0	4
Seeding Rate (Pounds PLS/Acre)				30
Optional Addition of Native Wildflowers				
Fringed sage	<i>Artemisia frigida</i>	Common	1	0
Purple prairie clover	<i>Dalea purpurea</i>	Common	4	0
Gayfeather	<i>Liatris punctata</i>	Common	4	0
Tansy aster	<i>Machaeranthera tanacetifolia</i>	Common	3	0
Ounces			12	0.75
Seeding Rate (Pounds PLS/Acre) With Native Wildflowers Option				30.75

c. Warm Season Mixed Grass Prairie Native Seed Mixture

For use in open space native seeding at least fifteen (15) feet away from road and trail edges, or beyond the top of slope above roadway/trail and inside the toe of slope below roadway/trail if sloped areas are present adjacent to roadway or trail. This mixture is for general usage, is dominated by short to mid- sized native prairie grasses (6-18 inches in height), but includes a few taller species (up to 36 inches). Best used in larger open space areas.

Table 7 - Warm Season Mixed Grass Prairie Native Seed Mixture			
Common Name	Scientific Name	Variety	PLS (Pounds/Acre)
Side Oats Grama	<i>Bouteloua curtipendula</i>	Butte, Niner or El Reno	4
Blue Grama	<i>Bouteloua gracilis</i>	Lovington, Alma,Native or Hachita	4
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka	4
Switchgrass	<i>Panicum virgatum</i>	Blackwell	6
Little Bluestem	<i>Schizachyrium scoparium</i>	Pastura, Aldous,Cimarron or Camper	6
Alkali Sacaton	<i>Sporobolus airoides</i>	Sabado	6
Sand bluestem	<i>Andropogon hallii</i>	Garden	6
Sand Lovegrass	<i>Eragrostis trichodes</i>	Nebraska 27	3
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Common	3

Table 7 - Warm Season Mixed Grass Prairie Native Seed Mixture			
Common Name	Scientific Name	Variety	PLS (Pounds/Acre)
Seeding Rate (Pounds PLS/Acre)			30.00

d. Warm Season Shortgrass Prairie and Roadside Native Seed Mixture

This mixture is an adaptable mix of short to mid-size native warm season grasses with specific usage near trails or where shorter grasses are desired (such as smaller park sites). It is dominated by short to mid-sized native prairie grasses (6-18 inches in height). Use for areas within fifteen (15) feet from road and trail edges, or within the top of slope above roadway/trail and inside the toe of slope below roadway/trail, if sloped areas are present adjacent to roadway or trail.

Table 8 - Warm Season Shortgrass Prairie and Roadside Native Seed Mixture			
Common Name	Scientific Name	Variety	PLS (Pounds/Acre)
Side Oats Grama	<i>Bouteloua curtipendula</i>	Butte, Niner or El Reno	8
Blue Grama	<i>Bouteloua gracilis</i>	Lovington, Alma, Native or Hachita	10
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka	12
Seeding Rate (Pounds PLS/ACRE)			30.00

e. Cool Season Grass Native Seed Mixture

This mixture shall be used for Mixed Grass Prairie, Moist Swale, and Roadside locations ONLY between the dates of August 1st and October 30th. Areas adjacent to trails shall be seeded with the standard Shortgrass Prairie Native Seed Mixture between the months of October 30th and April 30th ONLY.

Table 9 - Cool Season Grass Native Seed Mixture			
Common Name	Scientific Name	Variety	PLS (Pounds/Acre)
Western Wheatgrass	<i>Pascopyrum smithii</i>	Arriba or Rosana	12
Crested Wheatgrass	<i>Agropyron cristatum</i>	Ephriam	9
Streambank Wheatgrass	<i>Elymus lanceolatus</i>	Sodar	9
Seeding Rate (Pounds PLS/Acre)			30.00

