

**Town of Timnath
Planning Commission
Regular Meeting Minutes
January 23, 2007
7:00 p.m.**

1. Call to Order

Chairman Raymond 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
Alternate Commissioner	Tracy Kellums	N

Also present were Town Planner Tim Katers, Acting Town Clerk Linda Griess, Community Development Director Linda Martin, Town Manager Rebecca Davidson, Jim Birdsall, Tim Kemp,

2. Amendments to the Agenda

There are no amendments to the agenda.

3. Minutes

a. Minutes – Jan 9, 2007, Planning Commission Meeting,

Commissioner Weiderspon made a motion to approve Minutes from the Jan 9, 2007 meeting. Commissioner Elliott seconded the motion. Minutes were approved unanimously by voice vote.

4. Business and Discussion Items:

a. Timnath Ranch Filling 3 Final Plat

Planner Katers updated the Commissioners with the upcoming Plat discussion.

Developer Jim Birdsall presented to the Commissioners the Timnath Ranch Filling #3 Final Plat for tracts A & C.

Commissioner Elliott makes a motion to recommendation to the Town Council to approve the Timnath Ranch Filing # 3 Final Plat with the following conditions:

1. Address engineering, legal and planning staff comments as appropriate.
2. Develop Subdivision Improvement Agreement for public improvements on Filing #3.

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

b. Timnath Ranch Re-zoning – Public Hearing

1. Chairman Wright opens the Public Hearing on the re-zoning of Timnath Ranch at 7:20 p.m.

2. Staff enters **exhibits A- G** into the record

Exhibit A: Mailing Affidavit

Exhibit B: Posting Affidavit

Exhibit C: Publication Responses

Exhibit D: Fee Affidavit

Exhibit E: Referral Responses

Exhibit F: Current Zoning Map

Exhibit G: Proposed Zoning Map

3. Applicant testimony – Jim Birdsall gave an overview of the re-zoning map to the Commissioners. Timnath Ranch is proposing the zoning changes so that the zoning is consistent with the subdivision parcels and their intended uses.

4. Staff testimony - Staff gives this re-zoning a clean recommendation.

5. Public testimony – no public testimony

6. Chairman Wright closed the Public Hearing on the re-zoning of Timnath Ranch at 7:30 p.m.

Commissioner Elliott makes a motion to recommend to the Town Council the approval of the re-zoning of Timnath Ranch with no conditions. Commissioner Speaker seconded the motion. The motion was passed unanimously by voice vote.

c. OTB – Old Town Zone District

Planner Katers opened the discussion on the OTB and what the Commissioners concerns and consensus will be and what is proposed to discuss with the Town Council on Jan 24th joint meeting.

Chairman Wright would like to see that the Town keep the following, keep mixed use, the size of building and do not dictate time of operation. If these proposals are followed he has no other concerns on the OTB. Commission voted and the vote is 3 against and 2 in favor on accepting the proposals. The discussion will continue at tomorrows meeting with the Town Council.

d. 2006 Comp Plan Status

Planner Katers updated the Commissioners with the concerns that the Town Council expressed on the Comprehensive Plan Future Land Use Map which was presented to them on Dec. 13, 2006.

1. Reduction in area of Downtown Core land uses
2. Increase in density north of LCR 40
3. Expansion of GMA into Weld County

Commissioners will discuss these changes with the Town Council at the joint meeting on Jan 24th.

5. Other Business

a. Commissioners Terms

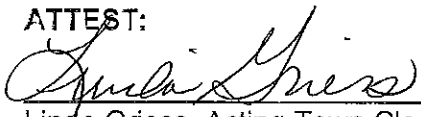
Planner Katers updated the commissioners with the expiration of their terms of office. Chairman Ray Wright and Members Carl Elliot and Dick Weiderspon expire in a few months. Staff published a notice in the newsletter of the opportunity to serve on the Commission and also informed the 3 members listed above that they can continue (and are encouraged) to continue to serve the community on the Planning Commission. The Commission is also looking to fill the second Alternate position.

5. Adjournment

Commissioner Elliott made a motion to adjourn the meeting. Commissioner Weiderspon seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at **9:20 P.M.**



Raymond Wright, Chairman

ATTEST:


Linda Griess, Acting Town Clerk