

**Town of Timnath
Planning Commission Minutes
March 14, 2006
7:00 p.m.**

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

1. Call to Order

Commissioner Rose Moon called the meeting to order at 7:10 p.m.

a. Roll Call

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

Also present were Deputy Clerk Linda Griess, Town Planner Tim Katers, Laura Ludwig TST, Richard Johnson, Kent Bruxvoort QED, Bob Gowing C ED, Sheri Jensen HLLC, Keith Sheaffer engineer TST, Ron Fulkrod resident, Richard Dunn resident,

2. Amendments to the Agenda

There were no amendments to the agenda

3. Minutes

Commissioner Miller made a motion to approve the February 28, 2006, Planning Commission Minutes. Commissioner Weiderspon seconded. Motion passed unanimously by voice vote.

4. Discussion Items

a. Smith-Bassett Subdivision (Serratoga Falls) Preliminary Plat

Review of the Preliminary Plat begins with a Public Hearing.
Commissioner Moon opens the **Public Hearing at 7:12 pm**

Town Planner Katers presents Exhibits A thru E:

- Exhibit A: Proof of Publication
- Exhibit B: Proof of Mailing
- Exhibit C: Responses to mailing referrals
- Exhibit D: Staff Communication
- Exhibit E: Preliminary Plat dated 12/21/05

On Sept. 28 and Oct. 5, 2005 the Planning Commission and Board respectively, approved the Preliminary Plan for the Serratoga Falls subdivision. During the fall of last year the Serratoga Falls team was working on the Final Plat and the decisions related to storm water drainage and road alignments were made that necessitated bringing the entire Preliminary Plat back to the Commission and Board. Summary of Preliminary Plat changes:

1. Removal on one short roadway section.
2. Increase in number of lots by 4; from 361 to 365
3. Tracts "N" and "P" at Deadman Lake changed to Estate lots
4. Alignment of E. Prospect Road at LCR 3 changed to align more southeasterly.
5. Drainage plan modified

Keith Schaffer with TST, explained the changes on the road alignment. Resident Ron Fulkrod requested that the Developer run a test that the headlights from cars will not be shining into their homes. Keith Schaffer agreed that they would look into it and would get with Robert Bisetti. Resident Fulkrod believes that Mr. Bisetti will keep his promise of ensuring that the headlights from the road would not shine into the present homes. Resident Richard Dunn was asking where the road went that was taken out of the development. Planner Katers reported that the Fire Authorities were asked if this road was taken out if this would present a problem, and the Fire Authorities have approved the change.

Commissioner Moon closes the **Public Hearing** at 7:29 p.m.

Commissioner Miller moves to recommend approval of the Smith-Bassett Subdivision Preliminary Plat to the Town Board with engineering conditions as the Applicant agrees to do a test run after sunset, with the neighbors who may be affected by the road change to make sure that the new road alignment works, and make adjustments if needed. Commissioner Weiderspon seconds the motion. The motion was passes unanimously by voice vote.

b. Harmony Road Annexation recommendation

This annexation helps "clean up" town boundaries in this area and is not opposed by Larimer County or any other parties. Annexation of this road will be a positive for the community.

Commissioner Weiderspon motioned to recommend annexation of this section of Harmony Road to the Town Board with no conditions. Commissioner Miller seconded the motion. The motion was passed unanimously by voice vote.

c. Harmony Subdivision PD Overlay Amendment

Developers of the Harmony Subdivision are requesting amendments to their current PD Overlay District. The PD Overlay District for Harmony Subdivision was created upon annexation of the property. It was then amended in May of 2005. This request is the second proposed amendment of the PD Overlay District.

Code Provisions – PD Overlay

The PD Overlay District is intended to permit greater flexibility in the application of zoning and development standards. The 2 previous PD approvals on this property have dealt with the basic lot size issues at annexation, and setbacks in conjunction with the 73 lots of Filing #1. The standard zone district for much of the Harmony Subdivision is RE – Estate Residential. With the RE zone district given at annexation, the PD overlay process has been a part of this project since its inception as the general lot sizes and setbacks in an Estate zone are larger than those found in other zone districts.

Commissioner Rose Moon opened the **Public Hearing** on The Harmony PD Overlay Amendment at 7:40 p.m.

Planner Katers entered into record Exhibits A-F.

- Exhibit A: Blank
- Exhibit B: Posting Affidavit
- Exhibit C: Community Design Principles and Development Standards
Exceptions – Architecture Standards
- Exhibit D: Zoning Exception – Setbacks
- Exhibit E: Staff Communication
- Exhibit F: Other responses

Kent Bruxvoort, Bob Gowing and Sheri Jensen all representing Harmony Development gave a summary of the updated changes that are being asked for. Kent Bruxvoort, also presented the proposed lot setbacks for phase 2.

Planner Katers addressed the PD Overlay for Harmony Subdivision.

Commissioner Moon asked the question, how these changes will impact other developments in town? Planner Katers explained that it will not affect other developments in the area. Commissioners Weiderspon and Moon both expressed that the overall development looks very good. Commissioner Weiderspon asked about the fire truck traffic and was told that it has been looked at and the road has plenty of room for the fire trucks to enter and turn around.

Commissioner Moon closed the **Public Hearing** on PD Overlay Amendment at **9:30 p.m.**

Commissioner Miller recommends that the Board of Trustees pass a motion approving the PD Amendment titled Zoning Exceptions Setbacks and approval of the Community Design Principles and Development Standard exceptions as proposed as they meet the intent of Article 2: Community Design Principles and Development Standards for Filings #1 and #2. Commissioner Weiderspon seconded the motion. The motion was passed unanimously by a voice vote.

5. Other Business

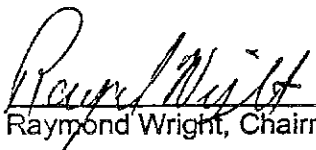
6. Adjournment

Commissioner Miller made a motion to adjourn the meeting. Commissioner Weiderspon seconded the motion. The motion passed unanimously on voice vote. Commissioner Moon adjourned the meeting at 9:45 p.m.


After adjournment of meeting:

Work session on revisions to Land Use Code: Chapter 16, Article 2




Raymond Wright, Chairman

ATTEST:


Linda Griess, Deputy Town Clerk