PRESENT: Mayor Pro Tem Rick Collins, Councilmember Aaron Pearson, Councilmember Lisa Laake, and Councilmember Brett Hansen

ABSENT: Mayor Mark Soukup

STAFF: Contracted Town Attorney Robert Rogers, Town Manager Wesley LaVanchy, Town Clerk Milissa Peters-Garcia, Interim Police Chief Terry Jones, Finance Director Lisa Gagliardi, Contracted Town Engineer Don Taranto, Contracted Community Development Director Matt Blakely, Contracted Town Planner Brian Williamson, Contracted Town Planner Kevin Koelbel, Ashley Lauwereins, and Contracted Town Engineer Eric Fuhrman

PUBLIC: John Barkley, Christi Bickley, Conor Duffy, Naina Haddad, Dorothy Winn, Jim Birdsall, Jason Sherrill, Jon Turner and Brendan Willis

1 CALL TO ORDER AND ROLL CALL 6:03 P.M.

2 AMENDMENTS TO THE AGENDA
NONE

3 PUBLIC COMMENT
NONE

4 CONSENT AGENDA-PAYABLES
a) September 8, 2020 Check Register

Councilmember Aaron Pearson made a motion to approve the consent agenda-payables. Councilmember Lisa Laake seconded the motion. CARRIED unanimously.

5 CONSENT AGENDA-SETTING PUBLIC HEARINGS
The intent of this consent agenda is to set a public hearing for these items at a future date. No discussion or comments.

a) ORDINANCE NO. 12, SERIES 2020, An Ordinance Approving an Annexation of property known as McBride to the Town of Timnath, located east of CR-3F and north of Stone Fly Drive and setting a public hearing on September 22, 2020, at 6:00 p.m.

b) ORDINANCE NO. 13, SERIES 2020, An Ordinance Approving a Zoning Map
Amendment for the Annexation of the property known as McBride to the Town of Timnath, located east of CR-3F and north of Stone Fly Drive and setting a public hearing on September 22, 2020, at 6:00 p.m.

Councilmember Aaron Pearson made a motion to approve the consent agenda-setting public hearings. Councilmember Brett Hansen seconded the motion. CARRIED unanimously.

6 CONSENT AGENDA-OTHER
The intent of this consent agenda is to approve standard or reoccurring items that do not fall under the above consent agenda(s).

a) Approval of the August 25, 2020, Town Council Meeting Minutes

Councilmember Aaron Pearson made a motion to approve the consent agenda-other. Councilmember Lisa Laake seconded the motion. CARRIED unanimously.

7 REPORTS

a) Mayor and Council Reports
   - Councilmember Laake spoke about establishing a code of conduct for Council.

8 BUSINESS

a) ORDINANCE NO. 3, SERIES 2020, PUBLIC HEARING, An Ordinance Approving the Timnath Ranch Rezoning

   - Mr. Koelbel spoke to Council about the proposed ordinance and resolution regarding the Timnath Ranch Subdivision rezoning and sketch plan.
   - Mr. Birdsall presented Council with project history, previous neighborhood master plan and how the proposed plan fit into the amended comprehensive plan. He also spoke about the separation of the commercial and residential areas.
   - Mr. Birdsall spoke about working with staff on the density of the project, buffering concerns and the limitation concerns for the schools and on the infrastructure.
   - Mayor Pro Tem Collins asked about the number of apartments in the proposal and Mr. Birdsall that no apartments were planned for this filing.
   - Councilmember Pearson asked about the expected condo and townhome products and price points and Mr. Sherrill of Landmark Homes explained the product variety and the price starting in the mid $300's to mid $400's.
   - Councilmember Pearson asked about the lot costs and Mr. Sherrill explained the estimated cost of infrastructure per unit.
   - Mayor Pro Tem asked for about single family attached units and Mr. Sherrill defined the units as fee simple with a common wall.
   - Mayor Pro Tem Collins expressed his concerns about the change from single family units to attached units.
• Mr. Birdsall explained why the changes is being proposed and creation of better commercial opportunities in the project.
• Councilmember Hansen asked about the density for R-4 and R-3 and Mr. Birdsall stated that they would not hit the max density allowed for either area.
• Council asked about the density of the 8th filing that is not being voted on and staff explained the plan that was already approved for the 8th filing. Mr. Birdsall also spoke about the proposed commercial and the inclusion of a park area.
• Councilmember Hansen asked what the applicant would do if the plan was denied and Mr. Birdsall explained working with staff and elected officials for years on the project and stated that the amenities being proposed would be an advantage to the community but that they would regroup if denied.

Mayor Pro Tem Collins opened the public hearing at 6:49 p.m.

