Town of Timnath Comprehensive Plan

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Timnath

2045

Growing With Purpose

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Introduction and Vision

Since adoption of the 2020 Comprehensive Plan, Timnath has continued to experience substantial residential development, changing service demands, and increasing regional growth pressures. The Town's population has grown from approximately 300 residents in the early 2000s to an estimated 12,158 residents in 2025, transforming a historically agricultural community into a rapidly developing community within the Northern Colorado Front Range. These changes underscore the need to update the Comprehensive Plan to reflect current conditions and provide clear direction for managing continued growth, coordinating infrastructure and services, and responding to the community's evolving priorities.

Growth is projected to continue in the coming years, with Timnath's population projected to reach approximately 14,200 residents by 2029. Continued growth in Larimer and Weld Counties will place additional pressure on the broader transportation, housing, infrastructure, and service systems on which the Town depends. The actual pace and pattern of growth will be influenced by land use decisions, infrastructure capacity and investment, water availability, annexation, and development activity. This Plan looks beyond these near-term projections to establish a long-term ten-year framework for growth and investment over the planning horizon.

This Comprehensive Plan establishes a long-range policy framework for responding to these changes intentionally. It coordinates decisions related to land use, housing, transportation, water and wastewater, economic development, parks and open space, public services, and infrastructure so that growth occurs in locations and forms that support Timnath's long-term fiscal sustainability, community character, and quality of life.

The Plan builds from the direction established by the 2020 Comprehensive Plan while responding to the conditions and choices facing Timnath today. It introduces a future place type approach to improve upon previous land use categories and establishes a more strategic approach to evaluating future growth based on infrastructure, serviceability, community priorities, and regional coordination. The place types establish the intended long-term character and function of different areas but do not change existing zoning. Changes to zoning districts, permitted uses, or development standards would occur through subsequent amendments to the Town's Land Use Code or individual rezoning processes.

A Community in Transition

Timnath's rapid growth has created both new opportunities and important choices about the community it wants to become, while increasingly distinguishing it from other communities in the region. Recent development has been largely comprised of newer single-family neighborhoods, with 90.4% of housing units identified as single-family homes in 2023 and 89% of the Town's housing stock constructed after 2010. Timnath also has a comparatively young, family-oriented population, and a medium household income of $170,041.

At the same time, Timnath remains closely connected to the broader Northern Colorado region. The Town supports approximately 1,400 jobs, while more than 2,800 residents commute to jobs outside the community. Recent and emerging commercial and mixed-use development, including development near I-25 and Harmony Road, Ladera, and Riverbend Urban Village, create opportunities to expand local shopping, dining, employment, and other destinations as the community grows.

Infrastructure and natural resources are equally important to Timnath's future. The Town relies on external providers for water and wastewater service, making growth, annexation, water availability, utility capacity, and infrastructure investment coordination particularly important. Transportation needs will also increase as Timnath grows, creating a need to strengthen roadway, trail, walking, bicycling, and regional transportational connections.

Together, these conditions present several fundamental planning choices. The theme of this Comprehensive Plan, Growing with Purpose, reflects Timnath's commitment to shaping growth intentionally rather than simply responding to change. As the Town continues to evolve, this theme emphasizes growth that is coordinated with infrastructure, water resources, housing needs, economic opportunity, parks and open space, and the community's desired character. It recognizes that Timnath can welcome new neighborhoods, businesses, amenities, and regional connections while still protecting the qualities that make the Town distinctive. Growing with purpose means making deliberate choices about where and how growth occurs so that each decision contributes to a more connected, resilient, livable, and fiscally sustainable future. Putting this commitment into practice requires the Plan to address several fundamental questions:

- Where and when should Timnath grow?
- How should growth be coordinated with roads, water, wastewater, and other infrastructure capacity?
- How can the Town provide a broader range of housing choices while maintaining high-quality neighborhoods?
- Where can additional employment, shopping, dining, and community destinations be supported?
- How can parks, trails, open space, and natural resources remain defining features as development occurs?
- How can Timnath retain its identity while becoming more integrated with the Northern Colorado region?

These choices from the foundation for the future place types, strategic growth framework, annexation strategy, housing policies, infrastructure and water planning, transportation recommendations, economic development direction, and implementation actions contained in this plan.

