

**Town of Timnath  
Planning Commission  
Regular Meeting Minutes  
March 25, 2008  
7:00 p.m.**

**1. Call to Order**

Chairman Wright called the meeting to order at 7:01 p.m.

- a. Roll Call
- |                   |                 |                   |
|-------------------|-----------------|-------------------|
| Chairman          | Raymond Wright  | Y                 |
| Commissioner      | Carl Elliott    | Y arrived at 7:10 |
| Commissioner      | Russ Miller     | Y                 |
| Commissioner      | Dick Weiderspon | Y                 |
| Commissioner      | Cody Speaker    | N                 |
| Alt. Commissioner | Susie Saunders  | Y arrived at 7:15 |

Community Development Coordinator Linda Griess, Community Development Director Linda Martin, Town Manager Becky Davidson, Town Planner Karen Bryant, Public Information Officer Kyle Boyd, Assistant Town Manager Tracey McCoy

**2. Amendments to Agenda**

- a. There are no amendments to the agenda.

**3. Consent Agenda: Minutes**

- a. Minutes: February 12, 2008

Commissioner Weiderspon made a motion to approve Minutes from the Feb 12, 2008, meeting. Commissioner Miller seconded the motion. Minutes were approved unanimously by voice vote.

**4. Business & Discussion Items**

- a. **Public Hearing/Possible Motion: Timnath Farms North Preliminary Plat**

**Chairman Wright opened the Public Hearing at 7:05 PM.**

Community Development Director Linda Martin presented to the Commissioners Exhibits of Affidavit for Mailing and Posting for the Public Hearing regarding Timnath Farms North Preliminary Plat. Director Martin provided a summation of the project to the Commissioners.

Martin stated that the Timnath North project is a 543.554 acre parcel located South of County Road 40, North of Harmony Road, West of the Harmony Subdivision and east of Old Town Timnath. The development includes:

Single Family residential – 1021 Single Family Lots average size 6600 Square Feet  
20 Single Family Lots averaging 1/3 acre in size  
20 Single Family Lots averaging 1 acre in size

Commercial – 34.29 acres

Business – 11.08 acres

R-3 – 26.91 acres

Parks and Open Space – 119 acres

Areas retained by owner, subject to further platting, zoned R-E (Residential Estate) – 36.08 acres

The underlying R-2 zoning district in the proposed project allows a minimum lot size of 5,000 sq. ft. per lot. The original annexation and zoning of the project area allows for up to 1627 residential units.

Specific site planning for the commercial, business and R-3 areas has not been completed and will require future applications by the developer.

Martin reviewed the preliminary plat review criteria and discussed the issues raised at Sketch Plan review by the Planning Commission.

At the Planning Commission Sketch Plan review approval was conditioned upon:

- a. Land Use Code amendment allowing single family dwelling as an allowed use in the Business zoning – The amendment was passed by Town Council
- b. Staff was to review the water table (groundwater) issue – The Town has hired Harvey Curtis and Phil Martin to provide legal and technical reviews of the issue. The impacts on the water table have been studied and where impacts exist, mitigation measures are being suggested as a condition of approval. Further information will be presented by Town Staff at the Public Hearing.
- c. Staff was to review the Sugar Trail/Main Street intersection – The Town Engineer has reviewed the concern. It has been determined that the intersection should remain as it is currently configured to reduce impacts (headlights into homes) on Main Street residents.

The only referral comment that has yet to be addressed in full is the impact to the ditches and laterals within the development. It is recommended to place a condition upon the approval of the preliminary plat.

Timnath Farms North developer Tom Brinkman presented a slide show presentation of the proposed project. Mr. Brinkman stated this project will most likely not complete the Final Plat process for 9 to 12 months and there will be no moving dirt for at least 1 year.

**Chairman Wright asked for any public comments:**

Ms. Bunny Goshorn, 5801 E. Cty Rd. #40., stated that when she first received the letter on this project she thought it looked like “Stapleton” not a development for the Town of Timnath. She wants to know why there is not more of a rural atmosphere to the project, and why has the developer not included more horse friendly trails, grazing areas. She would like to see more focus on Equestrian type housing with upscale homes with common stable.

Mr. Greg Rosing, 5200 4<sup>th</sup> Ave., expressed his concerns about the traffic on roundabouts; he feels they work well for automobiles but not for pedestrians. He would like to see 4 way stops by the Parks. He is also concerned about his barn, built in 1950, that is in the right of way and suggested moving the road by 5 feet to preserve this historic barn. Mr. Rosing does have a signed, written agreement with the Town concerning his barn being in the ROW. Town Manager and Mr. Rosing have discussed his concerns. This barn is part of the old Dairy Farm.

Mr. Glen Rothgary, 4325 Main St., wanted to discuss the impact that this development was going to have on residents living on the south end of Main St, wanted to know what type of Commercial business’s would be located there and whether they will be positive or negative to the citizens now living in this area.