8. Materials

- a. Top Soil
Refer to the Design Standards and Construction Specifications.
- b. Soil Amendments
Refer to the Design Standards and Construction Specifications.
- c. Fertilizer
Refer to the Design Standards and Construction Specifications.
- d. Landscape Fabric
All landscape fabric shall be Mirafi geo-textile fabric 140N or approved equal.
- e. Landscape Edging
All edging shall be three-sixteenths (3/16) inch wide by six (6) inches deep steel with roll top. Finish shall be powdercoat, green. Use of approved steel edging is required to separate turfgrass from distinct landscape beds including irrigated shrubs, perennials and/or ornamental grasses. No edger is necessary with non-irrigated native shrub or tree plantings.
- f. Mulch
 - i. Organic Mulch
Organic mulch shall consist of ground or shredded Cedar or hardwood bark. Mulch shall be clean and free of deleterious materials, soil, and chipped invasive plant species, or man-made debris. Mulch shall be uniformly placed at a depth of three (3) inches.
 - ii. Rock Mulch and Cobble
All rock mulch or Cobble shall be clean and free of soil or man-made debris and shall be of good quality. Rock mulch shall be between 1-2 inch in size. Rock Cobble shall be 2-4 inch or 3-6 inch washed cobble.
 - iii. Where mulch is used in landscape beds, it shall be applied over a weed control barrier to a depth of three (3) inches.
 - iv. Wood mulch placed within one (1) foot of a sidewalk or vehicular use area must be contained with a border such as a curb, steel edger, rock mulch or cobble.
- g. Staking and Guying
Refer to the Design Standards and Construction Specifications.

D. Irrigation

Water, water taps, and an irrigation system shall be provided by the developer of sufficient size, quantity, and configuration to provide for the park landscaping, function, and uses per the Design Standards and Construction Specifications.

Trails

A. Purpose

The purpose of the Town's trail system is to enhance public health, support economic vitality, and improve overall community livability by providing accessible corridors for transportation and recreation. Trails are intended to connect neighborhoods with schools, parks, businesses, and other key destinations. They are intended to support a variety of uses and help create a safer and well-connected community. The trail system also promotes environmental stewardship, encourages active lifestyles, and facilitates local and regional connections.

All paths, trails, and trailheads shall be planned, designed, and constructed in accordance with the goals, strategies, and criteria established in Go Outdoors Frederick 2050, the POST Design Standards, and the Design Standards and Construction Specifications.

B. Trail Standards for New Development

The Design Standards and Construction Specifications shall govern the structural design and construction, while this document shall govern the layout, alignment, and design intent for trails.

1. Location of Trails

- a. Trail corridors identified as part of the Frederick Central Loop Trail shall be prioritized for implementation as new development occurs.
- b. To the extent reasonably feasible, trails should be located and aligned to generally follow ditch corridors, particularly along the Boulder and Weld County Ditch, Lower Boulder Ditch, and the Stanley Ditch.
- c. Trails shall be located to facilitate crossings at street intersections.
- d. Where feasible, new developments shall implement a loop trail(s) generally encircling the exterior of the development and facilitate strong connections through the development and to existing and/or future developments.

2. Alignment of Trails

- a. Trails should be generally sinuous in nature and purposefully meander to protect or highlight natural features, view corridors, and add interest.
- b. Trails should be thoughtfully integrated with site topography, incorporating vertical variation and articulated grading, including berming adjacent to the trail.
- c. Where trails intersect, they shall be as perpendicular as possible.
- d. All trail intersections shall have a radii to assist maintenance vehicles, pedestrians, and cyclists navigate the turn.

3. Trail Materials

- a. Concrete
 - i. Refer to the Design Standards and Construction Specifications.
- b. Crusher Fines

- i. Crusher fines shall be tan or grey colored, depending on project requirements.
- ii. 100% of crusher fines are to pass through a 3/8" screen; no larger material shall be included within the crusher fines mixture.

4. Trail Grade and Drainage

- a. All walks and trails shall be designed to meet all current ADA standards and guidelines.
- b. Slopes:
 - i. Shoulders maximum slope 1:6.
 - ii. The cross slope across surface shall not exceed 2%.
 - iii. Running slope is not to exceed 5%.
- c. Trails shall be designed to prevent standing water, by approved diversion method.

5. Utilities

- a. Manholes, valve boxes, and other utility appurtenances shall not be located within trail pavement. At-grade utility structures shall be set back a minimum of two (2) feet from the edge of pavement, while above-grade structures shall be set back a minimum of four (4) feet to maintain user safety and trail functionality, unless otherwise approved by the Town Engineer.

