

Other Materials

Supplemental Documents
Received
after Final Hearing Packet
was posted prior to Hearing

Katie Claypool

From: Ryan Mounce
Sent: Friday, March 10, 2023 8:43 AM
To: Development Review Comments; Katie Claypool
Subject: FW: [EXTERNAL] Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Categories: P&Z

Additional public comment for the Ziegler-Corbett project.

Ryan Mounce
 Planning Services
 City of Fort Collins
 970.224.6186 | rmounce@fcgov.com

From: cj.mmeyer@yahoo.com <cj.mmeyer@yahoo.com>
Sent: Thursday, March 9, 2023 2:29 PM
To: Ryan Mounce <RMounce@fcgov.com>
Cc: Sascha Meyer <msascha26@yahoo.com>
Subject: [EXTERNAL] Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Hello Ryan,

I am a resident of Woodland Park Estates. The new development is overall very concerning considering how congested the area has already recently become, and how much more it will be affected by so many additional residences.

I am very surprised to hear the traffic light is planned for Hidden Pond/Ziegler. I wondering the rationale behind this? The traffic light is best suited at **Grand Teton/Ziegler**. The Hidden Pond neighborhood is private (one cannot enter the neighborhood streets unless a resident) and has significantly fewer homes (a dozen?) than Woodland Park - which has over 100 residences. Woodland Park does not have any access to Hidden Pond when exiting our neighborhood. Turning left/South is a difficulty already. Having a light exiting at Grand Teton/Zielger or would help ensure safety, helping to avoid inevitable accidents if one is not placed there. Grand Teton also directly connects across Zielger to Paddington Rd in English Ranch, providing accessible service to their residents as well.

Thank you for your help on this matter.

Sincerely,

Carolyn Meyer
 3908 Grand Canyon St
 Fort Collins

On Thursday, March 9, 2023 at 11:51:54 AM MST, Kathy Kulesa <tkulesa@msn.com> wrote:

Hello Neighbors,

I have attached the most recent Ziegler-Corbett Development Plan Proposal that you should be receiving in the mail soon. Please note, the current proposal is for a traffic light to be placed at Hidden Pond/Ziegler, not at Grand Teton/Ziegler. As noted below, Ryan Mounce, City of Fort Collins Planning Services, is trying to get feedback either prior to or during the event. Please reach out to him if you would like additional information or would like to be involved in the meeting.

Please share with neighbors not currently getting this email.

Thanks,
Kathy Kulesa

From: Ryan Mounce <RMounce@fcgov.com>

Sent: Thursday, March 9, 2023 9:42 AM

To: Craig Latzke <craig@latzke.us>; Kathy Kulesa <TKULESA@msn.com>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>; Alison Morgan <morgan5alison@gmail.com>

Subject: RE: Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Hi Craig,

Thanks for connecting everyone and sharing potential avenues to distribute information.

We're trying to reach as many neighbors as possible to let everyone know this proposal will be considered by the Planning and Zoning Commission at their March 23rd meeting and the iteration the Commission will be reviewing proposes aligning the sites primary access point at the Ziegler/Hidden Pond intersection with a traffic signal. Mailed notices are being sent out this week and I will be providing an email update to a distribution list we created for the project after the neighborhood meeting held in January.

A digital copy of the mailed notice is attached with all hearing details including date/time, location, and how to participate. Kathy – if this feels like something that would be appropriate to forward to the neighborhood distribution list, we would certainly appreciate the digital exposure in addition to the mailed notices that will be arriving in mailboxes. We're also trying to encourage neighbors to provide written comments in advance or testimony at the hearing and the notice contains information on how to provide those comments.

Craig, if you and any other neighbors have an interest in scheduling a call or meeting before the hearing to discuss the proposal and share thoughts in your capacity as a neighborhood resident, I'd be happy to help coordinate from the City's end and could also include colleagues from Engineering/Traffic Operations as well. Let me know if this would be helpful and if there's any particulate dates/times that tend to work well with your schedule.

Thanks again,

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Craig Latzke <craig@latzke.us>

Sent: Wednesday, March 8, 2023 3:51 PM

To: Ryan Mounce <RMounce@fcgov.com>; Kathy Kulesa <TKULESA@msn.com>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>; Alison Morgan <morgan5alison@gmail.com>

Subject: [EXTERNAL] Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Ryan,

Appreciate you reaching out about this matter. I am on the HOA board as you mention. Rest of the board (Seth, Alison, Chris) is copied on this reply.

ITEM 5, CORRESPONDENCE 1

Sharing bulk contact information (email addresses of all our households) with The City would seem to go beyond what our members have likely consented to their HOA doing. If you would like something forwarded broadly, please send it to Kathy (CCd) who can forward it to the neighborhood distribution list she maintains. I am also happy to cross post to our neighborhood on Nextdoor.com.

As a board/HOA we do not involve ourselves in or take positions on matters outside of our specific duties, like politics or this ODP/Amendment.

In my capacity as a resident/citizen/individual, I would be interested in attending a meeting like you mention. I am also comfortable sharing my own personal observations/opinions, especially as they seem to align with what I hear from others in the neighborhood on this topic.

Regards,
Craig
craig@latzke.us
970-227-7444

On Wed, Mar 8, 2023 at 11:24 AM Ryan Mounce <RMounce@fcgov.com> wrote:

Hello Craig,

My name is Ryan Mounce and I work for the City of Fort Collins in the Planning Department. I'm part of the team reviewing the Ziegler-Corbett Major Amendment proposal for the property southwest of Woodland Park Estates along the west side of Ziegler between English Ranch and Front Range Village. You may recall we had some brief email correspondence about the original Overall Development Plan (ODP) proposal for the site back in early 2022 regarding pedestrian improvements/crossings along Ziegler Rd.

We've been trying to find a contact(s) for HOA members in Woodland Park Estates to share updates on the current major amendment proposal to the original ODP and find a time for a meeting for questions and comments about the proposal from the Woodland Park perspective. We held a call with several English Ranch HOA members earlier this week and wanted to extend a similar invitation for Woodland Park Estates.

Another Woodland Park neighbor mentioned you were an HOA board member and I wanted to reach out and see if you have any interest in such a meeting and/or if you're aware of other board members or neighbors who may also wish to attend and if was possible to share their contact information or distribute information.

Regards,

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

Katie Claypool

From: Ryan Mounce
Sent: Friday, March 10, 2023 8:43 AM
To: Development Review Comments; Katie Claypool
Subject: FW: [EXTERNAL] Re: Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Categories: P&Z

Additional public comment for the Ziegler-Corbett project.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Craig Latzke <craig@latzke.us>
Sent: Thursday, March 9, 2023 11:57 AM
To: Ryan Mounce <RMounce@fcgov.com>
Cc: Kathy Kulesa <TKULESA@msn.com>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>; Alison Morgan <morgan5alison@gmail.com>
Subject: [EXTERNAL] Re: Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Ryan,

"Craig, if you and any other neighbors have an interest in scheduling a call or meeting before the hearing to discuss the proposal and share thoughts in your capacity as a neighborhood resident, I'd be happy to help coordinate from the City's end and could also include colleagues from Engineering/Traffic Operations as well. Let me know if this would be helpful and if there's any particulate dates/times that tend to work well with your schedule."

I would definitely be interested in this. With spring break, many families (including mine) are out of town next week. So something the week of March 20?

It seems unfortunate meeting with folks in Woodland Park was not pursued earlier, as I get the impression the plan/proposal is already set. There seemed to be some "ah ha"s from staff and english ranch residents in response to my comments about the new development not connecting to Paddington as per original plan (keeping this traffic off Paddington is likely to result in Paddington/GrandTeton never qualifying to become signalled). Yet, because the process was so far along there was not real opportunity to revise - the proposal was there for yes/no-up/down vote, not refinement.

I fear similar here - the proposal is already seemingly fully baked, without much of our input or consideration thereof.

So as to not wait until some meeting just days before the proposal is considered, my opinions...

Short version:

There is a longstanding desire to have a safe location to cross Ziegler from Woodland Park to access the park, elementary school, walking paths, etc in English Ranch.

