

**Town of Timnath
Planning Commission
REGULAR MEETING
April 11, 2006
7:00 PM**

**This meeting will be held at Town Hall
4100 Main Street, Timnath, Colorado**

1. Call to order:

Chairman Raymond Wright called the meeting to order at 7:05 P.M.

a. Roll Call:

Planning Commissioners -

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| Chairman Raymond Wright | Y |
| Commissioner Russ Miller | Y |
| Commissioner Dick Weiderspon | Y |
| Commissioner Carl Elliott | Y |

Also present were Deputy Clerk Linda Griess, Town Planner Tim Katers, Corey Miller Cache La Poudre Irrigation, Tracy Kellums resident, Laura Ludwig TST, Robert Bisetti Serratoga Falls, Tom Dugan Pinecrest, John Donaldson Majestic, Kent Bruxvoort QED Associates

2. Discussion items:

a. Serratoga Falls – Final Plat Filing #1

Developer Robert Bisetti gave an over view of the proposed Serratoga Falls final plat. Showing the layout of the streets, landscaping and where the different water falls will be in the community. Resident Tracy Kellums asked how many different types of builders will be in the development. Robert Bisetti responded that there will be numerous builders in the area and the builders are OK with this strategy.

Town Planner Katers introduced the final plat which focuses on the northwest corner of the entire site; it also effectively creates Tracts A through E. Tract B (322 acres) will be the subject of future replats as the project develops in phases. This First Filing does not address the area where Prospect Road meets Deadman Lake and County Road 3 as that area will be addressed in future filings. No commercial land is platted in this filing.

The First Filing of Serratoga Falls is in conformance with the revised Preliminary plat as approved by the Town in March, 2006. The development is in substantial compliance with the land use code of Timnath.

Chairman Wright recommends to the Town Board the approval of the Final Plat for Serratoga Falls First Filing with the following conditions:

1. Resolution of all engineering issues to the satisfaction of the Town Engineer.
2. Revision of lot numbering scheme to reflect Blocks and Lots as required by code.

3. Changes in Landscape and Construction Plans to detail fire access at northwest corner of Filing.
4. Changes in Landscape and Construction Plans to detail park improvements in Tract A.
5. Recordation of all easements for Larimer and Weld, Rocky Mountain Pipeline, AT&T, Boxelder Sanitation District and Cache la Poudre Reservoir Company.
6. Applicant to work with residents near intersection of E. Prospect Road and LCR 3 to demonstrate vehicle headlight impacts of new Prospect roadway alignment.

Commissioner Elliott moves to recommend approval of the **Serratoga Falls – Final Plat Filing #1** to the Town Board. Commissioner Weiderspon seconds the motion. The motion passes unanimously by voice vote.

b. Article 2 – Land Use Code

Chairman Wright moved to start the review of the Land Use Code with the commissioners. After extensive discussion the Commission recommended the following revisions to the Final Edit Draft of Article 2. Replaced or deleted words in *italics*, new language in **bold**.

Section 16.2.2 Vision and Intent

- E. replace *and either* with **or**

Section 16.2.4 Design elements

- Delete all of 1. *Compact urban growth*

Section 16.2.5 Compact urban growth

- Rename section title to **Urban growth area**
- A. Intent: Replace first sentence with text from **B.1: Growth Management Area**

Management Area

- B. Delete "s" from Provisions in title

Section 16.2.5

- B.2. Rename as B.1: Town Structure: add the word **compatible** in last sentence after "revitalized by"

16.2.8 Streets

- B.6. Replace *Board* with **Town**

16.2.9 Parking

- D.2.b. Add **or edge of right-of-way whichever is more restrictive** to end of sentence.
- F.3. Replace *both* with **a**, delete "s" from the word wheels

16.2.10 Sidewalks, multi-use pathways and trails

- A. Intent: add **equestrians** after the word bicycles
- B.2. Sidewalks required: add the following sentence; **Trails may be substituted for sidewalks as appropriate, at the discretion of the Town.**
- B.3. Replace *Board* with **Town**
- B.9. Replace *Board* with **Town**

- B.10. Add **unless otherwise authorized by the Town** to the end of the second sentence.

16.2.12 Parks and open space

- B.6. delete *educational signs*
- B.7. replace *Board* with **Town**

16.2.14 Public sites and dedication requirements

- 2.B.d. Revise to read as follows: **All fees-in-lieu of dedications are to be paid at issuance of any Building Permit.**

- C. misnumbered item; revise to read as **3**, not *C*
- C.1. delete dashed line between 100 and year

16.2.15 Landscape Design

- Renumber #2 and the following numbered sections
- Current #3: New buildings and paved areas; Add new letter "b": **A minimum of 60% live materials must be planted within the front yard setback.**
- Current #5: Irrigation; revise letter "b" to read: **Required landscaping in all developments except for single-family residential areas shall be irrigated with a permanent irrigation system which contains moisture sensors.**
- Current #6: to be moved to: B. Landscaping Design Standards, Section 2: Business/commercial, etc.
- E. Prohibited plant materials list: replace *are prohibited* with **shall not be planted** in title

16.2.17 Fences and Walls

- B.3. Replace *Board* with **Town**

16.2.18 Residential Architecture

- C.1. add new third sentence: **Residential architecture along arterial streets shall be 4 sided.**
 - Renumber from #3 on (missing #2)
 - C.3. Roofs: add **at least a** before 4:12
- D.1. add sentence: **For custom residential home projects, architectural design guidelines may be submitted and approved in lieu of a block diversity plan at the discretion of the Town.**
 - E. add **townhomes** to title of section

16.2.19 Commercial and industrial architecture

- B.6. add to end of section: **unless otherwise approved by the Town.**
- E.4. add new #ii. **pilasters**

16.2.20 Lighting

- 3. add new sentence at end: **Alternative lighting styles may be approved subject to Town approval.**

16.2.21 Environmental considerations

- B.1.a. add **jurisdictional** before "*wetland*"

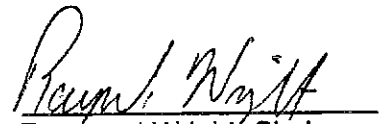
Commissioner Russ Miller made and approved a motion to recommend adoption of the Article 2 – Community Design Principles, Final Edit Draft dated March 24, 2006 to the Board for its approval with the changes noted above. Commissioner Dick Weiderspon seconded the motion. The motion passes with a unanimously by voice vote.

3. Other Business:


4. Adjournment

Commissioner Miller made a motion to adjourn the meeting. Commissioner Weiderspon seconded the motion. The motion passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at 9:50 p.m.




Raymond Wright, Chairman

ATTEST:


Linda Griess, Deputy Town Clerk