6. Bridges

- a. Pedestrian bridges are required where crossings of a waterway or drainage facility are necessary to allow logical and continuous trail alignments.
- b. All bridge designs must be stamped and certified by a licensed Engineer and be approved by the Town Engineer or designee. Shop drawings must be submitted for approval.
- c. Bridges must conform to all current standards, including the American Association of State Highway and Transportation Officials (AASHTO) Guide Specifications for Design of Pedestrian Bridges, the AASHTO Standard Specifications for Highway Bridges, and the CDOT Standard Specifications for Road and Bridge Construction.
- d. Bridges must meet all current American with Disabilities Act (ADA) accessibility guidelines.
- e. Bridges shall be of steel construction.
- f. Bridges shall have a minimum clear width of ten (10) feet measured from inside dimension of railings.
- g. Bridges must accommodate a minimum load weight of 10,000 pounds for maintenance vehicles. Depending upon location, higher load weights may be required.
- h. Concrete decking is preferred, however, ironwood decking is also acceptable in three (3) inch minimum planks.
- i. Bridges to include railing to eliminate drop off areas at abutment or along approach pathways where needed. Railing to match bridge rails and accommodate turning movement of maintenance/emergency vehicles turning onto bridge.

- j. Bridges shall be located above 10% of the 100-year floodplain elevation unless larger flows are required by the Town Engineer or designee.
- k. Each bridge shall have a sign indicating maximum load rating at each end of bridge. Signs shall not protrude into the bridge or path clearance zone.
- l. A steel safety plate is to be mounted on the bridge deck as needed to fill gaps over one half (1/2) inch at abutment. Plate is to be mounted to bridge only, and will slide over abutment with expansion movement of bridge. Plate is to run entire width of decking and extend onto abutment sufficiently to cover the gap completely. Plate edges to be beveled to lessen trip hazard or bump.

C. Trail Classifications and Standards

1. Frederick Central Loop Trail

The Frederick Central Loop Trail is a public recreational trail envisioned to connect residential areas and community destinations throughout Town and across the I-25 corridor. It is intended to meander between neighborhoods while following existing landscape features, such as creek corridors and drainage ditches, ultimately forming a continuous loop and facilitating connections between key community destinations. The Frederick Central Loop Trail shall be interconnected to the Town's trail system and accommodate a variety of activities, including bicycling, walking, hiking, running, or skating.

- a. Frederick Central Loop Trail corridors shall meet the following requirements:
 - i. Minimum ten (10) foot wide concrete trail with a four (4) foot crusher fines path directly adjacent.
 - ii. Shall be located within a 50-foot easement dedicated to the Town. The trail shall meander within the easement. Trail shall be located no less than three (3) feet from edge of easement.
- b. Landscape
 - i. Landscaping shall respond to the surrounding context in which the trail is located. Where applicable, group and locate trees to create purposeful pockets of shade along the trail, frame and buffer views, and reinforce the concept of a greenway.
 - ii. Provide a minimum one (1) tree per fifty (50) linear feet of trail corridor. Trees should be strategically located to provide shade near seating or signage areas, screen or buffer unsightly views, or emphasize trail heads and areas of interest. Trees should generally be clustered or arranged to reinforce the natural character of the site.
 - iii. Trees shall be set back a minimum of ten (10) feet from the edge of trail where possible.
- c. Site Furnishings and Rest Areas
 - i. Rest areas and associated site furnishings shall be provided in accordance with the requirements of the Frederick Central Loop Trail as outlined in the Frederick Forward Comprehensive Plan 2050 and coordinated with Go

Outdoors Frederick 2050. Location may be determined at the time of site plan review unless otherwise deemed unnecessary by the Parks and Open Space Director, or designee.

d. Ownership and Maintenance

- i. The Town will generally own and maintain the hardscape surfaces (concrete and decomposed granite) of the Frederick Central Loop Trail. The landscaping located adjacent to the trail and within the easement shall be maintained by the Developer, HOA, or Metro District.