It is difficult to exit Woodland Park, specifically turning left from westbound Grand Teton PI onto southbound Ziegler.

Signalizing the Paddington/GrandTeton and Ziegler intersection and shifting this development's primary access to Paddington would be a superior solution (to both of these concerns) than locating this development's primary access at Hidden Pond and signalizing that intersection.

The development proposal which abandoned Paddington and now the planned adjustment to align with Hidden Pond remain inferior solutions to the original plan of utilizing Paddington.

Long version...

1. There is a longstanding desire to have a safe location to cross Ziegler from Woodland Park to access the park, elementary school, walking paths, etc in English Ranch.

Personnel at The City have in the past suggested the roundabout at Horsetooth or the signalled intersection at Council Tree present sufficient pedestrian crossing opportunities. I believe they are not sufficiently nearby and cite two observations as evidence: (1) People in Woodland Park rarely if ever detour to those crossings enroute to the park or neighborhood school, opting instead to play Frogger(tm) by crossing Ziegler on foot. (2) Most of the existing signalled crosswalks along similar arterial streets I have surveyed are much closer to the next best option (a signalled driving intersection nearby) than the distances we would travel to the suggested crossing locations.

Non-exhaustive list of existing crosswalks closer to the next best alternative:

Power trail to Timberline (crossing Drake and Horsetooth)

Illinois Drive to Timberline (crossing Drake)

Arctic Fox Drive to Timberline (crossing Horsetooth)

Starflower to Shields (crossing Horsetooth)

Example detour distances for us:

Mesa Verde to Horsetooth

Grand Teton to Council Tree

The [Ziegler-Corbett Major Amendment proposal I have seen](#) adds a signalled intersection at Hidden Pond Drive. This would result in a pedestrian crossing that requires less of a detour than the current situation, so would address this concern to some degree (some but not all pedestrians would detour to here). Signalizing the intersection at Paddington/GrandTeton and Ziegler (as has been on The City's radar for a couple decades) and shifting this development's primary access to Paddington would fully eliminate the need for pedestrians to detour to reach a signalled crossing, maximizing the amount of pedestrian crossings which occur at a signal.

2. It is difficult to exit Woodland Park, specifically turning left from westbound Grand Teton PI onto southbound Ziegler.

It should be noted that Grand Teton PI serves as the exit point for 59 households (south half of neighborhood) whereas Hidden Pond serves 15 households.

It should also be noted that it is easier to turn left onto Ziegler from Hidden Pond than from Grand Teton. From Hidden Pond one only needs traffic to be clear in the northbound direction on Ziegler to pull into the middle/empty lane of Ziegler. From Grand Teton traffic needs to be clear on Ziegler in both directions as the middle lane on Ziegler is not available to pull into (it is serving as a left-hand turn lane into English Ranch).

ITEM 5, CORRESPONDENCE 2

The Ziegler-Corbett Major Amendment proposal I have seen adds a signalled intersection at Hidden Pond Drive. This does not seem like it would improve the ability to turn left onto Ziegler from Grand Teton for households in Woodland Park nor for households in English Ranch. Signalizing the intersection at Paddington/GrandTeton and Ziegler (as has been on The City's radar for a couple decades) and shifting this development's primary access to Paddington would provide ingress/egress benefits for both Woodland Park and English Ranch neighborhoods at that shared intersection. Shifting access to (and signalizing) Hidden Pond will not help with left-onto-southbound-ziegler egress from Woodland Park. However, Signalizing Paddington/GrandTeton will help left-onto-southbound-ziegler egress from Hidden Pond in this way: They could turn right onto Ziegler, then use the Paddington/GrantTeton signal to make a U-turn to head south.

Regards,
Craig

On Thu, Mar 9, 2023 at 9:42 AM Ryan Mounce <RMounce@fcgov.com> wrote:

Hi Craig,

Thanks for connecting everyone and sharing potential avenues to distribute information.

We're trying to reach as many neighbors as possible to let everyone know this proposal will be considered by the Planning and Zoning Commission at their March 23rd meeting and the iteration the Commission will be reviewing proposes aligning the sites primary access point at the Ziegler/Hidden Pond intersection with a traffic signal. Mailed notices are being sent out this week and I will be providing an email update to a distribution list we created for the project after the neighborhood meeting held in January.

A digital copy of the mailed notice is attached with all hearing details including date/time, location, and how to participate. Kathy – if this feels like something that would be appropriate to forward to the neighborhood distribution list, we would certainly appreciate the digital exposure in addition to the mailed notices that will be arriving in mailboxes. We're also trying to encourage neighbors to provide written comments in advance or testimony at the hearing and the notice contains information on how to provide those comments.

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Thanks again,

Ryan Mounce

Planning Services

City of Fort Collins

970.224.6186 | rmounce@fcgov.com

From: Craig Latzke <craig@latzke.us>

Sent: Wednesday, March 8, 2023 3:51 PM

To: Ryan Mounce <RMounce@fcgov.com>; Kathy Kulesa <TKULESA@msn.com>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>; Alison Morgan <morgan5alison@gmail.com>

Subject: [EXTERNAL] Re: Ziegler-Corbett Overall Development Plan (ODP) Proposal

Ryan,

Appreciate you reaching out about this matter. I am on the HOA board as you mention. Rest of the board (Seth, Alison, Chris) is copied on this reply.

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Regards,

Craig

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Hello Craig,

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Another Woodland Park neighbor mentioned you were an HOA board member and I wanted to reach out and see if you have any interest in such a meeting and/or if you're aware of other board members or neighbors who may also wish to attend and if was possible to share their contact information or distribute information.

Regards,

Ryan Mounce

Planning Services

City of Fort Collins

970.224.6186 | rmounce@fcgov.com

Katie Claypool

From: Ryan Mounce
Sent: Sunday, March 12, 2023 11:02 AM
To: Katie Claypool
Subject: FW: [EXTERNAL] MJA220004

Categories: P&Z

Additional comment for the Ziegler-Corbett item to add to public comment. Dev Review comments was already included on the original message and Em should also be tracking.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Julie Baker <ryjubake@comcast.net>
Sent: Saturday, March 11, 2023 6:30 PM
To: Ryan Mounce <RMounce@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] MJA220004

Mr. Ryan Mounce,

Regarding Amendment:
Ziegler-Corbett Overall Development Plan Major Amendment, MJA220004
(location map on the back of this letter).
Sign #719, Parcel #s: 8732000002, 8732000009, 8732400008

We have been abreast of the development across the street from our home which is located at **3115 Yellowstone Cir.** and have been accepting of the change to the property behind the Council Tree Shopping Center to this point. We are **NOT** in favor of any further development and find it completely irrational and poorly planned as many home owners will be impacted by this late Major Amendment change.

The City should not add a light to this area as there are already two within a short distance from Harmony Road. All of the home owners in this area already deal with a significant amount of traffic and **DO NOT** want **any more traffic flow** either Southbound or Northbound. This will also cause a huge impact to a small roundabout that is already over-used all times of the day.

We will try to attend the virtual meeting but want you to know that we are completely opposed.

Thank you, Ryan and Julie Baker
3115 Yellowstone Cir.
Fort Collins, CO 80525

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 16, 2023 9:04 AM
To: Katie Claypool; Development Review Comments
Subject: FW: [EXTERNAL] Re: Re: Introduction to Ryan Mounce from City of Fort Collins

Categories: P&Z

Another public comment to include for the Ziegler-Corbett item.

Thanks,

Ryan Mounce
 Planning Services
 City of Fort Collins
 970.224.6186 | rmounce@fcgov.com

From: Stephen Clarke <stephen.e.clarke@gmail.com>
Sent: Wednesday, March 15, 2023 4:36 PM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Re: Re: Introduction to Ryan Mounce from City of Fort Collins

Hi Ryan,

I sent the message out to the Hidden Pond neighborhood. Reading your message, it sounds like it has been decided to move forward with the traffic light aligning with Hidden Pond Drive. Majority of the folks in the neighborhood are against that proposal and would prefer the light be at the intersection of Paddington / Grand Teton & Zeigler. The Woodland Park neighborhood has been requesting a traffic light at Grand Teton for years. I do understand, having lived in the English Ranch neighborhood, the strong desire to not have the new development connect with Paddington. However, our primary concerns are around the increase in traffic in to Hidden Pond - both auto and pedestrian traffic. If the light were to align with Hidden Pond Dr., what signage would be installed indicating - dead end, private road, no through traffic. Anything to mitigate the increase. Every Spring, we see an increase in foot traffic through the neighborhood. With the neighborhood directly "across the street", we know there will be an increase. Would be interested in any mitigation ideas you have.

