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 -
   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,
   Korey 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
- 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 #8: 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 Weiderson 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 Weiderson seconded the motion. The motion passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at 9:50 p.m.

ATTEST:

[Signature]
Linda Griess, Deputy Town Clerk

[Stamp]
TOWN OF TIMNATH
COLORADO

[Signature]
Raymond Wright, Chairman