2. Regional Trail

A regional trail is a public trail that provides essential connections across regional planning areas and municipalities. These trails are typically part of a larger, interconnected network and are designed for shared use. Regional trails accommodate a variety of activities, including bicycling, walking, hiking, running, or skating.

a. Regional trail corridors shall meet the following requirements:

- i. Minimum ten (10) foot wide concrete trail with a four (4) foot crusher fines path directly adjacent.
- ii. Provide a 30-foot easement dedicated to the Town. The trail shall meander within the easement. Trail shall be located no less than three (3) feet from edge of easement.

b. Ownership and Maintenance

- iii. The trail and the landscaping located within the easement shall be owned and maintained by the Developer, HOA, or Metro District.

3. Local Trail

A local trail is a public trail system that provides connections within and between neighborhoods and developments, parks, and open spaces. Compared to regional trails, local trails are typically shorter in length, narrower in width, and accommodate lower user volumes. These trails are generally designed for shared use and support similar non-motorized recreational activities, including walking, bicycling, and other light recreational uses.

a. Local trail corridors shall meet following requirements

- i. Minimum eight (8) foot wide concrete. Crusher fines may be acceptable in specific locations as approved by the Parks and Open Space Director. Developer shall provide a construction detail and proposed locations for approval.
- ii. Generally, no easement is required unless site specific conditions necessitate a need for an easement for access.

b. Ownership and Maintenance

- i. Local trails shall be owned and maintained by Developer, HOA, or Metro District.

D. Shared Use Paths

The planning and design of shared use paths shall consider Go Outdoors Frederick 2050 in conjunction with the Town of Frederick Transportation Master Plan and the requirements of the Design Standards and Constructions Specifications to ensure trail connections are cohesive and create a functional, integrated network.



Parks, Open Space, and Trails Design Standards & Update to Frederick Municipal Code

Sara Barnard – Parks Planning & Development Coordinator

BUILT ON WHAT MATTERS

Strategic Plan



**Transparent & Strategic
Governance**



**Responsible Growth and
Community Vitality**



**Exceptional Resident
Experience & Engagement**



Reliable & Sustainable Infrastructure



Safe & Resilient Community



Item Agenda

- Action Requested
- Alignment to Town Initiatives
- Timeline
- Overview of the POST Design Standards
- Functionality of the Ordinance
- Staff Recommendation
- Motions

