

**Town of Timnath
Planning Commission
Regular Meeting Minutes
April 24, 2007
7:00 p.m.**

1. Call to Order

Chairman Raymond Wright called the meeting to order at **7:04 P.M.**

a. Roll Call

Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y
Alternate Commissioner	Susie Saunders	Y

Also present were, Acting Town Clerk Linda Griess, Town Planner Tim Katers, Town Manager Rebecca Davidson, Danny Byerly, Sheri Jensen, Mark Tingey, Martin Landers, Theresa Evans, Allyson Schafer, Jim Schafer, Sandy Allen, William Smith

2. Amendments to the Agenda

There are no amendments to the agenda.

3. Minutes

a. Minutes from March 27, 2007 and April 10, 2007

Commissioner Weiderspon made a motion to approve the minutes from March 27 and April 10. Commissioner Speaker seconded the motion. The motion was passed unanimously passed by voice vote.

4. Business and Discussion Items:

a. Public Hearing/Continued to May 22: Comprehensive Plan

Town Planner Katers reported to the Commissioners that the Town has been working with HNTB (Martin Landers) on an expansion of the Growth Management Area north of Colorado Highway 14. Planner Katers also updated the Commissioners that there have been two public meetings on this project and Mr. Landers is prepared to update the Commissioners on the status of the project.

Chairman Wright opens the Public Hearing at **7:08 pm**.

No exhibits or referrals were presented at this time.

Martin Landers presented the project status to the Commissioners.

Public Comments: Sandy Allen 6932 Cty Rd expressed her appreciation to the Commissioners on how quickly everything has been done.

Staff Request: continue meeting until May 22 where there will be a joint meeting with the Town Council.

Chairman Wright made a motion to continue the Hearing to May 22. Commissioner Elliott made a motion to continue with a joint meeting. Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

Chairman Wright closes the Hearing at 7:18 pm.

b. Public Hearing/Possible Motion: Preliminary Plat – Wild Wing

Planner Katers addressed the Commissioners that they need to make recommendations based upon information presented within the Hearing.

1. Chair opens Public Hearing on Preliminary Plat of Wild Wing Subdivision at 7:19 p.m.

2. Staff enters exhibits into the record Exhibits A-F

Exhibits A - Mailing Affidavit

Exhibits B – Posting Affidavit

Exhibits C – Publication Affidavit

Exhibits D – Fee Affidavit

Exhibits E – Referral Responses

Exhibits F – Preliminary Plat

3. Applicant testimony – Danny Byerly gave a short overview of the site plan and the preliminary plat.
4. Staff testimony – Planner Katers went through the list of conditions involved in the preliminary plat with the Commissioners.
5. Public testimony – William Smith across from Lot 3 – concern on the equestrian trail and was asking if everyone will be able to access the trail, the answer is yes, everyone will be able to access it. The trail will be located at the south and west sides of the Wild Wing development along the Reservoir. Cty Rd 42E will be completed and paved.
6. Chairman Wright closes Public Hearing on Preliminary Plat of Wild Wing Subdivision at **8:10 pm.**

Commissioner Weiderspon made a motion to move to recommend approval of the Wild Wing Subdivision Preliminary Plat with the following conditions:

- Revise trail easement widths to 12 feet
- Revise land use table to reflect trail easement dedication to Town
- Show lot easements at back and side of residential lots on Final Plat
- List proposed landscape planting totals and plant material ratios
- Letter from Cache la Poudre concerning a 100 year event

Commissioner Elliott seconded the motion. The motion passed unanimously by voice vote.

c. Discussion/Possible Motion: Temporary Club House – Harmony Subdivision

Planner Katers went over with the Commissioners the request for a Temporary Club House at the Harmony Subdivision. The Timnath Land Use Code does not include a provision for "Temporary Uses". Staff is bringing the provision for "Temporary Uses" forward in the Code revision that is in progress.

Commissioner Elliott made a motion to pass and grant a Temporary Use for a period of one year, renewable annually by administrative action for the Harmony Golf Course Clubhouse/Golf Shop at 4176 Club Drive. Commissioner Weiderspon seconded the motion. The motion passed with 3 yes votes and 2 no votes.

4. Other Business

- a. Oath of Office was given to Susie Saunders
- b. Commissioner Speaker moved to table the Work Session on Code revisions. Commissioner Elliott seconded the motion. Motion passed unanimously by voice vote.

5. Adjournment

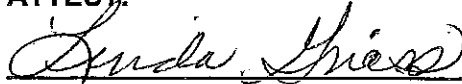
Commissioner Elliott made a motion to adjourn the meeting. Commissioner Speaker seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at **8:45 P.M.**

TOWN OF TIMNATH



Raymond Wright, Chairman

ATTEST:



Linda Griess, Acting Town Clerk