

Timnath FAQ

1. What is a “Growth Management Area (GMA) and why is it important to protect Timnath’s GMA?”

Every community has processes and planning tools to manage how they grow. Growth Management Areas (GMA’s) are one such tool. They are plans where a community sets its growth boundaries. They are developed with public input from our citizens and coordination with nearby communities. GMA’s help a community 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.

2. Why is Timnath opposed to Severance annexing the new Buffalo Creek development and why does Timnath want the Buffalo Creek development within our town limits?

There are several reasons. First, when a neighboring community willfully and blindly intrudes into our GMA, it restricts our ability to both engage in smart growth planning and to provide resources, services and infrastructure to our citizens. Second, we will lose any control over how this property is developed. It is right on Timnath’s doorstep, and how it is developed could have a direct effect on our citizens’ quality of life. For example, Severance could allow Buffalo Creek to have higher density than we would allow or that is not compatible with the low density of Wild Wing, the community directly across the street and in Timnath’s town limits. Third, because Buffalo Creek is right across the street from our town limits, we are better positioned to provide services to this development than Severance. Indeed, Buffalo Creek is so close its residents could well utilize services that our town provides such as parks and recreational amenities. In effect, this creates a point of sharp convergence of three communities – Timnath, Severance and Windsor – all at one intersection, eliminating clear boundaries among the three communities and creating sprawl. If Severance can initiate this kind of development unchecked, it could be the beginning of even more free-for-all development at higher densities.

3. Can Severance increase the density of the Buffalo Creek development if requested once it is annexed to them?

Yes. Severance can allow the development of that property any way it chooses – for example, at a higher density than in Timnath’s comprehensive plan or in a way that is not compatible with a low-density development such as Wild Wing, which sits directly across the street and within Timnath’s town limits. Severance recently and very abruptly altered its comprehensive plan – which had provided for low density growth at its boundaries – to support this high-density, suburban growth.

4. If Buffalo Creek annexes to Severance, how might this directly impact Wild Wing and Harmony residents?

It creates, rather suddenly, a potentially much greater density of development in the area that Wild Wing and Harmony residents will have to contend with, and it effectively collapses the borders between Severance and Timnath. It could create challenges such as increased traffic on County Road 1 and Severance residents using recreational facilities designed and built for Timnath residents but without contributing the revenues associated with those amenities.

5. But don't things like this happen all the time given how much growth northern Colorado is experiencing?

Conflicts can and do occur, but in this case, Severance is not only violating Timnath's GMA, it is violating the spirit of growth management for our entire region.

Cooperation and collaboration are at the heart of how northern Colorado communities need to manage our growth. That kind of approach is essential to protecting our special quality of life. As the region has grown, Timnath has learned that this is the right approach for partnering communities to take. That is why we worked with Fort Collins and the Town of Windsor to develop a cooperative agreement on how we both grow, and also why we reached out to the Town of Severance in 2015 to develop a similar agreement. The actions of the Town of Severance are contrary to that kind of regional, collaborative approach.

6. What actions has the Town Council taken and what can citizens do to rectify the situation?

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 22nd, over our formal objection expressed by a letter from the Town Council, amended its GMA to include this property. On February 29th, we were made aware by the developer that Buffalo Creek was instead going to annex to Severance, even though the development is in our GMA. Since subsequent outreach attempts to Severance have not been successful, the Town Council is committed to take what actions are necessary to protect our residents and the community and to stop this Severance process.

We are urging members of our community to attend Severance's Town Board meetings on March 21st and April 4th (as well as meetings listed below) to make their concerns about this annexation and about Severance's disregard for regional cooperation known. Those

meetings will be held at 6 pm at the Severance Town Hall, 3 S. Timberline Ridge Parkway. Other meetings that we are encouraging Timnath residents to attend include the April 13th meeting of the Severance Planning Commission when it will review the Buffalo Creek annexation, and the April 18th Severance Town Board meeting when it will act on that annexation.

7. How does the Town of Timnath want this issue to be resolved?

Timnath would like to have the opportunity to sit down with Severance and work together to create an IGA that is good planning for both of our communities. Timnath would also like Severance to delay any action on Buffalo Creek or any further amendments to its growth plans until a mutually beneficial agreement can be reached.

Anything that restricts Timnath's ability to carefully plan its development impacts the quality of life of all residents and it is a Town Council priority to protect our community.