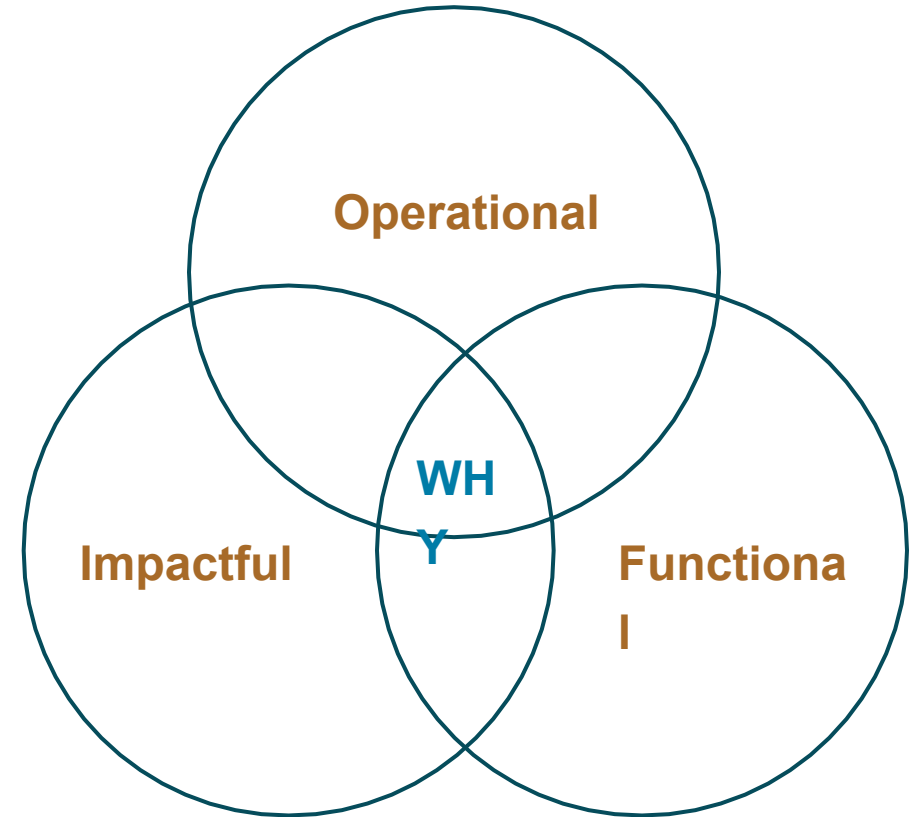


Action Requested

- Approval of Ordinance No. 1420
 - Adopts the Parks, Open Space, and Trails Design Standards, by reference, in a new section of the Frederick Municipal Code
 - Authorizes the Parks, Recreation, Open Space and Trails Commission to update the Design Standards from time to time
 - Amendments shall be posted on Town's website for 30 days

Why: Alignment to Town Initiatives

- Supports the goals of the Comprehensive Plan
 - (Goals 6.1, 6.2 & 6.3)
- Extension of the Land Use Code
 - Sec. 16-4-60 Parks, Open Space, and Trails
- Supports the goals of the Parks, Open Space, and Trails Master Plan (Go Outdoors Frederick)



Go Outdoors Frederick Alignment

- 
OBJECTIVE #1
 INVEST IN THE CARE OF EXISTING LANDS AND AMENITIES FIRST
- 
OBJECTIVE #2
 INCREASE SHADE
- 
OBJECTIVE #3
 SET AND ENFORCE DESIGN STANDARDS FOR PARKS, OPEN SPACES AND TRAILS IN NEW DEVELOPMENT
- 
OBJECTIVE #4
 EXPAND THE TRAIL SYSTEM AND CLOSE EXISTING GAPS
- 
OBJECTIVE #5
 BUILD OUT THE REGIONAL PARKS
- 
OBJECTIVE #6
 EXPAND ACCESS TO RECREATION AND NATURE-BASED PROGRAMS



BUILT ON WHAT MATTERS



Background & Timeline

- Summer 2025 – Initial kick-off of POST Design Standards in coordination with the substantial completion of the Parks, Open Space, and Trails section of the Land Use Code update
- February 2026 – PROST Commission Update #1
- April 2026 – PROST Commission Update #2
- April / May 2026 – Staff Review
- May 2026 – PROST Commission Update #3
- May 2026 – Outreach to Developers
- June 17, 2026 – BOT Work Session
- July 2, 2025 – Planning Commission
- July 15, 2026 – BOT Action Agenda, 1st Reading
- August 5, 2026 – BOT Action Agenda, 2nd Reading
- September 9, 2026 – Anticipated Effective Date

What are the *POST* Design Standards?

- Set of standards that guide the planning, design, and construction of parks, open space and trails
- Why?
 - Ensure quality public spaces for future residents
 - Emphasize early integration of open space systems into the land planning
 - Advance outdated amenity standards
 - Improve predictability for developers



Land Use Code vs. POST Design Standards

Land Use Code

Defines the land dedication for parks and open space

- Land Dedication Amount (How Much)
- Minimum Sizes
- Where parks and open spaces are located
- Type of Park

POST Design Standards

Defines what is required within the parks and open space

- Quantitative and qualitative requirements for:
 - Amenity
 - Landscape
 - Trails

Who Do They Apply To?

- All developer-constructed parks, open space, and trails
- Alterations that replace 50% or more of the total value of the assets in Town-maintained parks



