



March 30, 2016

Dear Severance Town Board Members:

On behalf of the Timnath Town Council, I want to share with you the comments that we have filed today on your plans for an annexation, zoning and concept plan for the Buffalo Creek project.

As I stated when I appeared before you last week, the Town of Timnath is opposed to your proposed action.

- The area you propose to annex has been in Timnath's Growth Management Area for nearly a decade. Severance is intentionally ignoring – indeed, violating – our boundaries and creating a troubling precedent for land use management and planning in Northern Colorado.
- Latham Parkway will be a principal point of access to Buffalo Creek (referred to as Weld County Road 13 in your documents). This road is in our jurisdiction. There has been no communication with us about using our road for access, traffic impacts, the improvements that are proposed, the impact to Windsor and our intergovernmental agreement with Windsor regarding that road, reimbursement for recent improvements that have been made to the Parkway, or a host of other issues. This access cannot occur until we have had those conversations and approve the access plan.
- Buffalo Creek will be on our border and directly across the street from Wild Wing, an existing Timnath community. There have been no discussions between us about whether the architectural styles will be consistent, whether you will move forward with oil and gas and other commercial development as your documents suggest, whether setbacks will be consistent, or any number of other issues that smart land use planning demands.

These and numerous other concerns are outlined on the attached.

We again ask that you not move forward with these plans to give us time to work collaboratively and cooperatively on an agreement that plans and manages our growth. It is too important to the quality of life of our communities and Northern Colorado to do otherwise. If you continue to pursue these actions, Timnath will have no choice but to consider all our options, including but not limited to the mediation that we initiated with the Colorado Department of Local Affairs last week.

Sincerely,

Jill Grossman-Belisle
Mayor, Town of Timnath