

**Town of Timnath
Planning Commission
Regular Meeting Minutes
March 27, 2007
7:00 p.m.**

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	N
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y
Alternate Commissioner	Susie Saunders	N

Also present were, Acting Town Clerk Linda Griess, Community Development Director Linda Martin, Martin Landers, Jerry McMorris, Tim Kemp, Mike DiTullio, Jim Sell

2. Amendments to the Agenda

There are no amendments to the agenda.

3. Minutes

a. Minutes – Feb 27, 2007, Planning Commission Meeting,

Commissioner Miller made a motion to approve Minutes from the Feb 27, 2007 meeting with two minor corrections. Commissioner Weiderspon seconded the motion. Minutes were approved unanimously by voice vote.

4. Business and Discussion Items:

a. Oath of Office

Acting Town Clerk Linda Griess handed out Oaths of Office to Raymond Wright, Richard Weiderspon. Commissioner Wright was appointed as the Planning Commission Chairman by unanimous voice vote. Commissioner Elliott was appointed by unanimous voice vote as the backup to the Chairman.

Oath of Office was given to Carl Elliott on Wednesday, March 28, 2007.

b. Recommendation: North Timnath Farms #2 Annexation

Town Planner Katers updated the Commissioners with the North Timnath Farms #2 Annexation. The 80 acre annexation which is known in town as the Doc O'Neill farm, it is surrounded on three sides by land owned by Jerry and Mary McMorris. The southern boundary of this parcel is Harmony Road.

This annexation is being carried forward by Kerns Properties of which the McMorris' are a part. These lands are being annexed and zoned to match the land use designations on the adjacent property.

The proposed land uses as shown on the Concept Plan and Zoning Map generally match the land uses identified on the Comprehensive Plan. The Comp. Plan identifies commercial, mixed use, medium density residential and low density residential uses on this parcel. The Applicants are proposing Mixed Use, Medium Density Residential, Very Low Density Residential and Open Space land uses.

The only discrepancy in the Applicants proposal is the mixed use vs. commercial designation along a small portion of the Harmony Road frontage. As the Timnath Mixed Use district includes an extensive list of commercial and retail uses, this area along

Harmony Road will most likely develop as commercial and retail uses rather than as a multi-family development.

This property is surrounded on 3 sides by the adjacent McMorris properties and needs to be developed as part of a single master plan for the entire 550 acres between "old town" and the Harmony Subdivision. Any proposals for this property have always blended land uses on these 78 acres with what was contemplated on the 470 acres annexed by Jerry and Mary McMorris a few years back. Annexation of this property gives the Timnath community an opportunity for a truly unique development project on this land.

Commissioner Speaker makes and passes a motion that the Town Council completes the annexation of the North Timnath Farms #2 property to the Town of Timnath. Commissioner Weiderspon seconds the motion. The motion passes unanimously by voice vote.

c. Public Hearing: Zoning of North Timnath Farms #2

Town Planner Katers updates the Commissioners to conduct a Public Hearing on zoning the North Timnath Farms #2 Annexation and make a recommendation to the Town Council.

The zoning proposal generally matches the future land uses shown in the Comprehensive Plan and is within the Timnath Growth Management Area. The proposed mix of land uses meets the intent of the zoning and land use codes at this stage of the development review process and has been created to blend into the zone districts already approved for the adjacent McMorris properties.

1. Chairman Wright opens the **Public Hearing on the Zoning of North Timnath Farms #2 at 7:10 p.m.**

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

- Exhibit A: Mailing Affidavit
- Exhibit B Posting Affidavit
- Exhibit C Publication Affidavit
- Exhibit D Fee Affidavit
- Exhibit E Referral Responses
- Exhibit F Zoning Map

3. Staff testimony - Town Planner Katers gave an update on the zoning of this property.

4. Applicant testimony – Jerry McMorris updated Commissioners on the Commercial side of this project.

4. Public testimony – no public testimony

5. Chairman Wright closed the Public Hearing on the Zoning of North Timnath Farms #2 at **7:15 p.m.**

Commissioner Weiderspon makes and approves a motion recommending the zoning of the North Timnath Farms #2 Annexation as shown on the attachment zoning map. Commissioner Miller seconded the motion. The motion was passed unanimously by voice vote.

c. Recommendation: Final Plat of Timnath South Filing #2

Town Planner Katers updated the Commissioners with the Final Plat of Timnath South Subdivision. Timnath South subdivision (marketed as Summerfields) was fully platted in December, 2005 by the Town. Since that time, infrastructure work on over 300 lots has been completed.