Example Trails

EXISTING



PROPOSED



BUILT ON WHAT MATTERS

Example Open Space

EXISTING



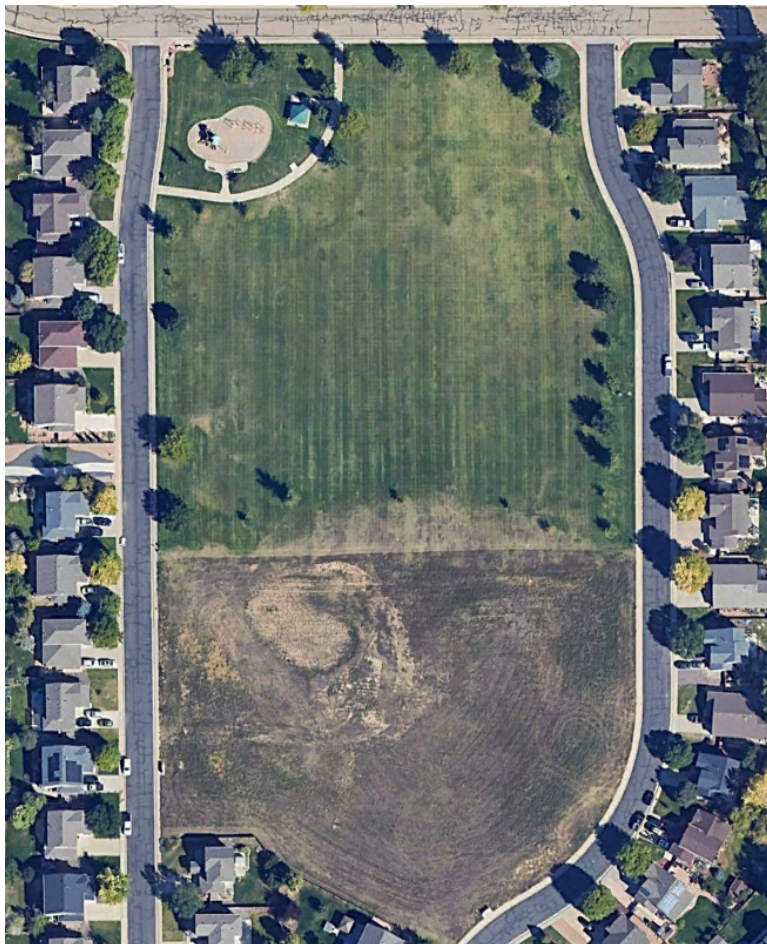
PROPOSED



BUILT ON WHAT MATTERS

Example Park

EXISTING



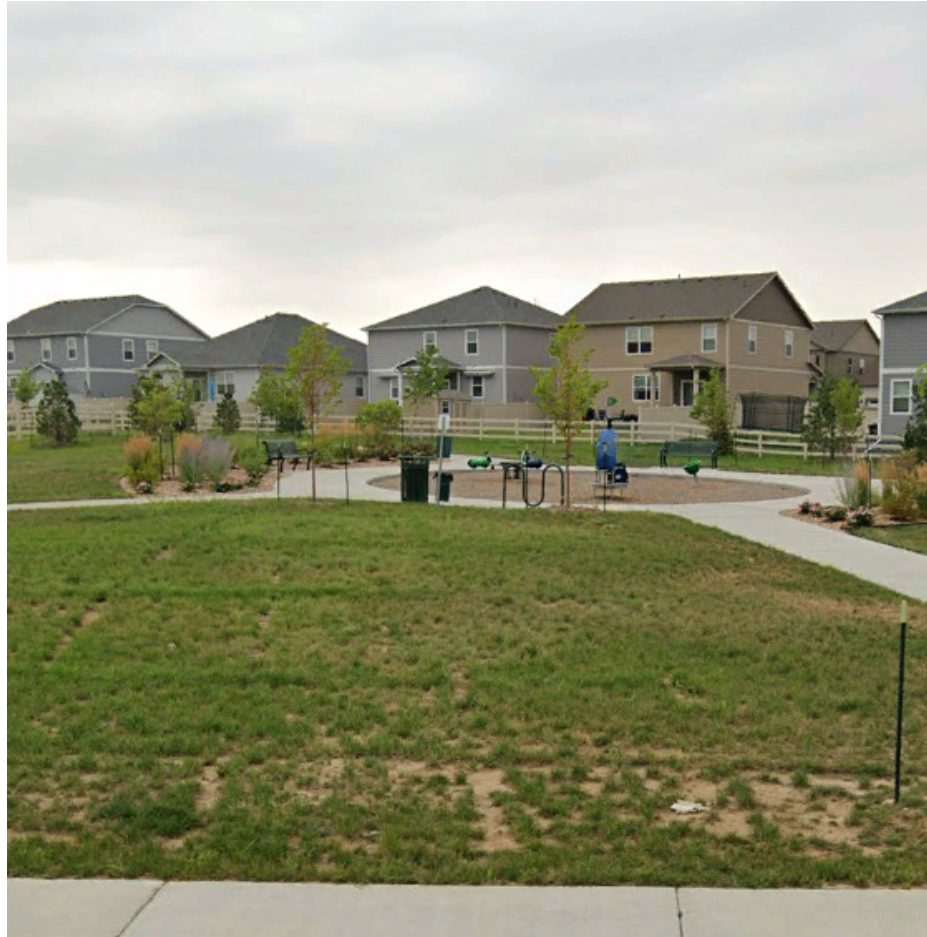
PROPOSED



BUILT ON WHAT MATTERS

Example Park

EXISTING



PROPOSED



BUILT ON WHAT MATTERS



Functionality of the Ordinance

Sec. 12-6. Parks, Open Space, and Trails Design Standards.

There is adopted, by reference, the Parks, Open Space, and Trails Design Standards, to have the same force and effect as though set forth in this Chapter in every particular. Said Standards may be updated and amended from time to time by the Parks, Recreation, Open Space and Trails Commission for clarification, industry updates, and/or easier interpretation. Any amendments made shall be posted on the Town's website for a period of thirty days and then automatically incorporated into the current edition of the Parks, Open Space, and Trails Design Standards.

- BOT adopts the Parks, Open Space and Trails Design Standards
- PROST Commission may update the POST Design Standards with Staff recommendation
- Amendments shall be posted on Town's website for 30 days



Staff Recommendation

- Staff recommends approval of the Ordinance as presented by Town Staff



Motions

- **Approval:**

- I move to approve Ordinance No. 1420, as presented by Town Staff.

- **Approval with conditions:**

- I move to approve Ordinance No. 1420, as presented by Town Staff with the following conditions (list conditions)

- **Denial:**

- The Board may take no formal action and may provide alternative direction to Town Staff.



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TOWN OF FREDERICK

Board of Trustees

Staff Report

Tracie Crites, Mayor

Windi Padia, Mayor Pro Tem
Matt Hickman, Trustee
Mark Lamach, Trustee

Adam Mahan, Trustee
Kevin Brown, Trustee
Ryan Antonio, Trustee

Resolution 26-R-36 A Resolution of the Town of Frederick, Colorado, Authorizing the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot.

Agenda Date: Board of Trustees July 15, 2026

Attachments:

1. Reso 26-R-36 Ballot Item - Roads and Routes (002)
2. November 2026 Ballot Item Notice