Relationship with Other Town Plans

The Comprehensive Plan works alongside the Town's other adopted plans and ongoing planning efforts. Rather than replacing more detailed plans for transportation, parks and recreation, infrastructure, and other Town systems, it provides an overarching land use and growth framework within which those plans can be coordinated. Detailed documentation of existing conditions, technical analysis, community engagement activities, and the planning process are provided in Appendices B, C, and D.

Several recent Town plans also provide an important foundation for this Comprehensive Plan.

Table 1: Town Plans Relationship Overview

Plans	Use
Transportation Master Plan	Carries long-range multimodal transportation strategies forward by coordinating transportation investments with future place types, housing and employment areas, infrastructure phasing, and growth decisions.
Parks, Recreation, Open Space, and Trails (PROST) Master Plan	Reinforces strategic roadmap for recreational services and infrastructure by integrating parks, trails, recreation, and open space into future land use and development decisions and connecting these investments with the Town's broader growth strategy.
2034 Facilities Master Plan	Incorporates facility space and service need projections into the primary framework for community facility planning and connects future facility investments with population growth, development patterns, annexation, infrastructure, and capital planning.
Capital Planning and Other Infrastructure Efforts	Provides policy direction for aligning capital investment with growth, reinvestment, and preservation priorities.

This Comprehensive Plan carries forward the 2020 Comprehensive Plan's fundamental role while updating its direction to respond to Timnath's rapid growth, changing community needs, infrastructure considerations, and current planning requirements. It incorporates new state planning requirements and supporting analyses, including a Water Supply Element, Housing Needs Assessment, and Strategic Growth Element, strengthening the connection between future land use and the Town's housing, water, infrastructure, and long-term growth needs.

A significant change from the prior plan is the introduction of a future place types approach, which replaces the 2020 plan's organized future land use categories with broader guidance for desired character, development patterns, scale, connectivity, and function. It establishes a more explicit approach to evaluating growth in relation to infrastructure and utility serviceability, transportation access, environmental conditions, fiscal sustainability, housing needs, and annexation.

The updated Plan also strengthens direction in several areas. It responds to Timnath's predominantly single-family housing stock by supporting a broader range of housing types, sizes, and neighborhood environments, and more directly connects future growth with water availability, conservation, provider coordination, and infrastructure capacity. The updated plan places additional focus on strengthening the relationship between goals and policies and the implementation actions, capital planning, budgeting, and monitoring needed to carry them forward.

Community Priorities

The Comprehensive Plan was developed through technical analysis and sustained engagement with residents, students, Town staff, elected and appointed officials, service providers, regional partners, property owners, community organizations, and development interests.

Table 2: Town Partner Groups

Partner Group	Examples of Participants	Primary Input Provided
Town Leadership and Internal Partners	Town Administration, Community Development, Town Council, Planning and Zoning Commission, Public Safety, Parks and Recreation, Public Works, Finance, and the Technical Review Committee	Local priorities, service delivery needs, policy direction, implementation considerations, and organizational capacity.
Utility and Service Providers	East Larimer County Water District, Fort Collins-Loveland Water District, North Weld County Water District, Boxelder Sanitation District and South Fort-Collins Sanitation District	Water and wastewater serviceability, infrastructure capacity, long-range planning, and regional resource constraints.
Community and Development Partners	Habitat for Humanity, regional homebuilders, Respite Care, Inc., Timnath Main Street, Guide Our Growth, metro districts, Poudre School District, and development representatives	Housing needs, economic development opportunities, community services, neighborhood character, and growth-related concerns.
Regional Peers and Planning Partners	Windsor, Fort Collins, Severance, Wellington, Larimer County, Northern Front Range Metropolitan Planning Organization.	Planning practices, implementation strategies, regional trends, and opportunities for future coordination.
Why This Matters		
Stakeholder and agency coordination provides a foundation for translating the Comprehensive Plan from a shared vision into an actionable and implementable framework. Continued collaboration will be essential to align growth, infrastructure, water service, housing, economic development, public services, and regional partnerships as Timnath grows with purpose.		