Messrs. Dino and Mike DiTullio are working with staff to complete a resubdivision of a portion of Timnath South that will accomplish:

- replat of an area east of Summerfields Parkway from 56 to 47 lots

- Corresponding lot size increase from approx. 68' x 125' to 82' x 125' in these 47 lots
- Modifications to Tract X open space area

No changes to rights-of-way, utility easements, drainage easements or the landscape plan are contemplated. Essentially, the applicants are seeking to create larger lots (10,000 vs. 7,700 sq. ft.) in this area.

Tract D and open space – Filing #2

This filing “fixes” the issues with Tract X from 2005 with a new Tract D on the plat that is before you. The changes include:

1. Removes “fingers” of open space behind homes from Town ownership & maintenance,
2. Removes storm water detention facilities from Town ownership & maintenance, and
3. Dedicates actual, useable parkland to the Town with a new Tract D.

Commissioner Speaker makes and approves a Motion to recommend approval of the Timnath South Subdivision Filing #2 Final Plat to the Town Council with no conditions. Commissioner Weiderspon seconds the motion. The motion passes unanimously by voice vote.

d. Recommendation: 2007 Comprehensive Plan Update

Community Development Director Linda Martin and HNTB Consultant Martin Landers presented to the Commissioners the “working copy” of the Future Land Use Map with the following changes:

The current “working copy” of the land use map reflects the following changes from the first map:

- Land north of CR 50, south of CR 52 and west of the Gray Reservoir area has been changed from Very Low Density to Employment to better connect the adjacent employment area.
- Expansion of the Open Space designation to better reflect appropriate uses.
- Land north of CR 50, south of CR 52, west of County Line Road and East of CR3 changed from Very Low Density and Low Density Residential to Agri-Business.
- Land bounded by Weld CR, 86, Weld CR 15, Weld CR 84 and County Line Road has been changed from a combination of Low Density Residential, Very Low Density and Medium Density Residential has been changed to Very Low Residential.
- Land located on each side of CR 5 south of CR 48 has been changed from Employment to County Density Residential.
- Land located on each side of County Line Road south of CR 48 shown as Medium Density Residential has been moved south to be adjacent to the Commercial land use.
- Land located east of CR 5 north of SH 14 shown as Mixed Use has been reconfigured.
- Land located west of County Line Road and north of SH 14 has been changed from Mixed Use to a combination of Mixed Use and Commercial.
- Certain areas were given a new land use category to reflect existing conditions. They were changed from Very Low Density to County Density Residential (Minimum lot size 2.29 acres south of CR 50 and 10 acres north of CR 50).

Also presented to the Commissioners is a copy of the invitation to the second Open House to be held April 7 from 11:00 a.m. to 3:00 p.m.

Citizen Jerry McMorris asked the question to the Commissioners “Are we sure we want to go that far North”? Commissioners were all in agreement that they were in agreement with the revised future land use plan.

After review and discussion of the Land Use Map and invitation, Commissioner Weiderspon makes and approves a motion to approve the Land Use map and invitation to be mailed to affected property owners. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote.

4. Other Business

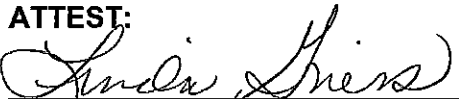
- a. Working with WalMart on there site plan and pedestrian paths.

5. Adjournment

Commissioner Weiderspon made a motion to adjourn the meeting. Commissioner Miller seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at **8:15 P.M.**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Acting Town Clerk