



March 18, 2016

Dear Timnath Resident:

Communities across northern Colorado are growing. Our outstanding quality of life is attracting new residents and new developments across the region. We must plan and manage that growth deliberately while working collaboratively with neighboring communities to create a thoughtful plan for the region.

Growth Management Areas (GMA's) are plans where a community sets its growth boundaries and are one of the tools a municipality has to manage growth. They are developed with public input from our citizens and coordinated with nearby communities. GMA's help ensure that new residents will have the services they need while also protecting the quality of life and services for those who already live here.

Since 2007, the area to the east of Larimer County Road 1 and south of Weld County Road 78 has been in the Town of Timnath's GMA (see attached map). We have been planning our growth based on those boundaries and, in fact, have been in discussions with a developer who wants to build a new community in that area.

Suddenly, late last year, we received a letter from the Town of Severance informing us that it was considering expanding its GMA to include this same area, despite the fact that it had been in our GMA for nearly a decade. In December, we met with Severance in an attempt to stop this conflict and coordinate our respective growth boundaries. Severance ignored this good faith attempt and on February 22, over our formal objection, amended its GMA to include this property. Then, two weeks later, the Severance Town Board passed a resolution supporting annexation of this property using a controversial flag pole annexation technique. And to make matters worse, Severance also recently and abruptly altered its comprehensive plan – which had previously required low density growth at its boundaries – to allow higher-density growth.

Severance's actions ignore our community boundaries and risk harming the quality of life of our residents. We lose all control over how this property is developed. It could include high density development or even commercial or industrial development. Moreover, because it literally touches Timnath's town limits along County Road 1 but is so far away from the main part of Severance, residents of this new development will likely use Timnath amenities and services designed for Timnath residents – such as our roads, and our recreational facilities, services paid for by you.

Severance's recent actions are contrary to the spirit of cooperation and collaboration in northern Colorado, risking the future of growth management in the region. Instead of collaborating for the benefit of the region, it appears that Severance has acted with self-interest and disregard for neighboring communities.



Annexing this property to Severance is not good planning; it is not acting as a good neighbor. Timnath would like to work with Severance to create an agreement that is good planning for both communities, as opposed to a flagpole competition that may ultimately result in residents being included in one municipality but being provided with all their services by another. I have reached out to Severance's mayor, Don Berkshire, and implored him to delay these actions until a mutually beneficial agreement can be reached.

We are asking members of our community to attend the Severance Town Board meeting on March 21 or April 4 to express their concerns about this annexation and about Severance's disregard for regional cooperation. This meeting will be at 6 pm at the Town Hall at 3 S. Timber Ridge Parkway in Severance. We also are asking you to attend the April 13<sup>th</sup> meeting of the Severance Planning Commission when it will review the annexation and the April 18<sup>th</sup> meeting of the Severance Town Board when it will consider and act on the annexation.

We have attached a list of questions and answers that help further explain the situation. This is a serious matter for Timnath. Thank you for your consideration.

Sincerely,

Jill Grossman-Belisle, Mayor

Bill Neal, Council Member

Bryan Voronin, Council Member

Paul Steinway, Council Member

Aaron Pearson, Council Member