• Mr. Barkley asked Council to deny the proposed zoning and that he lives in a different subdivision but that he felt it would affect his neighborhood also. He spoke about the potential tax revenue but that the revenue should not influence the Council to approve the zoning. He spoke about changing the zoning and the disliked possibility for the developer to put up apartments.
• Council asked if a condition could be included in the approval to not allow for rent properties and Mr. Blakely explained.
• Mr. Rogers mentioned that the public comments were usually heard before Council comments.
• Ms. Bickley asked that Council deny the proposed plan and expressed her concern about the change for big box stores coming to the neighborhood. She stated that she was not opposed to the town homes but that she was concerns about the number of units being proposed.
• Mr. Duffy spoke to Council about the overcrowding of Bethke Elementary. He stated that he disagreed with the assumption that kids would be drawn out of Bethke Elementary when the new elementary school in built in Windsor. He spoke about the average income and housing cost within Poudre School District. He expressed his concern about strip malls and the reduction of property values.
• Ms. Winn spoke to about her assumption of the development when she moved to Timnath and that the plan was a disappointment. She asked that Council to deny the rezoning.
• Ms. Haddad spoke about the number of children at Bethke Elementary and being above capacity. She stated that the community was growing with young families which would continue to increase the attendance at Bethke. She also spoke about traffic issues, the loss of bike lanes and her reasons for choosing Timnath.

Mayor Pro Tem Collins closed the public hearing at 7:12 p.m.

• Mr. Turner spoke to Council donating the property for Bethke Elementary, the property for the Timnath Administration Building and
giving to the Town in many ways over the years. He spoke about the need for commercial to help develop the residential and the multifamily needed to help develop the recreation center. He spoke about the other school sites that he has hand in providing to the school district in Windsor and Loveland.

- Mr. Willis spoke to Council about his position with Poudre School District. He spoke about student yield projections, the overcrowding of Bethke Elementary and the projection of reduction of Bethke students when the new Loveland elementary is completed. He also stated that the proposed change appeared to be neutral from a school district prospective,

- Councilmember Laake asked what conditions would be allowed and Mr. Koelbel stated that conditions could be discussed with the developer.

- Councilmember Hansen stated that development would increase the numbers and spoke about the current discussion of the criteria of the proposal.

- Councilmember Pearson spoke about reading all the comments. He also spoke about the difference between apartments and condos as well as the quality of product expected and that it is healthy for a community to have diverse housing options. He spoke about being a public servant and making choices that improve the community. He stated that there was community outreach when the comprehensive plan was updated and when changes to zoning were proposed.

- Councilmember Laake thanked Mr. Willis for the information he provided and spoke about the turnover of students at Bethke and children move from elementary school to middle school. She spoke about questioning changes and looking at the big picture when it comes to development.

- Councilmember Hansen spoke about how diverse housing made some sense but that the density transfer was hard to justify. He spoke the proportion of multifamily units compared to single family homes. He stated that he felt this was a needed change but that a better balance could be found.

- Mayor Pro Tem stated that he was happy to hear that apartments were not being proposed and that he didn’t have any issues with condos and town homes but that he would like to see single family homes mixed in with the multifamily units. He stated that the commercial improvements were acceptable but expressed his concerns on portions of the project.

- Council discussed their options regarding denial and approval of the proposal.

Councilmember Laake asked for a motion to table the proposal and asked for staff and the developer to discuss buffering and other options or conditions that would be more acceptable to the community.

- Mr. Blakely asked for guidance on density and buffering from Council and Council discussed a decrease in the density increase by half.

Mayor Pro Tem Rick Collins made a motion to table ORDINANCE NO. 3, SERIES 2020, PUBLIC HEARING, An Ordinance Approving the Timnath Ranch Rezoning to November 10, 2020, at 6:00 p.m. Councilmember Brett Hansen seconded the motion. CARRIED unanimously.
b) RESOLUTION NO. 58, SERIES 2020, A Resolution Approving the Timnath Ranch Sketch Plan Amendment

Mayor Pro Tem Rick Collins made a motion to table RESOLUTION NO. 58, SERIES 2020, A Resolution Approving the Timnath Ranch Sketch Plan Amendment to November 10, 2020, at 6:00 p.m. Councilmember Brett Hansen seconded the motion. CARRIED unanimously.

c) ORDINANCE NO. 11, SERIES 2020, PUBLIC HEARING, An Ordinance Amending Chapter 4 and Chapter 11 of the Municipal Code to Delegate Administrative Authority to the Town Manager for the Revision of Right-of-Way Permit Fees

- Mr. Fuhrman spoke to Council about the proposed ordinance.

Councilmember Brett Hansen made a motion to approve ORDINANCE NO. 11, SERIES 2020, PUBLIC HEARING, An Ordinance Amending Chapter 4 and Chapter 11 of the Municipal Code to Delegate Administrative Authority to the Town Manager for the Revision of Right-of-Way Permit Fees. Councilmember Aaron Pearson seconded the motion. CARRIED unanimously.

9 DISCUSSION AND FUTURE AGENDA ITEMS

a) Town of Timnath Website Redevelopment Update

- Ms. Lauwereins gave Council an update on the website redevelopment and key projects.

b) CDOT/I-25 Project Discussion

- Mr. Fuhrman updated Council on the widening of I-25 by CDOT.
- Councilmember Laake asked about traffic counts on the frontage road and Mr. Fuhrman spoke of the 2018 traffic study numbers.
- Council asked about timeline and performing a current traffic study and Mr. Fuhrman explained that a study could be done but during this time, the numbers would be lower than expected due to the pandemic.

10 ADJOURNMENT 8:30 P.M.