Engagement included:

- Six community events

- Four open houses
- A student event with Timnath Middle-High School
- Three online activities
- Five Technical Review Committee meetings
- 25 stakeholder interviews
- Six Town Council and Commission meetings
- Four staff workshops

The Town's online Comprehensive Plan project page, MyTimnath.org, received 1,533 visits total over the course of engagement. Across these activities, several consistent themes emerged:

Manage growth intentionally. Participants expressed a desire for growth to occur in a thoughtful manner that considers infrastructure capacity, community character, and the quality and design of new development.

Preserve Timnath's character and natural setting. Residents value Timnath's sense of community, small-town character, parks, trails, open spaces, and natural environment and emphasize that these qualities should remain central to the Town's identity.

Create more livable and connected neighborhoods. Participants stressed access to parks, trails, schools, services, and safe walking and bicycling connections, along with improved transportation connections throughout the community and region.

Broaden housing choices. Community input identified a need for housing that can serve different household types, life stages, and income levels, including options for older adults and the local workforce.

Expand local destinations and economic opportunities. Residents expressed interest in additional locally serving restaurants, businesses, recreation, gathering places, and employment opportunities that reduce the need to travel outside Timnath for everyday needs.

Keep infrastructure and services aligned with growth. Community and stakeholder input reinforced the importance of coordinating development with transportation improvements, water and wastewater capacity, community facilities, and other public services.

These themes directly informed the community vision, guiding principles, future place types, goals, and policies. Additional information regarding engagement activities, participation, stakeholder coordination, and detailed findings is provided in Appendix D.

Community Vision

Vision Statement

The vision statement is intended to serve as a clear statement of what the community wants to protect, strengthen, and become as growth continues over the next decade and beyond.

"Timnath is a healthy, resilient town of livable neighborhoods and memorable destinations, where people at every stage of life can find

attainable homes, enjoy parks and public spaces connected to nature, and share in the benefits of a strong local and regional economy."

Guiding Principles

The guiding principles translate the vision statement into a set of shared commitments for how Timnath will approach future growth, investment, partnerships, and decision-making. They provide a bridge between the community's long-term aspirations and the goals, policies, place types, and implementation actions that follow, helping ensure that future decisions remain aligned with Timnath's values as the community continues to evolve.

Healthy and Sustainable: Timnath protects natural resources, supports environmental resilience, and promotes community health and long-term fiscal stability.

Connected and Livable: Timnath delivers well-connected neighborhoods with quality design, diverse and attainable housing, parks, schools, and daily needs close to home, all linked by safe, multimodal streets and trails for all ages and abilities.

Resilient and Innovative: Timnath grows a resilient local economy, supports employers and small businesses, and creates vibrant destinations where people want to spend time, invest, and experiment with new ideas.

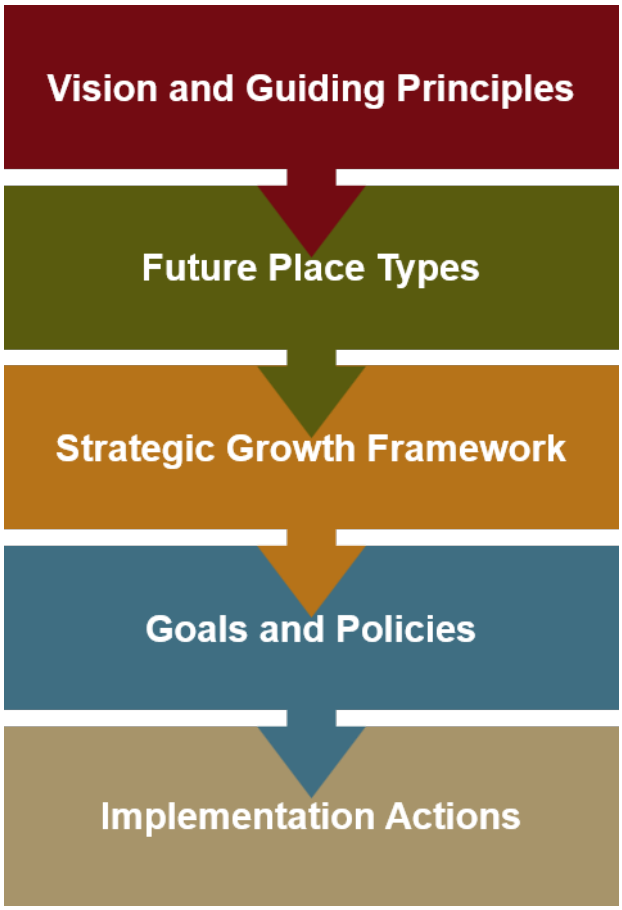
Local Centric and Northen Colorado (NOCO) Focused: Timnath honors its sense of place and close-knit community while collaborating with regional partners on transportation, housing, jobs, and shared natural resources so that the Town can grow responsibly over time.

