



Town of Timnath Planning Commission
Regular Meeting
Tuesday, April 7th, 2015 at 6:00 p.m.
Regular Meeting will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. Regular Meeting Call to Order

a. Roll Call

Chairperson	Philip Goldstein
Vice Chairperson	Scott Taylor
Commissioner	Kristen Seidel
Commissioner	Scott Roys
Commissioner	Dick Weiderspon
Alternate	Kristie Raymond
Alternate	Donald Ridsen

2. Amendments to the Agenda

3. Administrative

- a.** Determination of Alternate Voting (if necessary)

4. Public Comments

5. Consent Agenda

None

6. Business and Discussion Items

- a.** Driveway width code change

7. Reports (if available)

- a.** Commissioner Reports
b. Town Manager
c. Town Planner
d. Town Engineer

8. Adjournment



**Town of Timnath Planning Commission
Work Session**

Tuesday, April 7th, 2015 Immediately following the Regular Meeting
*Work Session will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado*

1. Work Session Call to Order

a. Roll Call

Chairperson	Philip Goldstein
Vice Chairperson	Scott Taylor
Commissioner	Kristen Seidel
Commissioner	Scott Roys
Commissioner	Dick Weiderspon
Alternate	Kristie Raymond
Alternate	Donald Riden

2. Business and Discussion Items

a. Land Use Code Update

3. Adjournment



PLANNING COMMISSION COMMUNICATION

Meeting Date: April 7, 2015	Item: A Ordinance Amending the Town of Timnath Land Use Code Section 16.2.7.h.i	Ordinance <input checked="" type="checkbox"/>
Presented by: Matt Blakely Town Planner		Resolution <input type="checkbox"/> Discussion <input type="checkbox"/> For Information <input type="checkbox"/>
<p>EXECUTIVE SUMMARY: To change section 16.2.7.h.i in the Land Use Code specifically related to the widths of driveways on a single family home. Currently the code states there can only be 20 feet wide driveways at the back of curb on a single family home which would include a home with a 3 car garage face. The updated code would allow a proper driveway width to accommodate lots in subdivisions with larger street frontage and that have 3 car garage faces. Driveway widths will be based upon a percentage of the total lot frontage not to exceed 34 feet.</p>		
<p>STAFF RECOMMENDATION: Staff recommends approval</p>		
<p>KEY POINTS/SUPPORTING INFORMATION: This code change is similar to that of Larimer County Urban Area Street Standards when it comes to the width of driveways.</p> <p>Current code: Driveway access to a local or collector street from a single-family detached residential lot shall be limited to one driveway curb-cut or driveway access of no greater than 20 feet in width. A circular drive which is constructed as an integral part of the overall design of the single family residence may be considered as a single driveway access if each access is less than 10 feet in width and separated by at least 30 feet.</p> <p>Proposed code: Driveway access to a local or collector street from a single-family detached residential lot with a 2 car garage face shall be limited to one driveway curb-cut or driveway access of no greater than 24 feet in width and have a minimum width of 12 feet. Driveways serving 3 car garage faces shall have a maximum drive approach width of 34 feet. A circular drive which is constructed as an integral part of the overall design of the single family residence may be considered as a single driveway access if each access combines totals no greater than 30 feet, and in no case shall one drive be less than 10 feet in width. No more than 40 percent of the street frontage of a lot shall be occupied with driveways except for cul-de-sacs or pie shape lots, subject to staff approval.</p>		
<p>ADVANTAGES:</p> <ul style="list-style-type: none"> • Allow lots with larger lot widths and a 3 car garage face to have a driveway that is an appropriate width. 		
<p>DISADVANTAGES:</p> <ul style="list-style-type: none"> • No disadvantages 		
<p>FINANCIAL IMPACT:</p> <ul style="list-style-type: none"> • No financial impact 		



IMPACTS TO EXISTING NEIGHBORHOODS: Harmony Subdivision already has a Planned Development overlay that allows larger driveway widths to accommodate homes with 3 car garages.

RECOMMENDED MOTION:

- I move approval of Ordinance No. X, Series 2015 entitled “An Ordinance Amending the Town of Timnath Land Use Code Section 16.2.7.h.i.”

ATTACHMENTS: 1. Ordinance No. X, Series 2015

TOWN OF TIMNATH, COLORADO

ORDINANCE NO. ____, SERIES 2015

**AN ORDINANCE AMENDING CHAPTER 16 , LAND USE CODE ,
ARTICLE 2 COMMUNITY DESIGN PRINCIPLES , SECTION 7 LOTS AND BLOCKS,
OF THE TIMNATH MUNICIPAL CODE**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103 has the power to make and publish Ordinances; and

WHEREAS, pursuant to that power, the Town Council has previously enacted Chapter 16, Article 2 of the Timnath Municipal Code (“Code”); and

WHEREAS, in order to ensure Chapter 16, Article 2 reflects the desires of the Town and includes provisions which are fair to all in enforcement and applicability, the Town Council desires to amend certain provisions of that Article.

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:

Section 1. Amendments

Chapter 16, Land Use Code, Article 2, Community Design Principles, Section 7, Lots and Blocks, Sub Section B, General Provisions, Number 2, Lot Dimension and Configurations, letter h, Residential lot access to adjacent street is amended to read as follows: i. Driveway access to a local or collector street from a single-family detached residential lot with a 2 car garage face shall be limited to one driveway curb-cut or driveway access of no greater than 24 feet in width and have a minimum of 12 feet. Driveways serving 3 car garage faces shall have a maximum drive approach width of 34 feet. A circular drive which is constructed as an integral part of the overall design of the single family residence may be considered as a single driveway access if all access' combined total no greater than 30 feet, and in no case shall one drive be less than 10 feet in width. No more than 40 percent of the street frontage of a lot shall be occupied with driveways, except for cul-de-sacs or pie shape lots, and subject to staff approval.

Section 2. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 3. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON APRIL 14, 2015, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON APRIL 28, 2015 AT THE TIMNATH TOWN HALL, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS _____ DAY OF _____, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON APRIL 28, 2015.

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, Town Clerk