Reviewed By:

Action Type

1) Legislative: Actions that relate to subjects of a long term and general applicability; such as the passing of ordinances/resolutions/policies/etc.

Strategic Plan Alignment:



Strategic Priority 5: Reliable & Sustainable Infrastructure

– Frederick will invest in and maintain reliable infrastructure that supports a growing community, protects public resources, and ensures high-quality service for residents today and in the future.

Summary Statement:

The Town of Frederick is considering placing a ballot measure on the November 2026 ballot. Pursuant to Colorado Revised Statutes §§ 1-7-116(5) and 1-1-106(5), the Town

must provide written notice to the Weld County Clerk and Recorder of its intent to coordinate the election with Weld County by the statutory deadline.

Detail of Issue/Request:

The Town of Frederick is considering placing a ballot measure on the November 2026 ballot and is interested in coordinating with Weld County to conduct the election. To participate in the coordinated election, the Town must notify Weld County of its intent by **July 24, 2026**.

If the Town provides this notification, staff will work with Weld County to prepare an Intergovernmental Agreement (IGA) outlining the terms of the coordinated election. The completed IGA will be presented to the Board for review and approval at a future meeting.

Legal Comments:

Taking this action will merely reserve the option for the Board to place a question on the coordinated ballot. Additional action will be required to approve an Intergovernmental Agreement with the County and set the ballot language. These steps will occur at a later date at the discretion of the Board.

Alternatives/Options

Approval: The Board of Trustees can approve Resolution 26-R-36 which Authorizes the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot.

Approval with Conditions: The Board of Trustees can approve Resolution 26-R-36 which Authorizes the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot with the following conditions.

Denial: The Board of Trustees can take no action on Resolution 26-R-36 which would not Authorize the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot.