Thanks,
 Stephen

On Thu, Mar 9, 2023 at 2:11 PM Ryan Mounce <RMounce@fcgov.com> wrote:

Hi Stephen,

Glad Seth could facilitate that introduction. As mentioned I'm part of the staff team at the City reviewing the Ziegler-Corbett proposal along the west side of Ziegler between English Ranch and Front Range Village. You may recall there was a previous Overall Development Plan (ODP) approved for that site in 2022 and they are requesting an amendment to that plan with the key change being their main access off Ziegler Road would shift north and align with Hidden Pond Drive and the installation of a traffic signal at that intersection. The proposal is scheduled to be heard by the Planning

and Zoning Commission at their March 23rd meeting and I'm trying to publicize those hearing details and encourage neighbors to provide written comments or testimony at the hearing if they would like to do so.

Mailed notices with hearing details should be arriving in mailboxes over the next few days and we're also trying to spread the word as much as we can digitally. A copy of the mailed notice is attached and if there are any email distribution lists for Hidden Pond we would appreciate any help forwarding it along to other neighbors and spreading the word. I've also reached out to other nearby neighborhoods and their HOAs to see if a call or meeting prior to the hearing to share updates on the project or help answer questions would be helpful. We'd like everyone to have the latest information before the hearing. If you or any neighbors may be interested in such a meeting please let me know and we can find time for a meeting.

Regards,

Ryan Mounce

Planning Services

City of Fort Collins

970.224.6186 | rmounce@fcgov.com

From: Stephen Clarke (APD) <stephen.clarke@broadcom.com>

Sent: Thursday, March 9, 2023 12:05 PM

To: S P <sethpickett78@gmail.com>

Cc: Ryan Mounce <RMounce@fcgov.com>; Stephen Clarke <stephen.e.clarke@gmail.com>

Subject: [EXTERNAL] Re: Introduction to Ryan Mounce from City of Fort Collins

Katie Claypool

From: Ryan Mounce
Sent: Tuesday, March 21, 2023 12:58 PM
To: Katie Claypool; Em Myler
Subject: FW: [EXTERNAL] Meeting tonight Ziegler/Corbett

Categories: P&Z

Additional comment for the Ziegler/Corbett project.

Thanks,

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

-----Original Message-----

From: Megan Engelstad <megan.engelstad@gmail.com>
Sent: Tuesday, March 21, 2023 12:45 PM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Meeting tonight Ziegler/Corbett

Good afternoon Mr. Mounce,

My name is Megan Engelstad and I live in Woodland Park Estes. I will not be able to attend the meeting this evening due to my kiddo's schedules of after school activities. That being said, I would like to connect with you about the proposed traffic pattern. I have to turn left from Grand Teton multiple times a day and I will wait (more often than not) for 5 minutes, there are times it has been 8 minutes. With the new building coming across the street, it is going to gravely increase the traffic for Woodland Park and English Ranch. Putting a light in has been a need for years and I am glad there is the prospect of one coming in, however putting the light at Hidden Ponds does nothing to mitigate the traffic that these two larger neighborhoods are dealing with. Hidden Ponds has (I believe) 10 houses and a light does not make sense there. They also have a turn lane that that can go into, whereas the Grand Teton/English Ranch streets do not. Please consider putting a light in this area rather than Hidden Ponds.

Thank you for your consideration,

Megan Engelstad
Woodland Park Estates resident

Sent from my iPhone

Katie Claypool

From: Ryan Mounce
Sent: Tuesday, March 21, 2023 3:31 PM
To: Katie Claypool; Em Myler
Subject: FW: Fw: Ziegler-Corbett ODP Major Amendment Updates & Discussion
Attachments: Proposal for light at Zeigler-Paddington.jpg

Categories: P&Z

Another comment for the Ziegler-Corbett proposal.

Thanks,

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: David Worford <davidworford@hotmail.com>
Sent: Tuesday, March 21, 2023 1:54 PM
To: Ryan Mounce <RMounce@fcgov.com>; craig@latzke.us; sethpickett78@gmail.com; chriscsorensen@gmail.com; TKULESA@msn.com
Subject: [EXTERNAL] Fw: Fw: Ziegler-Corbett ODP Major Amendment Updates & Discussion

Hi Ryan,

My name is David Worford and I am also a resident of Woodland Park.

I cannot attend the meeting but I also want to place my concern about where a light/crossing would go with this project.

We have been promised for years to get at least a crosswalk across Ziegler. We were also told we needed to wait until this development happens to get one. Now that it is happening you are planning on putting one at Hidden Pond, where at the moment there is little need and you still leave an entire neighborhood without a light/crosswalk? I assume this is due to the complaints from English Ranch on potential traffic on Paddington. So they get their voice heard and the one thing our neighborhood really, really needs we are left in the dark again?

During this time we've all been waiting for a crosswalk I have seen one put in across Drake from Lake Sherwood to Parkwood where I have literally never seen anyone use it and neither neighborhood is cut off from the world. There has also been one put across Lemay between Drake and Prospect (again, never seen anyone use it, but I don't travel through there as much). I am sure there are more. But we have our hands tied because of this potential development. Many of us would like a light, but we need something to allow us to get out of our neighborhood. We only have two ways in and out and they are both on Ziegler.

ITEM 5, CORRESPONDENCE 6

We have kids that go to school across Zeigler, which despite being about a 15-minute walk is impossible to do so because it isn't safe to cross. Where the school is located is also the closest true park to our neighborhood. We have no way to venture out on recreation as families or individuals because it isn't safe to get across. And of course, traffic is only going to get worse to turn left and sometimes even right with cars.

We aren't a large neighborhood, but there are plenty of us here and I feel our voices have been ignored all this time. We've been told use the light at Council Tree or go to the roundabout (neither exactly stone throws away). Now the city is putting something at Hidden Pond and still getting nothing.

Please consider our neighborhood in all of this.

Thank you,

David Worford

From: Kathy Kulesa <tkulesa@msn.com>
Sent: Tuesday, March 21, 2023 10:57 AM
To: Kathy Kulesa <tkulesa@msn.com>
Cc: Ryan Mounce <rmounce@fcgov.com>
Subject: Fw: Fw: Ziegler-Corbett ODP Major Amendment Updates & Discussion

Hi Neighbors,

I would like to remind everyone of the Zoom call scheduled for 5:00 PM tonight to give feedback on the proposed signal light on Ziegler. Please see Zoom link at bottom of this email.

The attached drawing was provided by Any Poulsen (proposed by another neighbor) as a possible alternative to a light at Hidden Pond. I believe the darker line on Paddington would be a concrete divider to allow only a right turn out of the new development onto Paddington.

This is a very important discussion and may determine traffic patterns for our entire neighborhood so please try to log in and give your input.

Thanks
Kathy Kulesa

From: Andy Poulsen <andy@poulsens.net>
Sent: Monday, March 20, 2023 5:47 PM
To: Kathy Kulesa <TKULESA@msn.com>; Craig Latzke <craig@latzke.us>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>
Cc: Ryan Mounce <RMounce@fcgov.com>
Subject: Re: Fw: Ziegler-Corbett ODP Major Amendment Updates & Discussion

Hi Kathy,

Sorry for the short notice, but I just received it from a friend -- I didn't have a copy of it, and it took her a while to find it.

The attached drawing was proposed (I wish I knew whose proposal it was so I could give credit) at the last meeting at the library, and really seemed to generate a lot of interest and energy from the homeowners in attendance (both from our neighborhood and from English Ranch). However, it seemed that the developer and the folks from the city weren't interested in discussing it .

The homeowners in attendance seemed to feel that this proposal makes more sense than any of any of the others -- it allows controlled egress from all 3 neighborhoods (WP, ER, and the new development), and makes ER happy because it doesn't allow traffic from Council Tree into the ER neighborhood.

