

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

1. Call to Order

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

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 Manager Becky Davidson, Attorney Brittany Scantland, Del Miller, M. Vandegraaf, Denise Fisher, Jon McDaniel, Robert Scrivner, Pat Alger, John Tshutte Jerry Gloss, David Tschutte, Danny Byerly, Jim Feeham, Harold & Sharon Waag, Jim Jones, Michael Bird, Mitch Black, Tom Brinkman

2. Amendments to Agenda

a. There are no amendments to the agenda.

3. Consent Agenda: Minutes

a. Minutes: Nov 13, 2007 and Jan 8, 2008

Commissioner Weiderspon made a motion to approve Minutes from the Nov 13, 2007 and Jan 8, 2008 meetings. Commissioner Elliott seconded the motion. Minutes were approved unanimously by voice vote.

4. Business & Discussion Items

a. Public Meeting/Possible Action: Sketch Plan for Timnath Farms North

Community Development Director Linda Martin addressed the Commissioners with the Sketch Plans for Timnath Farms North, the Commissioners are to work collaboratively with the applicant to ensure all development is consistent with the community's goals and that important issues are identified early in the process. Director Martin listed comments to the Commissioners that need to be regarded:

1. The land use mix within the project conforms to Town's Zoning District Map and the Land Use Map and furthers the goals and policies of the Comprehensive Plan and Trails Plan including:
 - a. The proposed development promotes Timnath's small town and rural character
 - b. Proposed residential development adds diversity to the Town's housing supply
 - c. Proposed commercial development will benefit the Town's economic base
 - d. Parks and open space are incorporated into the site design
 - e. The proposal protects the Town's environmental quality
 - f. The development enhances cultural, historical, educational and/or human service opportunities.
2. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.

3. The utility and transportation design is adequate, given existing and planned capacities of those systems.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
5. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Timnath according to Town goals.

Developer Tom Brinkman presented to Commissioners the Timnath North Sketch Plans. The following questions/concerns were discussed with the Developer:

An e-mail from a concerned citizen was discussed at length:

- a. How is the current zoning going to affect the Parkway and the Commercial areas?
Developer does not know what they are going to do with this land/area for at least 2 to 3 years.
- b. Where is the rec. center going to be located? Suggestion was to locate it by one of the Parks. There was no further discussion on this.
- c. The concern was raised regarding Timnath residents not losing value of their property and structures as a result of this development were discussed. Developer stated that there will be short term growing pains with any new development. Timnath Farms North is very interested in working with residents and understanding their concerns and will look at any suggestions. The concern on car lights shinning in other peoples homes has been addressed and the Developer stated that car lights will shine into residential property BUT will not shine in their homes.

Water and water rights were discussed. Developer stressed to Residents that ground water and water flowing to ponds will not be affected by this project. This development is not taking any water from residents. The developer wanted to let residents know they are working with a Water Rights attorney and are very aware of the concern with water in Timnath and this development. It was mentioned the Greeley water line requires a 100' undevelopable easement. Commissioner Miller asked questions about the water table.

Resident Del Miller asked the question: Will the Commercial Area cause the existing Town to lose its Rural and Historic atmosphere? Developer stated that they do not know what is going to happen at this time with the Commercial area and that the timing could be 2 – 3 years. The Developer will keep everyone posted and will hold general meetings in the future in respect to the parcels adjacent to existing Timnath.

On the status of Equestrian Trails, it was noted that there is no room for housing horses in this development.

Is this development going to be another Stapleton? Mr. Brinkman stated this is going to be a very different community development.

Community Director Martin suggested when the Developer brings in the Preliminary Plat, the developers will bring in a detailed study on Water and drainage. Mr. Brinkman restated that no water rights are being violated with this development. They are planning to develop homes with basements due to the concern that in this market, homes will not sell without basements.

Commissioner Elliott asked how many homes will be in this development. The development annexation was zoned for 1,627 homes. The current proposal has 1041 single family dwelling units.

Motion to approve the Timnath North Sketch Plan with the following conditions: 1) approval is contingent upon the Timnath Town Council approving the Land Use Code amendment allowing Single Family Dwellings as an allowed use in the Business zoning; and 2) approval is contingent upon staff review of the water table issue; and 3) approval is contingent upon staff review of Sugar Trail at Main Street. Commissioner Weiderspon made the motion. Commissioner Elliott seconded the motion. The motion passed unanimously.

b. Discussion/Possible Action: Wild Wing Patio Homes and Diversity Code

Community Director Linda Martin addressed the Commissioners with the request from Wild Wing to present their plans for Patio Homes and the Town's diversity code: the same residential model with the same architectural style shall not be placed adjacent to each other or directly across the street from one another.

Developer Danny Byerly presented to the Commissioners the Patio Homes Designs.

Motion to support the Wild Wing Patio Home diversity effort and intent without changes was made by Commissioner Weiderspon. Alternate Commissioner Saunders seconded the motion. The motion passes unanimously by voice vote.

5. Reports

- a. Community Development Director: No updates to review

Timnath Farms North: Preliminary Plat

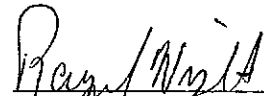
Timnath South/ Ranch: Reviewing Club House and Pool area

Serratoga Falls: 2nd Filing, Final Plat

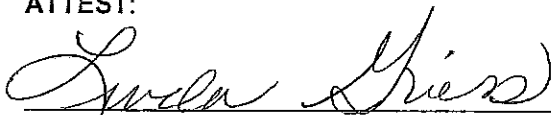
6. Adjournment

- a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Elliott seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at 9:17 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION


Raymond Wright, Chairman

ATTEST:


Linda Griess, Community Development Coordinator