

**Town of Timnath
Planning Commission
Regular Meeting Minutes
Feb 12, 2008
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at **7:04 PM**.

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

Community Development Coordinator Linda Griess, Community Development Director Linda Martin, Town Planner Karen Bryant, Information Officer Kyle Boyd, Kay Hartley, David Hartley, Tony Meza

2. Amendments to Agenda

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

3. Consent Agenda: Minutes

- a. Minutes from Jan 22, 2008**

Commissioner Weiderspon made a motion to approve the minutes for Jan 22, 2008.
Commissioner Miller seconded the motion. The motion passed unanimously by voice vote.

4. Business & Discussion Items

- a. Public Hearing/Possible Action**

Chairman Wright opens the Public Hearing at 7:05 PM

Staff Presentation: Community Director Linda Martin presented to the Commissioners the requests and inquiries that the town has received in rezoning the properties along Main Street north of Alpine Cabinets. The requests have included:

- Dentist Office
- Mortgage Loan Office
- Attorney Office
- Sandwich Shop/Deli
- Bakery
- Real Estate Office
- Coffee Shop

Our current R-1 zoning allows:

- Single Family detached dwellings
- Accessory Buildings
- Home Occupations
- Safe Houses
- Child Care Homes
- Churches
- Schools
- Limited Recreation and Community Facilities

According to the property owners and/or realtors for the two properties currently for sale in this area, both would have been sold and been occupied by now had we allowed some of the uses above. Many conversations evolved into a discussion of whether Timnath desires the area to become a rental area versus a home ownership/occupied or mixed home ownership/business area.

In discussions with various realtors, this area seems to be a favorable area for a zoning category similar to our "B" or Business zoning.

The Business zoning allows:

- All housing types except for Single Family Dwelling Units
- Artisan and photography studios and galleries
- Bed and Breakfasts
- Boarding and Rooming Houses
- Child Care Centers
- Community Facilities
- Convenience shopping and retail establishments
- Health and membership clubs
- Limited indoor recreation establishments
- Lodging establishments
- Medical and Dental Offices and clinics
- Open air farmers' market
- Personal and business service shops
- Professional offices, financial services
- Public facilities with business offices, no repair or storage facilities
- Restaurants – standard and fast food without drive-through facilities
- Small grocery stores
- Tourist facilities

Essentially, a continuation of the "B" zoning North along Main Street would allow for the uses desired by current economic pressures.

Chairman Wright asks for any public comments: Mr. David Hartley, 1124 Deercroft Ct., north of the school, asked can this property still remain residential, also, if a business goes in and does not make it can it go back to being a residential property? Director Martin indicated that the property could go back to being residential.

Planning Commissioners questions and comments: Commissioner Elliott is questioning why there is nothing on the east side of Main Street. Director Martin stated that this land is in the County and not currently annexed to the Town. Chairman Wright asked the question concerning the property north of the elementary school, the back lots of the property will they be affected by this rezoning? Director Martin stated that those properties are still in the county, not yet annexed to the Town, so the rezoning will not affect them.

Chairman Wright closed the Public Hearing at 7:18 pm

Commissioner Elliott made a motion to recommend approval of the rezoning to the Town Council, from R-1 to B zoning, of parcels identified in Exhibit B. Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

5. Reports

- a. **Community Development Director:** Introduced new Town Planner, Karen Bryant to the Commissioners

Timnath Farms North: Russ Miller, Ray Wright and town staff had a meeting with the Developer and discussed the Water issues with this development and how it might affect the water tables in Timnath.

Timnath South/Ranch: Reviewing Club House and Pool Area – Staff had a meeting with Timnath South/Ranch representatives and discussed the proposal on the Club House and Pool area. Developers were given action items to fix and will be coming back to Staff for more review and update, before presenting to the Planning Commission.

Serratoga Falls: 2nd Phase Filing – Staff had a meeting earlier this week to discuss Serratoga Falls 2nd filing. There were some issues with the Engineers and as soon as these are resolved we will bring this filing before the Commissioners

Sign Code - Staff will be having a meeting with all Developers to discuss changing the code on residential development signs. Secondly, the posting of public notices on the property site for public hearing will now become the developer's responsibility.

Downtown Core Visioning Project – Staff has been interviewing for this project and have selected a company to do this project. The plan is to take 3 months.

b. **Planner – Karen Bryant**

6. **Adjournment**

a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **8:03 PM**.

TOWN OF TIMNATH
PLANNING COMMISSION


Raymond Wright, Chairman

ATTEST:


Linda Griess, Community Development Coordinator