

**Town of Timnath  
Planning Commission  
Regular Meeting Minutes  
April 22, 2008  
7:00 p.m.**

**1. Call to Order**

Chairman Wright called the meeting to order at 7:02 p.m.

<b>a. Roll Call</b>		
Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y
Alt. Commissioner	Susie Saunders	Y

Community Development Coordinator Linda Griess, Community Development Director Linda Martin, Town Planner Karen Bryant, Public Information Officer Kyle Boyd

**2. Amendments to Agenda**

- a.** There are no amendments to the agenda.

**3. Consent Agenda: Minutes**

- a.** Minutes: March 25, 2008

Commissioner Carl Elliott made a motion to approve Minutes from the March 25, 2008, meeting. Commissioner Dick Weiderspon seconded the motion. Minutes were approved unanimously by voice vote.

**4. Business & Discussion Items**

**a. Discussion/Possible Motion: Comprehensive Plan Housing Component Goals and Objectives.**

Town Planner Karen Bryant presented to the Commissioners the request of adding Housing Component to the Comprehensive Plan. Currently, the Town of Timnath's Comprehensive Plan does not address specific housing goals with regard to type, style etc., it only mentions housing as part of goals and objectives and is vague when it is mentioned. With the amount of growth that the Town is experiencing staff feels that it is important to add a housing component to the Comprehensive Plan.

Staff is looking for direction from the Planning Commission on what the goals and objectives of the housing component should be included.

Commissioner Elliott is strongly opposed to any kind of apartment buildings in the "Old Town" perimeter. He also feels strongly that no apartment buildings will fit into the open space environment. Commissioner Weiderspon also agrees with no apartment bldgs in old town. Commissioner Miller and Chairman Wright are in favor of adding condominiums, duplexes to the Timnath environment.

Commissioner Cody Speaker stated he is not as concerned about the type of houses that will be built in Timnath, he feels that the market will drive what price range of houses will come into the town.

Duplexes (8-plex's), Condominiums, are the lowest in the housing market that the Commissioners are willing to approve. Life stage housing and realistic houses will be an on going discussion with the Commissioners and how to approach getting these into Timnath.

**b. Discussion: Sign Code Update**

Town Planner Bryant addressed the Commissioners with the Town of Timnath's current sign code which was adopted in 2002, as part of the Land Use Codes. Overall the sign code is a useable document that allows the Town to regulate signage to ensure the high quality and standards that Timnath strives for while still allowing flexibility for creativity. However, the sign code has limitations with regard to allowed signage amounts and type based on the zoning district and type of development. The current sign code does not address certain issues that as Timnath continues to grow will become a problem and could result in signage that does not fit with the character and vision that the Town has. Staff is requesting that the Sign Code be updated to address these issues at this time while the amount of development, specifically commercial and retail, is limited. This will allow the Town to be proactive and prevent the problems that signage issues, can cause in a municipality as opposed to being reactive and trying to correct problems at a later date.

Staff has broken the sign code update into two (2) parts for clarity and ease of review. The first is the general parts of the sign code dealing with administration, enforcement and standards that are uniform across the zoning districts and different types of developments; this part is mostly comprised of the current sign code with minor changes. The second section will include the new sections that deal with the specific types of development sign regulations.

The major changes to the general sign code sections are:

1. Additions of the following sections: **Applicability and General Sign Regulations.**
2. Removal of the section **Sign Standards by Zoning Districts**

Discussions on the update of the Sign Code will continue.

**5. Reports**

**a. Community Development Director:**

Downtown Core Visioning Project - Britina: Stakeholders meeting will be in the next couple of weeks.

**b. Town Planner**

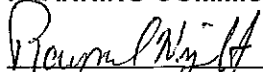
**c. Current Projects:**

1. Timnath South/Ranch: Club House and Pool
2. Serratoga Falls: 2<sup>nd</sup> Phase Filing
3. Wild Wing Final Landscape Plan
4. Riverbend Project: Annexation, Initial Zoning and Sketch Plan
5. Mountain Range Storage Facility

**Adjournment**

- a. Commissioner Dick Weiderspon moved to adjourn the meeting. Commissioner Russ Miller seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **8:44 p.m.**

**TOWN OF TIMNATH  
PLANNING COMMISSION**

  
Raymond Wright, Chairman

ATTEST:

  
Linda Griess, Community Development Coordinator