Using the Plan

The Comprehensive Plan is a long-range policy guide for the Town and is intended to inform decisions about development, public investment, infrastructure, services, and partnerships. It should be used by Town staff, elected and appointed officials, residents, developers, service providers, and community partners when evaluating how individual decisions contribute to Timnath's desired future.

The plan's components are built upon each other to translate the community's vision into clear guidance for future growth, investment, and decision-making.

Figure 1: Plan Components



The Comprehensive Plan does not prescribe every future decision. Instead, it establishes a consistent basis for evaluating those decisions as conditions change. Its long-term success will depend on aligning the location and pace of growth with infrastructure capacity, resource availability, fiscal responsibilities, and community character while continuing to coordinate with regional partners and service providers. Through this approach, Timnath can accommodate continued growth.

Future Place Types

What are Place Types?

Future place types describe the desired character, scale, function, and development patterns envisioned for different parts of Timnath. The Future Place Types Map shows where each place type is intended, providing geographic guidance for development, preservation, and coordinated infrastructure investment. Place types express the Town's long-term vision rather than existing conditions and will inform future updates to the Land Use Code.

Why Future Place Types?

Timnath is adopting future place types to provide more complete and durable guidance than the eight land use categories used in the 2020 Comprehensive Plan which are described in Figure 2.

Rather than linking the Plan to zoning districts that may change over time, place types address the desired mix of uses, development pattern, scale, design character, connectivity, public realm, and function of each area. This approach allows the Plan to coordinate land use, transportation, infrastructure, housing, economic development, and growth management while remaining adaptable over time.

Place types are policy guidance, not zoning. They do not change existing zoning, permitted uses, development rights, or parcel-specific standards. Implementation will occur through subsequent Land Use Code amendments, rezonings, development review, and public investment decisions.

How to Interpret and Use Place Types

Primary uses are the predominant activities intended to define each place type, while supporting uses may complement those activities when appropriately located, designed, and scaled. The lists are illustrative rather than exhaustive; an unlisted use may be considered when it is consistent with the place type's intended character, function, development pattern, and intensity. Intensity should be evaluated using the full place type description, including density, building scale, site design, connectivity, infrastructure capacity, and surrounding context, rather than any single measure. Where place types meet, development should provide appropriate transitions through compatible scale, building placement, landscaping, open space, street design, or other context-sensitive features.

Until the Land Use Code is updated, the Town should use the applicable place type as long-range policy guidance alongside existing zoning and other Comprehensive Plan policies when reviewing annexations, rezonings, development proposals, and public investments. Existing zoning remains regulatory. Where zoning and the mapped place type differ, the place type identifies the Town's long-term direction but does not itself rezone the property or alter existing development rights.

Timnath's Future Place Types

Timnath's future place types establish a shared vision for how different areas should develop and function over time. The amount of land designated for each place type was intentionally considered in relation to the low-, medium-, and high-growth projections described in the Growth

Management chapter of this Plan. These scenarios informed the distribution and potential development capacity of the place types, connecting the Future Place Types Map to anticipated population and housing needs rather than designating land independently of projected growth. The map provides long-term planning direction; it does not establish a growth target or imply that all designated land will develop within the planning horizon.

Together, the place types support an integrated pattern of neighborhoods, employment areas, community destinations, and connected open spaces. They guide development review, public investment, annexation, and growth management while aligning future decisions with Timnath's vision and guiding principles.

