

**Town of Timnath  
Planning Commission  
Regular Meeting  
January 9, 2007  
7:00 P.M.**

**This meeting will be held at Timnath Town Hall  
4100 Main Street**

**1. Call to Order**

Chairman Raymond 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
Alternate Commissioner	Tracy Kellums	Y

Also present were Town Planner Tim Katers, Acting Town Clerk Linda Griess, Town Attorney Brittany Scantland, Assistant Town Manager John Nelson, Town Manager Rebecca Davidson, Consultant Martin Landers, Mark Tingey, Byron Collins, Consultant Linda Martin, Russ Skinner, Sheri Jensen, Darrell Kimmel

**2. Amendments to the Agenda**

There is one amendment to the agenda, adding discussion item **4.C.** "Harmony Patio Homes at 50% lot coverage.

**3. Minutes**

**a.** Minutes – Dec 12, 2006, Planning Commission Meeting,

Alternate Commissioner Kellums made a motion to approve Minutes from the Dec 12th Meeting. Commissioner Miller seconded the motion. Minutes were approved unanimously by voice vote.

**4. Business and Discussion Items:**

**a. Comprehensive Plan - 2006 Status & 2007 Revision**

On the **November 14, 2006** regular meeting, the Planning Commission recommended approval of the Comprehensive Plan Future Land Use Map and the associated text amendments. That recommendation was brought before the Town Council on December 13, 2006. At their meeting, the Council expressed concerns over the scope of the revision and has asked for a joint work session with the Commission on Wednesday, January 24, 2007.

The Council wishes to discuss other changes with the Commission including:

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

Consultant Martin Landers from HNTB gave an overview of what growth management/influence areas are and how this will affect Timnath. Chairman Wright requested that when Mr. Landers' reports to the Town Council he would like to be included in these reviews. Both Mr. Landers and Planner Katers agreed that the Commissioners would be included in these updates. Citizen Russ Skinner wanted to ask that the Commissioners keep in mind individual property owners rights.

**b. Old Town Business (OTB) Zone District**

A committee worked on modifications to the business district in the old town area throughout the summer. That proposal met with heated discussion at the Commission in November. The Commission expressed a desire to continue to review the proposal.

Chairman Wright wants to go on the record as not in favor of the proposed OTB District.

Planner Katers is requesting direction regarding the proposed OTB District. After discussion on the scope of businesses and associated impacts in the proposed area, Chairman Wright suggested that we table this issue until after the joint Commission/Council meeting. Commissioner Elliott made a motion to table this issue. Commissioner Weiderspon seconded the motion.

The motion passed to table this issue until the joint meeting with the Town Council Jan 24.

**C. Harmony Patio Homes 50% Lot Coverage**

Town Manager Davidson presented the issue of lot coverage of Patio homes and the outside patios. The issue is that these homes are covering more like 35-45% of the lots. Staff would like to recommend for these types of homes that 50% of lot coverage. Vote was taken with the Commissioners and they were all in agreement with this lot coverage change. In the next 2 wks Staff will come back with a proposal.

**5. Other Business**

**a. 2007 Work Schedule**

Planner Katers presented to the Commissioners the schedule of upcoming topics and issues that the Commission may face in 2007.

**6. 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 9:35 P.M.

  
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Raymond Wright, Chairman

ATTEST:

  
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Linda Griess, Acting Town Clerk