Financial Considerations

This election item was included as part of the 2026 Budget. Additional detail on the actual cost will become available upon receiving the Intergovernmental Agreement with the County. This action, independent of additional action by the Board, will not create a financial obligation at this point.

Staff Recommendation

Staff recommends approval of Resolution 26-R-36 as presented.

Community Impact

Coordinating the November 2026 election with Weld County supports the efficient and effective administration of the election process. Participation in a coordinated election provides residents with a consistent voting experience while leveraging County election resources and established procedures. Providing timely notice of the Town's intent preserves the Town's ability to place a ballot measure before Frederick voters, should the Board ultimately decide to do so. This action does not commit the Town to placing a ballot measure on the ballot but ensures that the option remains available in compliance with statutory deadlines.

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 26-R-36**

**A RESOLUTION OF THE TOWN OF FREDERICK, COLORADO, AUTHORIZING
THE TOWN CLERK TO RESERVE SPACE ON THE NOVEMBER WELD COUNTY
COORDINATED ELECTION BALLOT**

WHEREAS, the Town is considering placing a ballot issue on the ballot for the November 2026 election; and

WHEREAS, Colorado Revised Statutes §§ 1-7-116(5) and 1-1-106(5) require that the Town inform the Weld County Clerk and Recorder in writing of the Town's intent to coordinate the election with the County by the statutory deadline.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Tricia David, Town Clerk, is hereby directed to inform the Weld County Clerk and Recorder in writing that the Town may place a ballot issue on the ballot for the 2026 coordinated election.

Section 2. **Effective Date.** This resolution shall become effective immediately upon adoption.

Section 3. **Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. **Certification.** The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND SIGNED THIS 15TH DAY OF JULY, 2026.

ATTEST:

TOWN OF FREDERICK

By _____
Tricia David, Town Clerk

By _____
Tracie Crites, Mayor

A background image showing several colorful hot air balloons (yellow, red, blue, and green) floating over a body of water. The balloons are reflected in the calm water. The sky is clear and blue.

November 2026 Ballot Item Notice

Emily Nitcher – Deputy Town Clerk

BUILT ON WHAT MATTERS



Item Overview

- Strategic Plan Alignment
- Coordinated Election Timeline
- Resolution 26-R-36.

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Strategic Plan Alignment



Strategic Priority 5: Reliable & Sustainable Infrastructure

– Frederick will invest in and maintain reliable infrastructure that supports a growing community, protects public resources, and ensures high-quality service for residents today and in the future.

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Written Notice to Weld County

- The Town of Frederick is considering placing a ballot measure on the November 2026 ballot.
- Pursuant to Colorado Revised Statutes §§ 1-7-116(5) and 1-1-106(5), the Town must provide written notice to the Weld County Clerk and Recorder of its intent to coordinate the election with Weld County by the statutory deadline.
- Deadline: July 24, 2026.

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Resolution 26-R-36

- Resolution 26-R-36 Authorizes the Town Clerk to provide the notice to Weld County to reserve space on the November 2026 ballot for Frederick.
- Additional Board Action will be required at a later date to move forward with the election.

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Coordinated Election Schedule

- July 24, 2026, Last day to notify Weld County Clerk that Frederick intends to participate in the General Election.
- Aug.25, 2026, Last day to sign Intergovernmental Agreement with Weld County.
- Sept. 4, 2026, Last day to certify ballot content.
- Sept. 21, 2026, Ballot issue pros/cons must be submitted to the County.
- Oct. 9, 2026, First day ballots may be mailed to voters.
- Nov. 3, 2026, Election Day.

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Questions?

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Next Steps

- Clerk's Office will send written notice to Weld County Clerk and Recorder indicating that Frederick intends to participate in the election and reserve space on the November 2026 Ballot.
- Intergovernmental Agreement with Weld County will come before the Board of Trustees for review. - Tentative meeting date: August 19, 2026

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Recommended Motions

Approval: I move to approve Resolution 26-R-36 which Authorizes the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot.

Approval with Conditions: I move to approve Resolution 26-R-36 which Authorizes the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot with the following conditions.

Denial: I move to take no action on Resolution 26-R-36 which would not Authorize the Town Clerk to Reserve Space on the November Weld County Coordinated Election Ballot.

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