Figure 2 compares the 2020 Comprehensive Plan's land use categories with the updated Plan's future place types. Although the updated approach includes more categories, these distinctions provide greater clarity about the places Timnath seeks to preserve, strengthen, or create, and not additional layers of regulation. For example, established and emerging neighborhoods warrant different planning guidance, just as commercial destinations and employment areas serve different purposes. Identifying these differences allows the Plan to communicate expectations more directly rather than relying on broad categories to address substantially different settings. Readers should use the map to identify the applicable place type and consult its description, rather than treat all categories as requirements for every property. The additional categories do not, by themselves, create new zoning districts, approval steps, or parcel-specific standards.

Figure 2: 2020 Comprehensive Plan Future Place Types v. Comprehensive Plan Updated Future Place Types

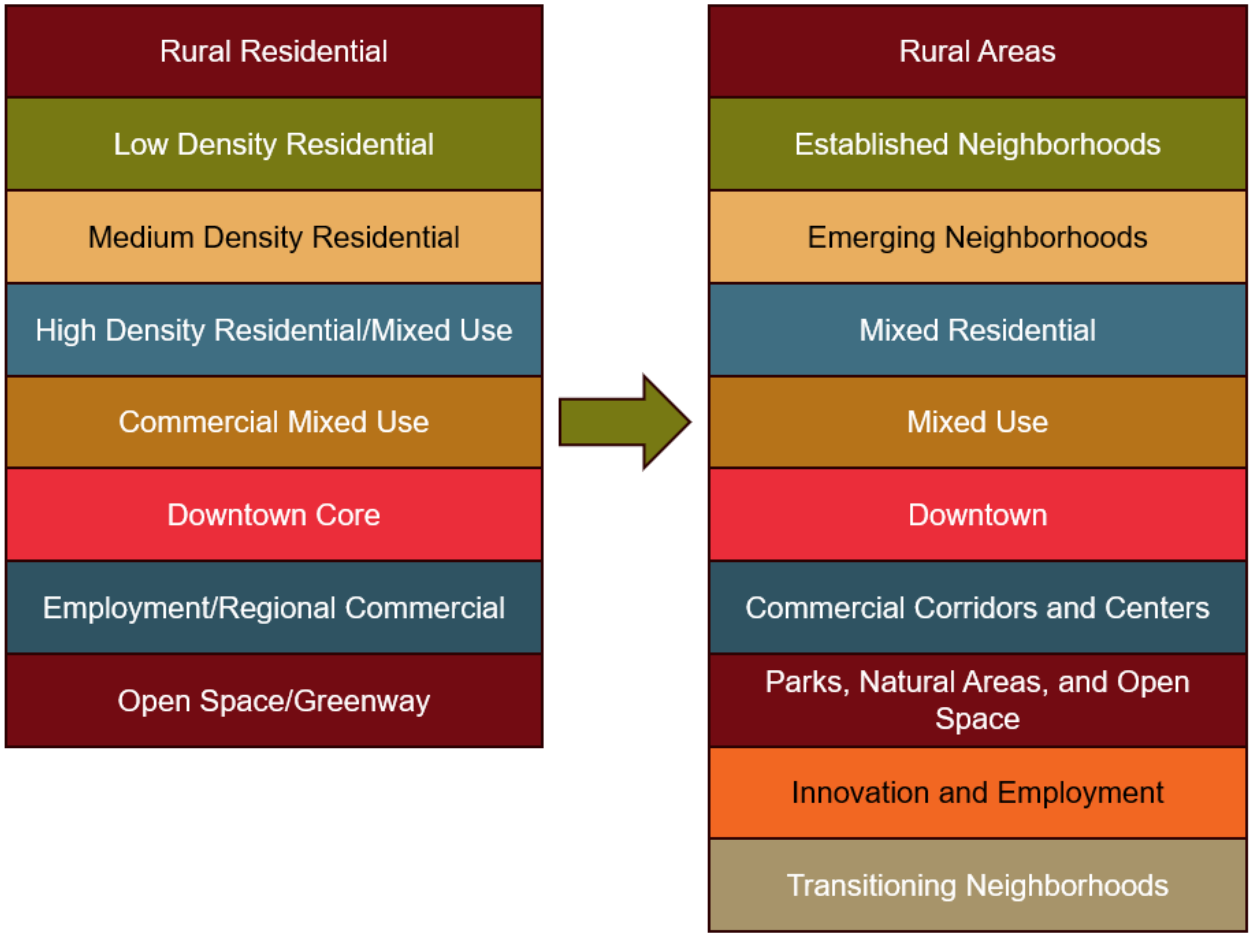
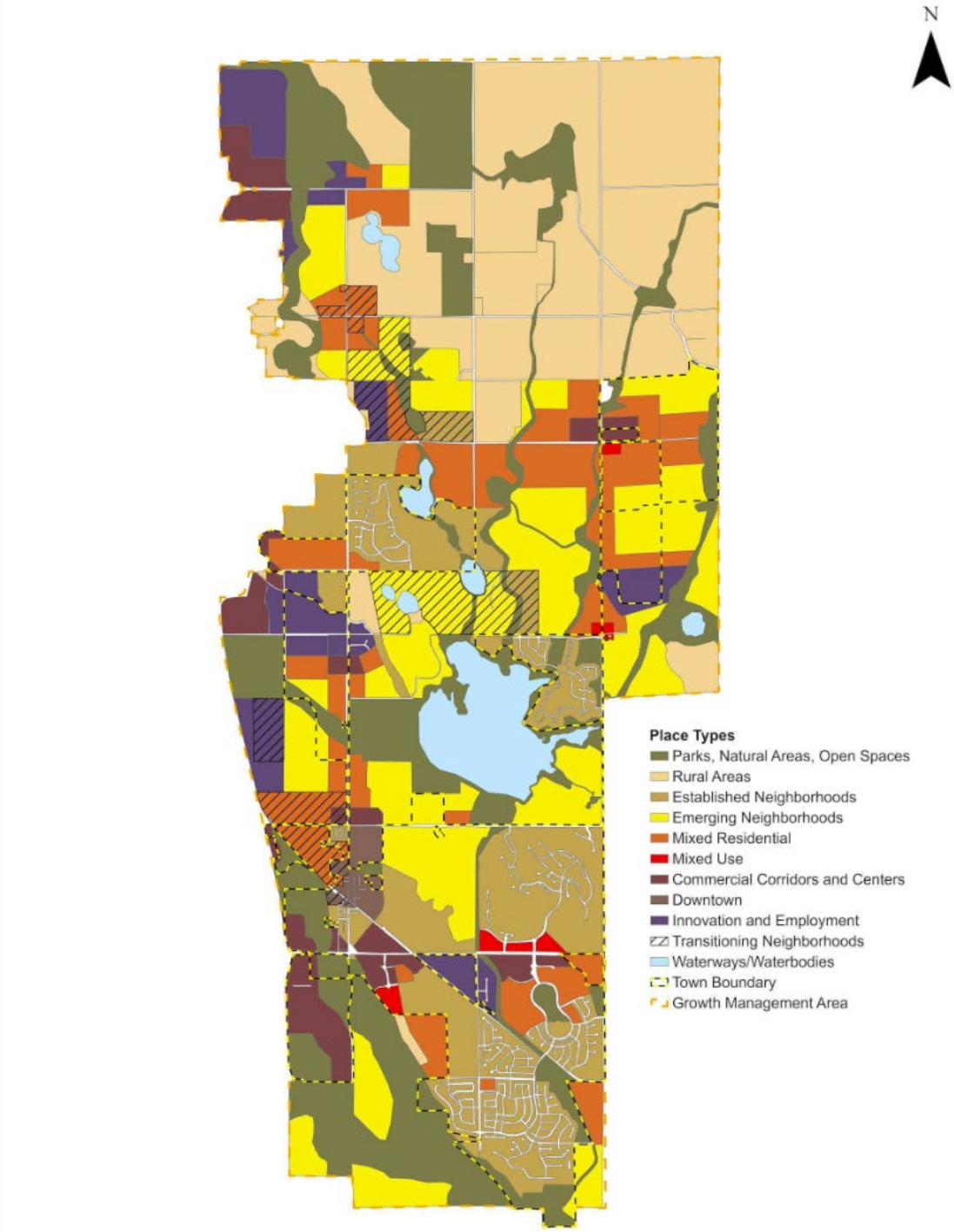


Figure 3 shows the 2026 Future Place Types Map, and the following section summarizes the purpose and characteristics of each place type.