A light at Hidden Pond will provide almost no benefit to either English Ranch or Woodland Park, but the one in the attached proposal at Grand Teton/Paddington would seemingly address most of the concerns of all parties.

Could we please send this out to all homeowners as a proposal?

I'm copying Seth, Chris, and Craig on this as well, hoping to come up with a solution that benefits everyone.

Thanks!

andy

----- Original Message -----

Subject: Fw: Ziegler-Corbett ODP Major Amendment Updates & Discussion

From: Kathy Kulesa <TKULESA@msn.com>

To: Kathy Kulesa <tkulesa@msn.com>

CC: Ryan Mounce <RMounce@fcgov.com>

Date: 3/10/2023 12:47 PM

Hello again, Neighbors,

The following Zoom meeting has been set up for Tuesday, March 21st at 5:00 PM for any that want to participate in the discussion of the Ziegler-Corbett ODP. Please follow link given below or call in to access meeting.

For additional information, please contact Ryan Mounce at rmounce@fcgov.com.

Thanks,
Kathy Kulesa

From: Ryan Mounce <RMounce@fcgov.com>
Sent: Thursday, March 9, 2023 3:21 PM
To: Craig Latzke <craig@latzke.us>; Kathy Kulesa <TKULESA@msn.com>; S P <sethpickett78@gmail.com>; Chris Sorensen <chriscsorensen@gmail.com>; Alison Morgan <morgan5alison@gmail.com>
Cc: Em Myler <emyler@fcgov.com>; Sophie Buckingham <sbuckingham@fcgov.com>; Tyler Stamey <tstamey@fcgov.com>; Steve Gilchrist <sgilchrist@fcgov.com>
Subject: Ziegler-Corbett ODP Major Amendment Updates & Discussion
When: Tuesday, March 21, 2023 5:00 PM-6:00 PM.
Where: Zoom - <https://fcgov.zoom.us/j/99755415966>

Development Review is inviting you to a scheduled Zoom meeting.

Topic: Woodland Park / Ziegler-Corbett ODP Major Amendment Updates & Discussion
Time: Mar 21, 2023 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://fcgov.zoom.us/j/99755415966>

Meeting ID: 997 5541 5966

One tap mobile

+17209289299,,99755415966# US (Denver)

+12532158782,,99755415966# US (Tacoma)

Dial by your location

+1 720 928 9299 US (Denver)

+1 253 215 8782 US (Tacoma)

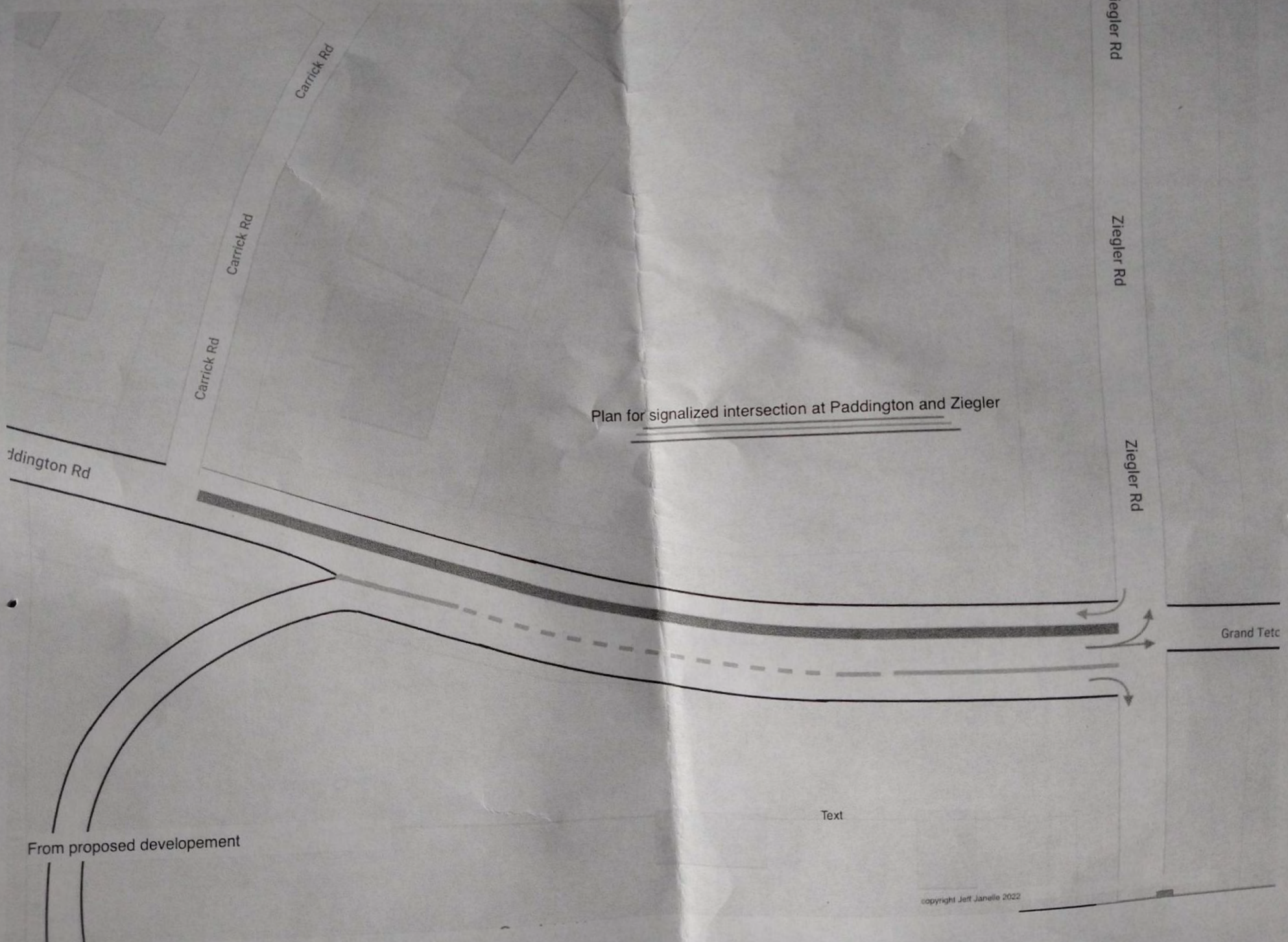
+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 997 5541 5966

Find your local number: <https://fcgov.zoom.us/u/acCuWSBgLp>



Plan for signalized intersection at Paddington and Ziegler

Text

Katie Claypool

From: Ryan Mounce
Sent: Wednesday, March 22, 2023 8:08 AM
To: Em Myler; Katie Claypool
Subject: FW: Written Comments for Zoning Meeting on 03/23/23

Categories: P&Z

Additional comment for the Ziegler-Corbett Project.

Ryan Mounce
 Planning Services
 City of Fort Collins
 970.224.6186 | rmounce@fcgov.com

From: CJ O'Loughlin <CJ.OLoughlin@live.com>
Sent: Tuesday, March 21, 2023 10:54 PM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Written Comments for Zoning Meeting on 03/23/23

Hey Ryan,

I appreciate you and the others taking the time to talk with us residents this evening. Here are a few comments I was hoping you could pass along at the next meeting:

