

**Town of Timnath
Planning Commission Minutes
February 28, 2006**

1. Call to Order

Chairman Raymond Wright called the meeting to order at 7:03 p.m.

a. Roll Call

Chairman Raymond Wright	Y
Commissioner Russ Miller	Y
Commissioner Rose Moon	N
Commissioner Dick Weiderspon	Y
Commissioner Carl Elliott	N

Also present were Deputy Clerk Linda Griess, Town Planner Tim Katers, Town Administrator/Town Engineer Becky Davidson, and Larimer County resident Jim Hebbeln.

Amendments to the Agenda

There were no amendments to the agenda.

2. Minutes

Commissioner Miller made a motion to approve the January 25, 2006 Planning Commission minutes. Commissioner Weiderspon seconded. Motion passed unanimously by voice vote.

4. Discussion Items :

a. Discussion of Citizens Vision for Housing

Planner Katers opened the discussion on the handouts of the "vision for housing". Town Administrator Davidson explained that the handouts are pictures of what some citizens could possibly like or recommend. The handout shows different ways to arrange housing on a lot/acreage. All Commissioners were in agreement with tabling this discussion at this time.

b. Re-Plat Filing #1 Harmony

Planner Katers introduced the re-plat for Harmony explaining that the final grading within the Harmony Subdivision has led to a request for the resubdivision (re-plat) of a portion of Filing #1. The Town is being asked to consider the re-plat of lots 66, 67, 68 and Tract B in Filing #1 due to the final grading of the golf course and associated slopes behind these 3 lots.

At the February 1, 2006 Town Board Meeting, the Timnath Board waived certain provisions of the land use code and allowed this re-plat to proceed directly to the "Final Plat" phase without posting, notice, publication or referral to other agencies. Staff has reviewed this small re-plat and recommends that it be approved by the Planning Commission.

Commissioner Weiderspon made a motion that the Town Board direct applicant and staff to complete the re-plat of Harmony Subdivision First Filing, Lots 66, 67, 68 and Tract B, including recordation at Larimer County, with the following conditions:

1. Title to be changed to "Re-plat of Harmony Subdivision First Filing", and
2. Title change to be reflected in Surveyors Certificate and Dedication Certificate.

Commissioner Miller seconded the motion. The motion passed unanimously with a voice vote.

5. Other Business

No other business.


6. Adjournment

Commissioner Weiderspon made a motion to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously on voice vote. Chairman Wright adjourned the meeting at 7:11 p.m.

The Commissioners moved into the Work Session to discuss/review **Code Revision–Chapter 2.**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Deputy Clerk