

**Town of Timnath
Planning Commission
Regular Meeting
November 28, 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 7:02 pm

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

Town Planner Tim Katers, Acting Town Clerk Linda Griess, Town Manager Rebecca Davison, Danny Byerly, Bill McDowell, Mark Goldberg, Grant Nelson, Resident Joe Hallenbeck, Keirsten Beck, Tawnya Snyder, Carolynne White, Kristin Cisowski, Ana Sandomile,

2. Amendments to the Agenda

There was one amendment to the agenda. There are no Nov 14 minutes to approve.

3. Business & discussion items

a. Recommendation to Council on Flatiron Annexation #2

Town Planner Katers updated the Commissioners that the Town has received a complete Annexation Application from the Flatiron Companies and Cache la Poudre Investors North, LLC to annex 62.715 acres near the intersection of I-25 and Harmony Road to the Town of Timnath. Nearly all of the annexed area is proposed to be a reservoir or open lands along the Poudre River. Estimated 9.75 acres of Flatiron Annexation #2 would be used as part of a proposed regional shopping center.

Discussion of the Flatiron #2 annexation should include the Flatiron property just along Harmony Road that was annexed in 1999. Essentially, the 30 acres annexed in 1999 are proposed to be combined with the 62 acres of Flatiron Annexation #2, to create one parcel of just over 90 acres.

Grant Nelson, Flatiron representative gave an over view of this proposed annexation.

Commissioner Carl Elliott voiced his concern on the 5 more acres that were taken for the commercial pad than what was first negotiated. Mark Goldberg did address the commissioners that they did increase the size by 50ft. along the back of the building for landscaping.

Commissioner Weiderspon made a motion to recommend the Flatiron Annexation #2 of 62.15 acres to the Town Council. Commissioner Speaker seconded the motion. The motion was passed unanimously by voice vote and will be motioned to the Town Council.

**b. Public Hearing:
- Zoning of Flatiron Annexation #2 & Re-zoning of Flatiron Annexation #1**

1. Chairman Wright opens the Public Hearing on Zoning of Flatiron Annexation #2 and Re-zoning of Flatiron #1 at 7:48 PM

2. Town Planner Katers enters exhibits into the record: **List of Exhibits A – G,**

Exhibit A: Mailing Affidavit

Exhibit B: Posting Affidavit

Exhibit C: Publication 4 times

Exhibit D: Fee Affidavit

Exhibit E: Referral Responses

Exhibit F: Zoning Map

Exhibit G: Annexation Map

3. Applicant Testimony – Grant Nelson explained the zoning request.

4. Staff Testimony – Town Planner Katers updated everyone with what all is going into the Zoning annexation map.

5. Public testimony – there were no public comments

6. Chairman Wright closes the Public Hearing at 7:59 p.m.

Commissioner Speaker made a recommendation to approve a motion that recommends the Zoning of the Flatiron Annexations #1 and #2 as shown on the attached Exhibit A to the Town Council. Commissioner Weiderspon seconds the motion. The motion passes unanimously by voice vote.

b. Wild Wing Subdivision Sketch Plan

Wild Wing representative Danny Byerly gave an over view of the Site Plan and what is going on in the development.

Town Planner Katers reminded the Commissioners that on November 1, 2006 the Town Board took action to annex and zone the Boekel (Wild Wing) property. Review of a Sketch Plan is the next step in the land entitlement process and the logical place for the Planning Commission and Town Council to review the proposal in terms of its layout on the property.

Per Timnath's Land Use Code, the Commission is to conduct a collaborative meeting and provide the Applicant and Council with any direction regarding the layout of lots, blocks, parks and open space.

Commissioner Elliott made a motion recommending approval of the Wild Wing Sketch Plan to the Town Council with the following conditions:

1. Identify park, trail and open space details,
2. Lot layout to reflect final trail alignment, and
3. Place a 40 foot rear yard setback for principle and accessory buildings on all lots bordering the reservoir.

Commissioner Miller seconded the motion. The motion was passed unanimously by voice vote.

4. Other Business

a. Proposed Old Town Business District discussion

It was decided that the Commissioners should have a work session to discuss this new proposal.

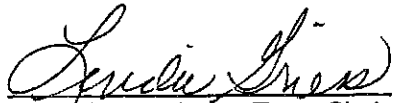
5. Adjournment

Commissioner Elliott made a motion to adjourn the meeting. Commissioner Weiderspon seconded the motion. The motion was passed unanimously on voice vote. Chairman Raymond Wright adjourned the meeting at 9:25 P.M.



Raymond Wright, Chairman

ATTEST:



Linda Griess, Acting Town Clerk