TIMNATH’S GROWTH MANAGEMENT AREA &
THE COBB LAKE NEIGHBORHOOD

What is a GMA?
A growth management area (GMA) designates which properties could annex into the Town of Timnath. It’s established through intergovernmental agreements (IGA) between surrounding towns, cities and counties. Establishing a GMA allows the Town of Timnath to determine land use and density, as well as standards that maintain the character and aesthetic of the area. Timnath’s GMA including Cobb Lake area was established in 2014.

Why do we need an IGA with the County if our GMA is already established?
The IGA with Larimer County will formalize Timnath’s IGA boundary and land use authority. This boundary has already been ratified through agreements with the City of Fort Collins, Town of Windsor, and Town of Severance. This final IGA ensures that all northern Colorado governments are on the same page.

Are GMA’s the same as Town boundaries?
Not for Timnath. Just like other communities, our Town limits are smaller than our GMA area.

Where are the boundaries of other community GMA’s? How far south does Wellington’s reach?
Please see the attached map.

Why would the Town want to include Cobb Lake in the GMA?
Adjacent development has impacts on the Town, its services and its future. It is important to the Town that development surrounding our community meet standards, density requirements and quality that matches our vision. It is important to be able to control the type of development, when land falls into a neighboring jurisdiction, we lose the ability to encourage projects that are compatible with existing homes and development and meet higher standards. We have had experience with another community annexing property on our Town border and allowing development that is inconsistent with nearby Timnath developments. We want to assure quality development like Cobb Lake is protected.

The commercial development opportunities along the I-25 corridor and major east/west roads in the area are equally important. The right commercial development sets the standard for years to come. Without that control you, other residential neighborhoods and the Town have little influence on the type or quality of commercial land uses that could be established.

What about my property in Cobb Lake changes with this GMA?
Nothing. Formalizing this GMA does not change anything about your residence. There are no changes to your zoning or land use regulations. There is no impact on property taxes or property rights. Nothing changes.

What about the agreements that Cobb Lake currently has in place with Larimer County?
We will honor all existing agreements that Cobb Lake currently has with Larimer County; this IGA will not
supersede any contracts currently in place. For example, Cobb Lake area includes a restriction that the area must remain in agriculture use. Timnath would not support any effort to change that.

**Does formalizing the GMA impact my property taxes?**
No. Your taxes remain the same.

**Will Timnath now want to annex Cobb Lake into the Town?**
No. We know the residents of Cobb Lake prefer to remain in the unincorporated area of Larimer County. Therefore, the IGA with Larimer County includes binding commitments from the Town of Timnath that:

- We will not force an annexation; the agreement explicitly prohibits involuntary annexation of the Cobb Lake area.
- We will not change any existing zoning or land use regulations
- We will honor all existing agreements that Cobb Lake currently has with Larimer County; this IGA will not supersede any contracts currently in place

**What if all the land surrounding Cobb Lake becomes part of the Town?**
As an extra precaution, the IGA specifically prohibits annexation through enclave, meaning Cobb Lake will never be subject to annexation simply because all the property surrounding it is officially part of the Town. Enclaved or not, the Town is not annexing Cobb Lake without a request from a super majority of the residents.

**Who owns the land directly to the north of Cobb Lake?**
A small piece is owned by the State of Colorado. The rest is privately owned property.

**What if Cobb Lake Residents change their minds and want to be annexed?**
Only residents of Cobb Lake can initiate annexation, the Town of Timnath cannot force annexation. Should Cobb Lake residents want to annex, a super-majority vote of the Hill Community Association in favor of annexation is required.

**If Cobb Lake Residents Choose Annexation in the Future...**

**What services would the Town provide?**
Cobb Lake would receive the same Town services as the rest of Timnath, including snow removal, police services and street maintenance.

**Could we keep our gated community?**
Yes.

**How would annexation impact my taxes?**

- Property Tax: On a home worth approximately $2,800,000, your property taxes would increase $1,365 per year.
- Sales Tax: Timnath’s sales tax is 3%. Sales tax is generated at the point of sale, so folks in Fort Collins or Windsor who shop at Costco pay Timnath sales tax. As a comparison, Fort Collins’ general sales tax is 3.85%.
• Use Tax on Vehicles: Currently, you pay the Larimer County use tax of .8% when you purchase a vehicle. If you live in Timnath, you would pay an additional 3% use tax. However, this is only if and when you annex.

How would annexation change the open space in the area?
A large portion of the Cobb Lake area is part of a conservation development and that agreement would be honored. There would be no change.