Ms. Laurie Miller, 5008 5<sup>th</sup> Ave., expressed her concern about the water in existing wells. She is also very concerned about the trees along the ditch by the Hollenbeck’s property line.

**Planning Commissioners questions and comments:**

Susie Saunders asked when this project is scheduled to get started. Mr. Brinkman stated that this project will most likely not complete the Final Plat process for 9 to 12 months from now and there will be no moving dirt for at least 1 year.

Mr. Brinkman addressed the citizen comment regarding horses; he stated that this development is not zoned to have horses.

Mr. Brinkman indicated he is aware of the agreement Mr. Rosing has with the Town and believes, Mr. Rosing needs to work with the town on this issue.

Mr. Brinkman also discussed the concerns about roundabouts and how safe they are for both cars and pedestrians.

**Chairman Wright closed the Public Hearing at 8:10 pm and a 10 minute recess was provided.**

Chairman Wright brought the meeting back to order at 8:25 pm and further discussion by Planning Commission members regarding more technical items ensued. Director Martin indicated the items, per the Town Land Use Code, are required to be addressed at the Final Plat submittal.

Recommended motion to the Town Council is to approve the Timnath Farms North Preliminary Plat with the following conditions:

1. To mitigate the groundwater concerns by providing for temporary augmentation of the potable water bills to those properties with lawful wells located between County Rd. 5 and the proposed Timnath Parkway (language regarding this condition to be approved by Town Council); and
2. To require the impacts on the ditches and laterals to be resolved with the Lake Canal Company and the New Cache La Poudre Irrigating Company, et. al., prior to the Town approval of a grading permit.
3. Poudre School district has reviewed this project and finds no concerns at this time.

Commissioner Weiderspon made a motion to approve the recommended motion. Commissioner Elliott seconded the motion. The motion passed 4 in favor and 1 opposed.

**b. Public Hearing/Possible Action: Timnath Comprehensive Plan Land Use Map Change**

**Chairman Wright opened the Public Hearing at 9:01 PM.**

**Staff Presentation** – Director Linda Martin presented to the Planning Commissioners Exhibits of Affidavit for Mailing and Posting for the Public Hearing regarding Timnath Comprehensive Plan Land Use Map Change. Director Martin updated the Commissioners that Justin and Kate Green have requested their property, located at 6649 County Road 1, Windsor, Co, 80550 be placed, in its entirety, into the Timnath Land Use Plan Map area. As the property is currently situated, it is bisected by the GMA boundary line between Windsor and Timnath.

The Greens are requesting the property be included as VLR or Very Low Residential (1 unit per acre or less). This designation fits with the adjacent proposed land use and is consistent with the Comprehensive Plan for the area.

The amendment will not overburden the existing or planned infrastructure in the area due to the proposed VLR land use designation and it promotes the public good in remedying the bisection of a property owners land by two separate governing entities into one single entity (the Town of Timnath).

**Chairman Wright asked for the Applicants comments.**

Kate Green spoke to the Commissioners about the desire to have this change on the map; she has also been in contact with the Windsor Board and confirms that they have approved this change.

**Chairman Wright asked for any public comments:**

There were no public comments

**Planning Commissioners questions and comments:**

Commissioner Elliott asked how large an area is involved. Ms. Green responded that it is 35 acres.

**Chairman Wright closed the Public Hearing at 9:10 pm.**

Recommended motion is to recommend Town Council approve the Comprehensive Plan amendment to expand the Town of Timnath Future Land Use Plan Map to include the Green property and to place a VLR land use within the property and to approve **Resolution PC-1-2008 – A RESOLUTION OF THE TIMNATH PLANNING COMMISSION APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AND CERTIFYING THE SAME TO THE TOWN COUNCIL.** Commissioner Elliott made the motion to approve the amendment. Commissioner Saunders seconded the motion. Motion passes unanimously by voice vote.

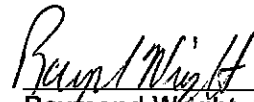
**5. Reports**

- a. Community Development Director:  
Downtown Core Visioning Project - Britina: Director Martin was requesting a volunteer from the Commissioners to be on this committee, Susie Saunders was volunteered.
  
- c. Town Planner  
Sign Code Update – Timnath Land Use Code  
Housing Chapter Update – Timnath Comprehensive Plan
  
- d. Current Projects:
  - 1. Timnath South/Ranch: Club House and Pool
  - 2. Serratoga Falls: 2<sup>nd</sup> Phase Filing
  - 3. Wild Wing Final Landscape Plan

**Adjournment**

- a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **9:20 p.m.**

**TOWN OF TIMNATH  
PLANNING COMMISSION**

  
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Raymond Wright, Chairman

**ATTEST:**

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Linda Griess, Community Development Coordinator