- I think most would agree that a light for at least pedestrian crossings out of the Woodland Park/Hidden Ponds area is needed, and one with the option of vehicle traffic would be preferred. To underscore this, it is currently a 1.5 mile and 30 min walk to get to the closest park from the farthest point in our neighborhood. The lack of a crossing almost doubles the walk. To the neighborhood school is even farther. I believe the city signed on to some sort of initiative to put a park within a 10 minute walk of every neighborhood, and regardless the city has always put a high value on bike and pedestrian safety.
- In my opinion this is a major safety concern. As I mentioned in the meeting, the city installed a light controlled pedestrian crossing at both Horsetooth/Arctic Fox and Drake/ Illinois (874 feet 514 feet respectively from the nearest crosswalk) after a juvenile pedestrian was killed at these intersections. After the pedestrian crossing was removed from Ziegler I feel like we have been on borrowed time, I fear that the only way we may get a light back is if there is another tragedy, this time with one of the kids from my neighborhood name on it.
- It seems to be close to universally agreed upon that the "normal" location for the light/crossing would be Paddington and Ziegler, absent the 2010 decision which in some way impacts this.
- I think the original proposal for the light location should be a non-starter: this would still put the signal over 1500 feet from Mesa Verde and 900 feet from Grand Teton, both much further than the city has already set the precedent as reasonable to expect people to divert to find a safe crossing.
- Hidden Pond may be considered more reasonable (at 1000 feet and 400 feet) but it comes with the host of other problems and is objected to, at least in part, by all three neighborhoods it sounds like.
- Once the development plan is approved and the infrastructure is in place it will be difficult and costly to change. Why not put the light in the "ideal" location now while the developer is still playing ball so if the circumstances with English Ranch change down the road we have everything in place?
- Perhaps the city could respond to the developer that the light needs to be put in at Paddington and Ziegler for the reasons mentioned above, let them change or modify their existing plans accordingly? I may have missed it, but if there was a limited access to the commercial area of the development property at Carrick and Paddington

ITEM 5, CORRESPONDENCE 7

the impact to English Ranch would be close to nil, and yet it would provide a logical egress for vehicles to go northbound from the commercial development and possible the residential area behind. Then, if down the road Corbett is connected to the neighborhood and Paddington becomes a full “feeder” street the light is already in place.

Thanks for your consideration. Feel free to summarize the above.

CO'L

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 23, 2023 10:42 AM
To: Katie Claypool; Sharlene Manno
Subject: FW: [EXTERNAL] Ziegler-Corbett Overall Development Plan Major Amendment, MJA220004

Categories: P&Z

Additional public comment for the Ziegler-Corbett P&Z item.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Avram Eskin <eskinchiro@aol.com>
Sent: Thursday, March 23, 2023 10:22 AM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Ziegler-Corbett Overall Development Plan Major Amendment, MJA220004

Unfortunately we are unable to attend the meeting tonight. We would like to support the proposal by the English Ranch HOA to have the traffic light moved north on Ziegler to the Paddington and Ziegler intersection. This makes a lot more sense since it will now benefit all traffic moving through English Ranch, Woodland Park Estates, Hidden Pond and the new subdivision. If the traffic light is placed at Hidden Ponds and Ziegler it will make it even more treacherous to exit English Ranch and Woodland Park. Right now without a traffic light it is dangerous to walk across Ziegler and very difficult to drive across the intersection. Traffic comes steadily from the north since there is not a stop light at Horsetooth (just the roundabout) and the traffic from the south is also steady with vehicles driving north on Ziegler or exiting Front Range Village. If the light is placed at Paddington more vehicles will be able to move through that intersection. If the light is place at Hidden Ponds basically it only accommodates vehicles from the new development or Hidden Ponds, which is not that populated.

Thank you,
Avram and Belinda Eskin
4027 Mesa Verde St.
Woodland Park Estates

[Sent from the all new AOL app for iOS](#)

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 23, 2023 10:42 AM
To: Katie Claypool; Sharlene Manno
Subject: FW: English Ranch South HOA

Importance: High

Categories: P&Z

Additional public comment for the Ziegler-Corbett P&Z item.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Varn, Theresa - KIN <tvarn@psdschools.org>
Sent: Thursday, March 23, 2023 10:02 AM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] RE: English Ranch South HOA
Importance: High

Ryan,

We are so excited about the signal at Grand Teton/Paddington instead of Hidden Pond. Woodland Park Townhome owners are in!.

I am the President of the Woodland Park Townhomes if you ever need anything. My cell is 970-682-0498.

Thank you,

Theresa Varn

Office Manager
Kinard Core Knowledge Middle School
970-488-5405

From: Kathy Kulesa <tkulesa@msn.com>
Sent: Thursday, March 23, 2023 9:52 AM
To: Kathy Kulesa <tkulesa@msn.com>
Cc: Ryan Mounce <rmounce@fcgov.com>
Subject: Fw: English Ranch South HOA

Caution: This message was sent from outside of Poudre School District. Be sure you trust the sender before clicking links or opening attachments.

ITEM 5, CORRESPONDENCE 9

Hello friends and neighbors. Although the Woodland Park HOA board does not directly take action on things outside of the HOA Covenants we certainly encourage everyone to make their own voice heard if they wish to. Below is a communication from a member of the English Ranch South subdivision with a picture of the proposal they plan to present tonight at the city planning and zoning meeting. This is a counter proposal by the HOA to install the signal at Grand Teton/Paddington instead of Hidden Pond and would be possible due to their willingness to give an easement of land to the city for the access needed to the development. If you have opinions on this plan I encourage you to attend the meeting or send an email to Ryan Mounce with the contact info below.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com
Planning and Zoning Commission Meeting

Date

Thu, Mar 23 2023 6:00PM-9:00PM

Location

300 LaPorte Ave., 80521

From a member of the English Ranch South HOA board: The attached PDF is our HOA's proposal for a signalized intersection at Paddington/Grand Teton and Ziegler. You may or may not be aware that there is a Planning and Zoning meeting tomorrow night for the development just to the north of Target. We will be presenting this idea and hopefully there will be several neighbors from both English Ranch and Woodland Park Estates there.

Thank you, Seth Pickett

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 23, 2023 10:43 AM
To: Katie Claypool; Sharlene Manno
Subject: FW: Ziegler-Corbett Development Proposal

Categories: P&Z

Additional public comment for the Ziegler-Corbett P&Z item.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: pam starlingsnest.com <pam@starlingsnest.com>
Sent: Thursday, March 23, 2023 10:25 AM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Ziegler-Corbett Development Proposal

Dear Ryan,

I have just seen the proposal being put forward by the English Ranch HOA at tonight's hearing regarding a signalled intersection at Grand Teton/Paddington Rd. I heartily support this proposal and feel that it is far superior to the recommendation of a signalled intersection at Hidden Pond Rd., which is too close to the current signal at Council Tree.

As I have stated in my previous communications, Grand Teton/Paddington is not only a logical major entrance to both English Ranch and Woodland Park Estates, but it also provides safe access to Woodland Park Estates' elementary school and closest city park. Crossing Ziegler Rd. is a dangerous endeavor that is only becoming more treacherous with increased development along this corridor.

I hope that the city will approve this new proposal for a traffic light at the Grand Teton/Paddington Rd. intersection.

Thank you,
Pam Starling
3902 Grand Canyon St

Pam Starling

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 23, 2023 11:49 AM
To: Katie Claypool; Sharlene Manno
Subject: FW: [EXTERNAL] Re: Fw: English Ranch South HOA

Categories: P&Z

Additional comment for Ziegler-Corbett item at P&Z.

Thanks,

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Andy Poulsen <andy@poulsens.net>
Sent: Thursday, March 23, 2023 11:46 AM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Re: Fw: English Ranch South HOA

Hi Ryan,

I don't believe I will be able to make it to the meeting tonight, but this new proposal seems much better for English Ranch and Woodland Park (I live in WP).

As such, I would like to voice my strong support for this new proposal (with the easement from English Ranch South HOA).

Thanks so much for being willing to listen!

andy

Andy Poulsen | 970-481-1752 (call/text) | andy@poulsens.net

----- Original Message -----

Subject: Fw: English Ranch South HOA

From: Kathy Kulesa <tkulesa@msn.com>

To: Kathy Kulesa <tkulesa@msn.com>

CC: Ryan Mounce <rmounce@fcgov.com>

Date: 3/23/2023 9:51 AM

Hello friends and neighbors. Although the Woodland Park HOA board does not directly take action on things outside of the HOA Covenants we certainly encourage everyone to make their own voice heard if they wish to. Below is a communication from a member of the English Ranch South subdivision with a picture of the proposal they plan to present tonight at the city planning and zoning meeting. This is a counter proposal by the HOA to install the signal at Grand Teton/Paddington instead of Hidden Pond and would be possible due to their willingness to give an easement of land to the city for the access needed to the development. If you have opinions on this plan I encourage you to attend the meeting or send an email to Ryan Mounce with the contact info below.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com
Planning and Zoning Commission Meeting

Date

Thu, Mar 23 2023 6:00PM-9:00PM

Location

300 LaPorte Ave., 80521

From a member of the English Ranch South HOA board: The attached PDF is our HOA's proposal for a signalized intersection at Paddington/Grand Teton and Ziegler. You may or may not be aware that there is a Planning and Zoning meeting tomorrow night for the development just to the north of Target. We will be presenting this idea and hopefully there will be several neighbors from both English Ranch and Woodland Park Estates there.

