

**Town of Timnath
Planning Commission
Regular Meeting
July 25, 2006
7:00 p.m.**

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

1. Call to Order

Chairman Raymond Wright called the meeting to order at 7:00 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	Y

Also present were Acting Town Clerk Linda Griess, Town Planner Tim Katers, and Representative from DR Horton Jennifer Miller

2. Amendments to the Agenda

There was one amendment to the agenda; there were NO Meeting Minutes to approve.

3. Discussion Items

a. Summerfields Block Diversity Plan

D.R. Horton presented the first Block Diversity Plan for the Timnath South subdivision. In the July 25, 2006 packet are examples of the different housing designs that are proposed for the subdivision named "SummerField". Representative Jennifer Miller from D.R. Horton updated the Commissioners with what is proposed to be built in this subdivision. Ms. Miller went through the 13 different layouts and explained that the model number represents the total square footage of the house. Planner Katers brought up the subject of diversity in the house plans, D.R. Horton's plans are not to have the same style house on the same side of the street which matches the Town code. Ms. Miller showed the different style houses with or without the third car garage. Commissioner Miller raised his concern about House Model 1870 and how dominate the garage is to the rest of the house plan. Chairman Wright pointed out with right landscaping the garage would not seem to be the main focal point. Planner Katers pointed out that the total garage coverage is over the Town code of 50% with the third garage. The Commissioners are requesting that D.R. Horton drop or modify Model 1870 and present a different house plan in its place. All Commissioners were in agreement with this request. Planner Katers is asking if the Commissioners will let him accept the new house model and then present them to the Board for there vote. The Commissioners were all in favor with letting Planner Katers make the decision and presenting the Diversity Plan to the Board.

A motion was made that when D.R. Horton comes in with a new house model to change Model 1870 that Planner Katers can take it to the Town Board. Commissioner Elliott made the motion for Planner Katers to review the new plan. Commissioner Weiderspon seconded the motion. The motion was passed unanimously by voice vote for Planner Katers to take the change to the Board without the Commissioners review.

4. Other Business

a. Temporary Uses

Planner Katers wanted the Commissioners to review the zoning for temporary uses, such as job site trailers, sales trailers on the construction sites. Planner Katers is going to review the zoning and get back to the Commissioners with his proposals.

Commissioner Elliott brought up his concerns about the Flatiron construction area, one of his concerns is about the dust, and the other concern is the extension of land going from 5 acres to 10 acres. His concern along with Commissioner Kellums is the disappearing pond space. The commissioner's did point out that the Town has not annexed this land and that it is property of Flatiron. The permit for that work came from Larimer County and the Town has never seen what the plan is for this land. We could ask Larimer County what permits have been given for this area. Planner Katers pointed out that Wal-Mart needs to still annex into the Town, then the Town will need to zone the area and complete site and sketch plans. There is still a lot of planning, zoning, meetings coming up to get this project going. Planner Katers asked Commissioner Elliott what he would like to do with this situation of taking more land than what was first agreed upon. Commissioner Speaker suggested that we send some sort of communication to Flatirons to find out what is in the plan. Planner Katers is going to put a correspondence together to see what the Flatiron plan is.

5. Adjournment

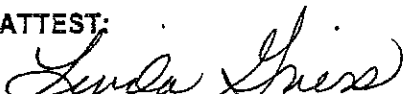
Commissioner Weiderspon made a motion to adjourn the meeting. Commissioner Elliott seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at 8:34 P.M.

6. Commissioners adjourned to there Work Session on the Comprehensive Plan ~ Future Land Use Map Revision.



Raymond Wright, Chairman

ATTEST:



Linda Griess, Acting Town Clerk