Figure 3: Timnath's 2026 Future Place Types Map



The following provides an overview of place types descriptions. A full description of each place type with detailed expectations and characteristics can be found in Appendix H. The appendix describes detailed design features of each place type as they pertain to transportation and infrastructure, urban design, transition areas, and environmentally sensitive areas. Appendix I

also offers graphics, isolation maps and photos for each place type to provide a visual reference for what is desired for each place type to look and feel like over time.

Table 3 summarizes the primary and supporting uses associated with each place type, providing a quick reference for comparing their intended functions. The table should be read alongside the descriptions that follow and the detailed guidance in Appendix H, rather than as a list of permitted or prohibited uses.

Table 3: Primary and Supporting Uses by Place Type

Future Place Types	Primary Uses	Supporting Uses
Parks and OS	Parks and Open Space; Sensitive Environmental and Ecological Areas; Sports Complexes and Rec Facilities	N/A
Rural Areas	Single-Family Development; Working Agricultural Landscapes; Natural Resource Lands	Single-Family Attached, Limited; Parks and Open Space
Established Neighborhood	Single-Family Development	Single-Family Attached; Parks and Open Space; Multimodal Transportation; Neighborhood Commercial
Emerging Neighborhoods	Single-Family Development; Single-Family Attached; Multi-Family Development	Neighborhood Commercial; Parks and Open Space; Public and Private Schools; Places of Worship
Mixed Residential	Single-Family Attached; Multi-Family Development	Single-Family Development; Parks and Open Space; Neighborhood Commercial; Public and Private Schools; Places of Worship
Mixed-Use	Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial	Single-Family Attached; Parks and Open Space; Maker, Artist, and Innovation Spaces; Public and Private Schools; Places of Worship
Downtown	Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial; Maker, Artisan, and Innovation Spaces	Parks and Open Space; Public and Private Schools; Places for Worship; Universities, Colleges, and Vocational Schools; Government, Healthcare, and Institutional Facilities
Commercial Corridors and Centers	Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial	Maker, Artisan, and Innovation Spaces; Parks and Open Space; Public and Private Schools; Places for Worship; Government, Healthcare, and Institutional Facilities
Innovation and Employment	Maker, Artisan, and Innovation Spaces; Light Industry; Warehousing and District Facilities	Parks and Open Space; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial; Universities, Colleges, and Vocational Schools; Government, Healthcare, and

Future Place Types	Primary Uses	Supporting Uses
		Institutional Facilities; Personal Storage, Outdoor Sales, and Services
Transitioning Neighborhoods (Overlay)	Single-Family Detached	Single-Family Attached; Multi-Family Development; Parks and OS; Public and Private Schools; Places of Worship

Parks, Natural Areas, and Open Space

"Parks, Natural Areas, and Open Spaces" include community and regional parks, greenways, natural areas, and other open lands that protect sensitive environmental features and provide recreation and respite for residents. These places encompass resources such as floodplains, wetlands, riparian corridors, native grasslands, and significant tree stands, along with developed park facilities that accommodate a range of passive and active recreation. Some sites function primarily as conservation or buffer areas with minimal improvements, while others include programmed facilities such as sports fields, courts, playgrounds, and community gathering spaces. Together, they form a connected open space network that supports ecological health, stormwater management, and community well-being.

Primary Land Uses: Parks and Open Space; Sensitive Environmental and Ecological Areas; Sports Complexes and Rec Facilities

Rural Areas

"Rural areas" are intended to preserve working agricultural landscapes, natural resource lands, and long-term growth options rather than to accommodate suburban or estate-lot residential development. The predominant pattern is active agriculture and ranching on large parcels, with exceptionally low residential densities (residential only as an accessory to farming/ranching) and minimal extension of urban services. Overall residential density in rural areas is very low, not exceeding about one dwelling unit per 35 acres, to avoid premature fragmentation of the landscape and fiscally challenging rural sprawl. Typical uses include crop production, grazing, agricultural support facilities, and natural resource management, with a limited number of single-family homes directly associated with agricultural operations. New non-agricultural residential development should be extremely limited and, where allowed, occur at very low overall densities and in configurations that do not preclude future, more efficient urbanization when annexation and services become appropriate.