Thank you, Seth Pickett

Katie Claypool

From: Ryan Mounce
Sent: Thursday, March 23, 2023 1:08 PM
To: Katie Claypool; Sharlene Manno
Subject: FW: [EXTERNAL] Ziegler, Corbett overall development plan major amendment, MJA220004

Categories: P&Z

Additional comment for the Ziegler-Corbett item.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

-----Original Message-----

From: Robert Schutzius <schutzius@yahoo.com>
Sent: Thursday, March 23, 2023 12:58 PM
To: Ryan Mounce <RMounce@fcgov.com>
Subject: [EXTERNAL] Ziegler, Corbett overall development plan major amendment, MJA220004

Mr. Mounce - our names are Robert and Trisha Schutzius and we are residents of the Woodland Park Estates neighborhood. We will not be able to attend this evening's meeting, but we did want to communicate our sentiments to you directly.

We strongly favor having the traffic light installed where Grand Teton and Paddington intersect Ziegler Road. As it now stands, those of us in the Woodland Park Estates neighborhood have no protected intersection to make a left turn onto southbound Ziegler or to safely cross the street. This will become an even bigger safety issue as the parcel north of Front Range Village gets developed.

I know that installing a light at this intersection will mean that the school district will no longer provide bus service to our neighborhood. However, in a few short years, many of these same children who now attend Linton Elementary School will be driving and will be forced to make unprotected left turns on the southbound in Ziegler. A very dangerous situation for inexperienced drivers.

I don't think that it makes any sense to install a traffic signal at Hidden Pond and Ziegler. Hidden Pond is a private road and people who do not live in the Hidden Ponds neighborhood are not allowed to have access to that road and that neighborhood. Traffic getting into an out of the Woodland Park Estates neighborhood is much greater.

I respectfully request that you consider the needs of those of us who reside in Woodland Park Estates. We desperately need a signal so that we can safely cross the street and make a left-hand turn on the southbound in Ziegler.

Sincerely,

Robert & Trisha Schutzius
(Shoot-zee-us)
720-269-9719
Schutzius@yahoo.com

Sent from my iPhone

From: [Ryan Mounce](#)
To: [Katie Claypool](#); [Sharlene Manno](#)
Subject: FW: Feedback on Ziegler-Corbett ODPMA MJA220004 (traffic light placement)
Date: Thursday, March 23, 2023 2:07:05 PM

Additional public comment on Ziegler-Corbett item.

Ryan Mounce
Planning Services
City of Fort Collins
970.224.6186 | rmounce@fcgov.com

From: Peter Melby <PMelby@greystonetech.com>
Sent: Thursday, March 23, 2023 1:47 PM
To: Ryan Mounce <RMounce@fcgov.com>
Cc: Melby Amanda <amelby@gmail.com>
Subject: [EXTERNAL] Feedback on Ziegler-Corbett ODPMA MJA220004 (traffic light placement)

Hi Ryan,

My wife, Amanda, and I have lived in the Woodland Park Estates neighborhood for the past 10 years. We are out of town and unable to attend the planning meeting tonight. We request that you strongly consider the proposal that will be presented tonight by the English Ranch South HOA regarding the traffic signal placement in Ziegler-Corbett ODPMA MJA220004. It seems to be the most common-sense solution for everyone to include the traffic signal at the intersection of Paddington and Grand Teton Place. The originally proposed placement will have a significant, negative impact on far more people than would benefit. We understand that the English Ranch covenants have prevented this from being the obvious choice and we appreciate their alternative solution to this matter.

While this is a planning issue to many of you, it's a daily issue for many of us. Over the past 10 years we have consistently remarked that the only thing we hate about our neighborhood is the increasingly difficult time we have getting out on Ziegler (our only exit road). Increased development in the area has made this treacherous and time consuming. We appreciate the additional patrolling we have seen, but it will continue to get worse without intervention. The placement of a traffic signal at Hidden Pond would make this immediately more challenging and less safe, especially as other developments are considered in areas north of us that will bring more traffic to the corridor. A traffic signal at the Grand Teton/Paddington intersection would make the entire area safer and preserve the quality of the neighborhood that we chose in 2013.

Woodland Park and English Ranch house many families with teenage drivers or children who will become teenage drivers. We are not alone in being terrified of our children having to learn to navigate such a challenging traffic setup.

I know you will hear many opinions on this. If you desire any further perspective, please e-mail us or call me at 303.808.2843 or Amanda Melby at 720.496.6750.

Thank you for your efforts in this.

Peter

Peter Melby | CEO
Greystone Technology

720.496.1372 (Direct)
303.757.0779 (Office)
www.GreystoneTech.com

Managed IT Services | Cybersecurity | IT Project Consulting | Web + App Dev | User Training

Planning & Zoning Hearing Attendance

March 23, 2023

Staff Attendance:

- ✍ Shar Manno – P&Z Secretary
- ✍ Katie Claypool – P&Z Admin
- ✍ Brad Yatabe - City Attorney
- ✍ Aaron Guin – City Attorney (virtual)
- ✍ Clay Frickey – Interim Planning Manager
- ✍ Paul Sizemore – CDNS Director
- ✍ Jenny Axmacher – Principal City Planner
- ✍ Arlo Schumann – Associate City Planner -online
- ✍ Em Myler – Development Liaison
- ✍ Megan Keith – Senior City Planner
- ✍ Ryan Mounce – City Planner
- Steve Gilchrest – Traffic (virtual)
- ✍ Sophie Buckingham – Engineering (virtual)
- ✍ Dave Betley – Engineering (virtual)

Commission Members – all in person

- Chair, David Katz
- Vice Chair, Julie Stackhouse
- Michelle Haefele
- Samantha Stegner
- Ted Shepard
- Adam Sass - Absent
- York

Hearing Attendees - Applicant Attendees

- Item 4 – N College MHP
 - pommiern@gmail.com – Natalia Pommier – INTERPRETER
 - Carlosej2003@hotmail.com – Carlos Johansen - INTERPRETER
- Item 5 – Ziegler/Corbett
 - Mike Walker
 - Jason Sherrill
 - Chris Beabout
 - Jason Claeyes
 - Matt Delich

Online
 Chris
 Dave x2
 David
 David Miller
 Deborah Carnahan
 * Irene Stein - Spoke
 Sharon
 Tina
 Tracey Rysman
 Steve Jenbrink - Spoke
 Jesse Olson
 Steve Kelley - Spoke
 Andrea Oberster
 Kim Clark
 Michelle
 Michelle Francis
 Kris
 Alison Morgan - Spoke
 * Linda - Spoke - Ginny Sims
 Cynthia Larington
 KMGH
 Marlene x2
 Melodee and Aug
 Shelby Mathis
 Jonth
 Kay
 Dave
 Mary Matteucci - Spoke
 Jek
 19702
 Tonika K.
 M.
 Tai
 Kathy Kulesa
 Quhl Wojahn
 Loral Ma honey
 Chuck
 Jiska Scott
 M.E.
 Tim + Stephanie Matthews
 R. Marquiss
 Daniel L.

**PLANNING & ZONING COMMISSION
Sign-In Sheet**

DATE: 3.23.23

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Gamet Zinika	Woodland Park		Ziegler
Geff Tunnel	Sunstone Dr.		Ziegler
Brad Crackmeyer			Ziegler
Dan Bartran			Ziegler
Stephen Clark	Hidden Pond		Ziegler
Tamera	Glacier		Ziegler
James King	Sunstone		Ziegler
Craig Kamsky	Mesa Verde		Ziegler
Josh Olson	Mesa Verde		Ziegler
Jenna Oetting			Ziegler

THIS IS A PART OF THE PUBLIC RECORD

Please contact Katie Claypool at 970-416-4350 or kclaypool@fcgov.com if you inadvertently end up with it. Thank you!

