



**Town of Timnath
Planning Commission
Regular Meeting Minutes
May 10, 2011
7:00 p.m.**

1. Call to Order

Chair Zachara called the meeting to order at 7:00 **p.m.**

a. Roll Call

Chair	Claudine Zachara.... ..	Y
Vice-Chair	Jan Lindeberg	Y
Commissioner	John Trenary	Y
Commissioner	Dick Weiderspon.....	Y
Commissioner	Phil Goldstein	Y
Alternate Commissioner	John Stewart	Y
Alternate Commissioner	Scott Taylor	Y

Community Development Coordinator Linda Griess, Town Planner T.J. Dlubac, Town Engineer Don Taranto, Town Engineer, Abra Geissler, Engineer, Jana McKenzie, AECOM

2. Consent Agenda: Minutes

a. Minutes – April 26, 2010

Commissioner Lindeberg made a motion to accept the April 26, 2011 Minutes. Commissioner Weiderspon seconded the motion. The approval of the minutes passes unanimously by voice vote.

3. Business and Discussion items:

a. PROST – Master Plan Approval

Town Planner Dlubac updated the Commissioners on the proposal on the PROST Master Plan that will be used to direct the development, and implementation of the Town's park lands, open space needs, and recreation programming. The plan will be used to guide in development applications including annexations, rezoning, platting, and site planning. The plan should be used to facilitate discussion and is more of a blue print, high-level view of what the future

Timnath PROST network should look like. The plan was written in such a way that the policies and level of services are based on population, and therefore, as the Town grows and changes, these policies and levels will not have to change because they are not tied to any specific development or any specific location.

ISSUES / BACKGROUND:

Background:

Town staff and a consultant, AECOM, has been working on a new PROST Master Plan as a supplemental document to the Timnath Comprehensive Plan for the past year. Throughout the year, the public and interested stakeholders were approached on numerous occasions to gather information and provide input to the consultant team and Town staff. The outreach has included:

- Numerous stakeholder interviews with Council Members, Planning Commissioners, developers, key community organizations, and other parks and recreation professionals in the region.
- Community survey which was mailed out to all current residents to learn where residents currently recreate and what future recreational needs may be.
- One round of three focus group meetings where needs of specific neighborhoods / developments were discussed.
- Three community Open Houses to update the public on progress and gather additional input and community buy-in.
- Two worksession's with Town Council to get direction related to policy decisions needed for the PROST Plan.
- One worksession with Planning Commission to provide an overview of the process.
- One joint worksession with Town Council and Planning Commission to present the draft master plan, answer questions and concerns, and gather additional input.

The survey results and other public input were very telling and relatively consistent across all residents. The three main priorities which came out of the process are:

- Provide connections through trails for walking and bike riding opportunities.
- Develop neighborhood parks with multi-use fields, benches, and other facilities for residents of all ages to enjoy.
- Begin to develop the Timnath Reservoir to allow more uses of the land. Start planning for the future build out of the reservoir site.

Through a detailed analysis of other similar Colorado communities, a level of service was established for both Community Parks and Neighborhood Parks. Through discussions with Town Council, these LOS's were decided to be 5.5 acres/1000 population and 2.5 acres/1000 population, respectively. These will place Timnath at the top tier of communities and will continue to facilitate the small town character Timnath enjoys by providing both neighborhood and community wide gathering areas. Additionally, pocket parks are to be constructed, developed, operated and maintained by metro districts or homeowners associations. Moreover, these park requirements only reflect the area required for developed park lands; the Future Land Use Map (from which the PROST Master Plan Map was derived) dictates the densities of a given development.

The element of the PROST Plan that has put it above and beyond previous Timnath plans (as well as most other similar plans) is that we also took a look at the staffing needs to be able to implement the plan. Since Timnath currently does not have parks staff, the operation and maintenance of the facilities was a concern which had to be addressed by the plan. The staffing levels, like the rest of the plan, are based on trigger points that are based on acres of parklands maintained by the Town. Additionally, recreational programming (sports leagues, programmed activities, etc) have been allocated based on populations which would be high enough to sustain certain types of activities

PLANNING COMMISSIONERS COMMENTS/QUESTIONS:

Commissioner Goldstein asked about Funding of this project – what’s available – what is already assigned to the project

Chair Zachara –what is the timetable for implementation - are there or can there be priorities? Equal distribution/distances of projects between neighborhoods. How do we set up priorities for these parks/projects?

Commissioner Lindeberg – developer requirements – will parks pay for themselves Closing the Wild Wing park, why did the Town let it go foul?

Commissioner Trenary - vision on the north side going up past Cty Rd. 14 – larger acreage lot area – What’s required for trails.

Commissioner Taylor – detail of Master Plan versus other plans

RECOMMENDED MOTION: Commissioner Trenary moved to recommend adoption of the **Parks, Recreation, Open Space, and Trails, Master Plan(PROST) with the following conditions:**

1. Add language to the Implementation section of the plan stating that the Planning Commission is to review the PROST Plan on an annual basis, in conjunction with the budget approval process, and provide recommendations to Town Council on projects to implement the plan.
2. Separate Goal 6 into two goals specifically addressing the desire to utilize partnerships for the betterment of the community and the region.

Commissioner Goldstein seconded the motion. Motion Passes unanimously by voice vote.

4. Reports:

- a. Town Planner – Nothing to report at this time.

5. Adjournment:

- a. Chair Zachara officially closed the meeting at 8:23 pm.

TOWN OF TIMNATH
PLANNING COMMISSION



Claudine Zachara, Chair

ATTEST:



Linda Griess, Community Development Coordinator