

**Town of Timnath
Planning Commission
Regular Meeting Minutes
August 14, 2007
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at 7:05 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
Alt. Commissioner	Susie Saunders	Y

Town Manager Becky Davidson, Acting Town Clerk Linda Griess, Community Development Director Linda Martin, Jim Birdsall

2. Amendments to Agenda

a. There are No amendments to the agenda.

3. Minutes

a. Minutes from June 12, 2007

Commissioner Weiderspon made a motion to approve the minutes from June 12, 2007 Planning Commission Meeting. Commissioner Miller seconded. The motion passed unanimously by voice vote.

4. Business & Discussion Items

a. **Discussion/Public Hearing: Timnath Ranch – Filing #4 Replat**

Community Development Director Linda Martin addressed the Commissioners with the request of a replat of the Industrial Lots in the Timnath Ranch Subdivision. Third Filing requested five lots to be zoned Industrial-1/Light. Through this Replat/4th Filing, a request for 11 Lots zoned Industrial-1/Light is being made. This request is to accommodate market-driven changes to the lot sizes and to accommodate the Town of Timnath's Public Works Building Site. The access to Larimer County Road 3 remains unchanged. The internal road, Goodman Drive has been modified to provide access to each lot. The drainage and utility concepts have been modified to accommodate the lot configuration.

Chairman Wright opens the Public Hearing at 7:08 PM

Public Comments: Jim Birdsall gave an overview of the 4th filing of the Timnath Ranch Industrial Site.

No Public Comments

Closed Public Hearing at 7:15 PM

Commissioner Elliott made a motion to send a **recommendation to the Town Council to approve the replat application for Timnath Ranch 4th Filing.** Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

b. **Discussion/Possible Action: Site Plan for Town of Timnath's Public Works Building**

Community Development Director Linda Martin reviewed with the Commissioners the site plan for the Town's Public Works Building. The site has been reviewed by Staff and found to be in compliance with the Town Land Use Code with the following stipulations that are approved by the

Town Council at the August 8, 2007 meeting. These stipulations are based upon financial constraints of the Town Budget. All stipulations are to be met by October 31, 2009.

The stipulations are: **Parking Lot** – The parking lot area from the front façade of the building to the street area is to be paved by early next year. The remaining parking lot area will be paved by October 31, 2009.

Landscaping: The landscaping from the front façade of the building to the street area is to be completed by early next year. The remaining landscaping is to be completed by October 31, 2009.

Building Massing and Form: Section 16.2.19.F.1.b.ii. "Large, square "box-like" structures are prohibited. Architectural elements with smaller forms stepping outwards and down are permissible." The Town Council waived this item in order to bring the cost of the building within Town Budget.

Commissioner Speaker is recommending a motion to approve the Town's Public Works Building Site Plan with the Town Council stipulations regarding the Parking Lot, Landscaping and Building Mass. Commissioner Elliott seconded the motion. The motion passed unanimously by voice vote.

5. Other Business

- a. Town Manager Davidson updated the Commissioners on the upcoming WiFi. The Town should see WiFi installed by mid Dec. Old Town will be wireless by the end of the Year.
- b. Town Manager Davidson updated the Commissioners with the news on Comcast Cable franchise which has been approved. Cable will be available within 6 months.


6. Adjournment

a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Miller seconded. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **8:10 p.m.**

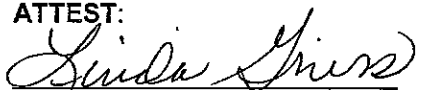
COMMISSIONERS MOVE INTO A WORKSESSION:

**LAND USE CODES: CHAPTER 16
ARTICLE 5, VESTING PRO RIGHTS
ARTICLE 6, ENFORCEMENT
ARTICLE 8, FLOOD REGULATIONS**

**TOWN OF TIMNATH
PLANNING COMMISSION**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Acting Town Clerk