Public Comment on Ziegler/Corbett

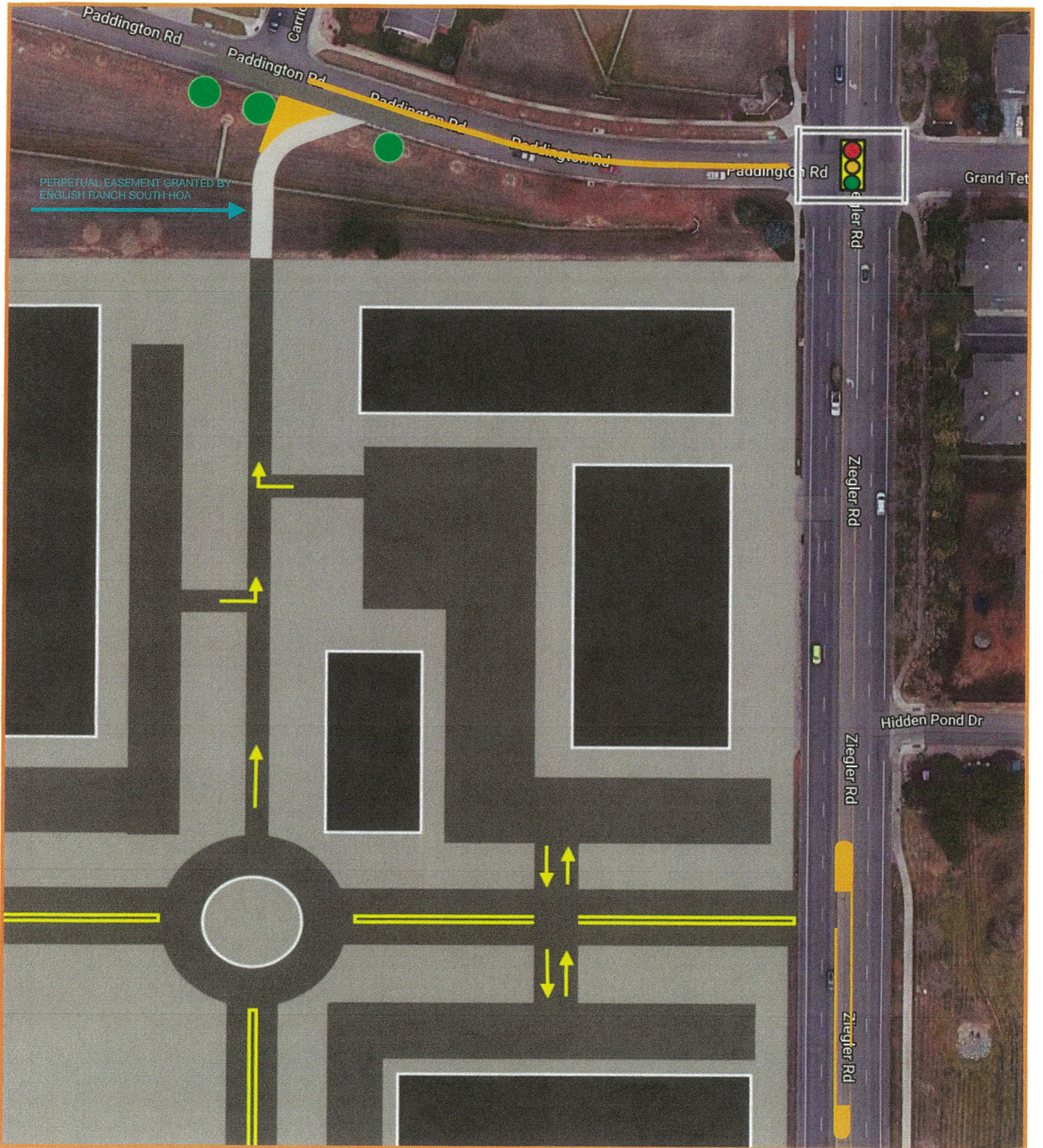
First Name	Last Name	Address	City	State	Zip	
Janet	Zuniga	4026 Mesa Verde St	Fort Collins	CO	80525	
Jeff	Janelle	2709 Sunstone Dr	Fort Collins	CO	80525	
Brad	Kreikemeier	3380 Hidden Pond Dr	Fort Collins	CO	80525	
Dan	Bartran	PO BOX 270855	Fort Collins	CO	80527	
Steve	Clarke	3405 Hidden Pond Dr	Fort Collins	CO	80525	
Tamara	Burnside	3902 Glacier Ct	Fort Collins	CO	80525	
James	King	2921 Sunstone Dr	Fort Collins	CO	80525	
Craig	Latzke	3908 Mesa Verde St	Fort Collins	CO	80525	
Sara	Olsen	3126 Mesa Verde	Fort Collins	CO	80525	
Deanna	Ortiz	3103 Zion Ct	Fort Collins	CO	80525	
Irene	Stein	4050 Kingsley Ct	Fort Collins	CO	80525	Online
Cindy	Simpson	2638 Stonehaven Dr	Fort Collins	CO	80525	Online

Jeff Ganello

This is the most recent iteration of an idea for the signal at Paddington and Ziegler. Of note is the fact that it does not require the widening of Paddington. An easement granted by the English Ranch Sough HOA will allow a roadway to be constructed across the existing detention pond. Only mild excavation would be required to maintain the current level of stormwater detention. The detention area would be bisected by this roadway, however, the installation of culverts will maintain normal stormwater levels. The sight triangle for the merge onto Paddington is ideal for a safe transition, particularly after the relocation of the trees highlighted in green.

One of the most important features of this design is the remote triggering of the traffic signal when a designated number of cars are in the queue for a northbound left turn into the proposed development. This would also create a break in traffic for residents exiting the Hidden Pond neighborhood southbound.

Lastly, one of the arguments against this design is that the distance from the merge to Ziegler is too short. It is in fact, the same distance as the space between Paddington and Hidden Pond Drive along Ziegler road. Both distances are approximately 395 feet.



PERPETUAL EASEMENT GRANTED BY ENGLISH RANCH SOUTH HOA



Paddington Rd

Paddington Rd

Paddington Rd

Paddington Rd

Paddington Rd

Grand Tet

Ziegler Rd

Ziegler Rd

Ziegler Rd

Hidden Pond Dr

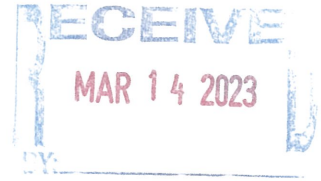
Ziegler Rd

Account #: FTC-003425

FORT COLLINS COLORADOAN

Invoice Text

Planning & Zoning Commission Regular Hearing March 23, 2023 6:01



STATE OF COLORADO
COUNTY OF LARIMER
AFFIDAVIT OF PUBLICATION

CITY OF FC-PLANNING-LEGAL ADS
281 N COLLEGE AVE

FORT COLLINS CO 80524

I, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper and that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the publication of said notice was contained in the issues of said newspaper dated on

03/07/23

that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

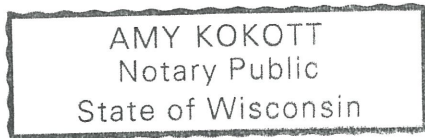
D. Roberts
Legal Clerk

Subscribed and sworn to before me, within the County of Brown, State of Wisconsin this 7th of March 2023.

Amy Kokott
Notary Public

6/30/2025
Notary Expires

Legal No.0005618291



Affidavit Prepared
Tuesday, March 7, 2023 8:55 am

Ad#:0005618291

P O :

This is not an invoice

of Affidavits: 1

Planning & Zoning Commission
Regular Hearing
March 23, 2023
6:00PM

Participation for this hybrid Planning and Zoning Commission meeting will be available online, by phone, or in person.

Public Participation (In Person): Individuals who wish to address the Planning & Zoning Commission in person may attend the meeting located in City Council Chambers at City Hall, 300 Laporte Ave.

Public Participation (Online): Individuals who wish to address the Planning & Zoning Commission via remote public participation can do so through Zoom at <https://fcgov.zoom.us/j/95758674874>. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 5:45 p.m. on March 23, 2023. Participants should try to sign in prior to 6:00 p.m. if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to address the Commission.

In order to participate:

Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone may improve your audio).
You need to have access to the internet.

City staff will manage the muting and unmuting of participants, and you may be asked to unmute yourself when it is your turn to speak.

If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (Phone): If you do not have access to the internet, you can call into the hearing via phone. Please dial: 253-215-8782 or 346-248-7799, with Webinar ID: 957 5867 4874.

The meeting will be available beginning at 5:45 p.m. Please call in to the meeting prior to 6:00 p.m., if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time – phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Commission.

Once you join the meeting: keep yourself on muted status. If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Documents to Share: If attendees wish to share a document or presentation, City Staff needs to receive those materials via email by 24 hours before the meeting. Please email any documents to smanno@fcgov.com.

Individuals uncomfortable or unable to access the Zoom platform or unable to participate by phone or in-person are encouraged to participate by emailing general public comments you may have to smanno@fcgov.com. Staff will ensure the Commission receives your comments. If you have specific comments on any of the discussion items scheduled, please make that clear in the subject line of the email and send 24 hours prior to the meeting.

As adopted by City Council Ordinance 143, 2022, a determination has been made by the chair after consultation with the City staff liaison that conducting the hearing using remote technology would be prudent.

- ROLL CALL
- AGENDA REVIEW
- PUBLIC PARTICIPATION

Individuals may comment on items not specifically scheduled on the hearing agenda, as follows:

- Those who wish to speak are asked to sign in at the podium if they are in person or use the raise hand function if they are on Zoom or on the phone.
- The Commission Chairperson will determine and announce the length of time allowed for each speaker.
- Each speaker should state their name and address and keep their comments to the allotted time.
- Any written materials should be provided to the Secretary for record-keeping purposes.
- In-person participants will hear a timer beep once and the time light will turn to yellow to indicate that 30 seconds of speaking time remain and will beep again and turn red when a speaker's time to speak has ended. Phone and Zoom participants will be told verbally when their allotted time has ended.

- CONSENT AGENDA

The Consent Agenda is intended to allow the Planning and Zoning Commission to quickly resolve items that are non-controversial. Staff recommends approval of the Consent Agenda. Anyone may request that an item on this agenda be "pulled" for consideration within the Discussion Agenda, which will provide a full presentation of the item being considered. Items remaining on the Consent Agenda will be approved by the Planning and Zoning Commission with one vote.

The Consent Agenda generally consists of Commission Minutes for approval, items with no perceived controversy, and routine administrative actions.

1. Draft Minutes for the P&Z January Regular Hearing

The purpose of this item is to approve the draft minutes of the January 25, 2023, Planning and Zoning Commission hearing.

2. CNG Shop Expansion MA

PROJECT DESCRIPTION: This is a request to expand the existing fleet maintenance facility adding a shop area for CNG fleet vehicles.

APPLICANT: Blake Visser

City of Fort Collins
300 Laporte Ave
Fort Collins, CO 80521

STAFF ASSIGNED: Arlo Schumann, Associate Planner

3. Thompson Thrift Annexation & Zoning

PROJECT DESCRIPTION: This is a request to annex and zone 3.743 acres of land located at 423 Spaulding Lane. The annexation is subject to a series of hearings including a (Type 2) Review and public hearing by the Planning & Zoning Commission and recommendation to City Council. A specific project development plan proposal is not included with the annexation application.

APPLICANT:

Peyton Carroll/Jacob Ross
Thompson Thrift Development Inc.
111 Monument Circle, Suite 1600
Indianapolis, IN 46204

STAFF ASSIGNED:

Jenny Axmacher, Principal City Planner

Megan Keith, Senior Planner

- DISCUSSION AGENDA

4. North College Mobile Home Park Rezoning

PROJECT DESCRIPTION: This is a City initiated request to rezone 32.8 acres from the Low Density Mixed-Use Neighborhood (LMN) and Service Commercial (CS) zone districts to the Manufactured Housing (MH) zone district. The rezoning is a continuation of City efforts began in 2020 to preserve and protect existing manufactured housing communities.

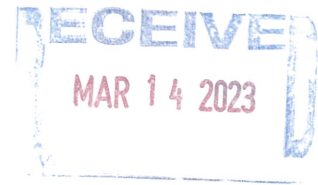
APPLICANT: City of Fort Collins

300 Laporte Ave
Fort Collins, CO 80521

STAFF ASSIGNED: Ryan Mounce, City Planner

5. Ziegler/Corbett ODP Major Amendment

PROJECT DESCRIPTION: This is a request for a Major Amendment to the Ziegler-Corbett Overall Development Plan (ODP) located southwest of the intersection of Ziegler Road and Paddington Road (parcel #s 8732000002, 8732400008, 8732000009). The original ODP, approved in February 2022, is a mixed-use project consisting of 400-700 residential dwelling units, a childcare center, and 50,000 square feet of commercial or community facility space. A major amendment is required to incorporate an additional enclaved parcel into the boundary of the ODP. No additional development is proposed; however, the boundary change creates an opportunity to



shift the site's primary access along Ziegler Road to align with Hidden Pond Drive and install a private traffic signal, which has implications for broader circulation patterns in the vicinity.

APPLICANT: Chris Beabout
Landmark Homes
6341 Fairgrounds Ave, Suite 100
Windsor, CO 80550

STAFF ASSIGNED: Ryan Mounce, City Planner

- OTHER BUSINESS
- ADJOURNMENT

Planning & Zoning Commission
Regular Work Session
March 10, 2023
Virtual Meeting
Noon-3:15 pm

Participation for this virtual Planning and Zoning Commission work session will be available online or by phone. Commission members and staff will be present in-person, but interested members of the public and applicant teams are strongly encouraged to participate via Zoom. No public comment is accepted during work sessions.

Public Attendance (Online): Individuals who wish to attend the Planning and Zoning work session via remote public participation can do so through Zoom at <https://fcgov.zoom.us/j/97348069501>. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 11:45 a.m. on March 10, 2023. Attendees should try to sign in prior to 12:00 p.m. if possible.

In order to attend:

Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone will greatly improve your audio).

You need to have access to the internet.

Keep yourself on muted status.

If you have any technical difficulties during the work session, please email kclaypool@fcgov.com.

Public Attendance (Phone): If you do not have access to the internet, you can call into the work session via phone. Please dial: 253-215-8782 or 346-248-7799, with Webinar ID: 973 4806 9501.

The meeting will be available beginning at 11:45 a.m. Please call in to the meeting prior to 12:00 p.m., if possible. Once you join the meeting, keep yourself on muted status. If you have any technical difficulties during the meeting, please email kclaypool@fcgov.com.

The March 23 Planning and Zoning Commission regular meeting will be held with both remote and in-person participation options. Information on remotely participating in the March 23 Planning and Zoning regular meeting is contained in the agenda for the March 23 meeting available at <https://www.fcgov.com/cityclerk/planning-zoning.php>.

Members of the public wishing to submit documents, visual presentations, or written comments for the Commission to consider regarding any item on the agenda must be emailed to smanno@fcgov.com at least 24 hours prior to the March 23 meeting.

TOPICS:

1. January 25, 2023 Hearing Draft Minutes
 2. CNG Shop Expansion MA (Schumann)
 3. Thompson Thrift Annexation & Zoning (Keith/Axmacher)
- Discussion:
4. North College Mobile Home Park Rezoning (Mounce)
 5. Ziegler/Corbett ODP Major Amendment (Mounce)

Policy and Legislation:

- East Mulberry Plan Progress (Keith)

Commission Topics:

- APA Planning Officials Training Series Part 9
- Upcoming Hearing Calendar (Sizemore)
- Commission Update (Sizemore)
- Public Engagement Updates (Myler)
- Transportation Board Liaison Update (Owen)

PROJECTED TIMES:

12:00 – 12:35

12:35 – 2:00

2:00 – 2:30

2:30 - 3:15

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Coloradoan
March 7, 2023