Primary Land Uses: Single-Family Development; Working Agricultural Landscapes; Natural Resource Lands

Supporting Land Uses: Single-Family Attached, Limited; Parks and Open Space

Established Neighborhoods

"Established neighborhoods" are predominantly single-family detached areas with uniform setbacks, building designs, and lot sizes. Small-lot homes and attached townhomes occur where they maintain the existing rhythm and feel of the street. That rhythm is shaped by lot width, setbacks, building massing, roof form, and overall height. Streets follow a curvilinear pattern with occasional cul-de-sacs rather than a traditional grid, producing irregular block shapes and varied lot configurations. Landscaped front yards, sidewalks,

and tree-lined streets create an attractive streetscape and comfortable residential environment. Neighborhood parks, schools, and faith-based institutions are distributed throughout the area, providing gathering spaces and convenient access to daily needs.

These neighborhoods are designed primarily around automobile access, with local trips served by a hierarchy of local, collector, and arterial streets. Sidewalks, trails, and bicycle connections are present in some locations but are often discontinuous. Future planning focuses on enhancing connectivity within neighborhoods, improving pedestrian comfort along key routes, and strengthening links to the town's broader trail network and nearby centers. Small-scale neighborhood commercial, low-intensity multifamily housing, and mixed-use nodes are appropriate at neighborhood edges or along key corridors where they can provide local services and housing diversity while preserving established neighborhood character.

Primary Land Uses: Single-Family Development

Supporting Land Uses: Single-Family Attached; Parks and Open Space; Multimodal Transportation; Neighborhood Commercial

Emerging Neighborhoods

"Emerging neighborhoods" are walkable, mixed-housing areas organized around a connected street network and one or more neighborhood centers. Blocks are short and regular, with frequent intersections and alleys that provide rear access to garages and service areas. A wider range of housing types, such as large and small-lot single-family homes, cottages, townhomes, courtyard units, and low-rise multifamily, is integrated within each neighborhood, allowing residents to choose from diverse housing options while sharing the same streets, parks, and schools. While there is intended to be a mix of housing types and lot sizes within emerging areas, the overall average residential density of each development application in this place type should fall within a range of at least nine units per acre up to a maximum of 18 units per acre. Small-scale commercial, civic, and mixed-use buildings are concentrated at neighborhood centers and along key streets, putting daily needs within a short walk or bike ride.

Streets, public spaces, and buildings work together to create a strong sense of place. Primary streets frame views to parks, schools, and other civic buildings. Sidewalks, street trees, and on-street parking define comfortable pedestrian environments, and buildings sit close to the sidewalk to create an active public realm. Future planning and development reinforce this connected pattern, prioritize walking and bicycling, and support a balanced mix of uses and housing types while maintaining a cohesive neighborhood character.

Primary Land Uses: Single-Family Development; Single-Family Attached; Multi-Family Development

Supporting Land Uses: Neighborhood Commercial; Parks and Open Space; Public and Private Schools; Places of Worship

Mixed Residential

"Mixed residential" areas are predominantly residential neighborhoods with a higher overall intensity and a much greater share of multifamily and attached housing than emerging or established neighborhoods. Building types include stacked flats, walk-up apartments,

townhomes, rowhouses, courtyard and mansion apartments, and small-lot single-family homes, often on the same block or within a short walk of one another. These areas commonly sit between lower-density neighborhoods and mixed-use centers or corridors, providing housing diversity and additional population to support nearby services and transit. The overall average residential density of each development application in this place type should fall within a range of at least 16 units per acre and up to a maximum of 32 units per acre. Neighborhood-scale commercial and civic uses are present as supporting elements, typically located at edges, intersections, or along connecting streets rather than on interior side streets.

Streets and blocks in mixed residential areas range from connected curvilinear patterns to modified grids but generally offer multiple routes for walking, biking, and driving. Buildings sit closer to the street than in established neighborhoods, with modest front setbacks, sidewalks, and street trees that support a more urban residential feel. Future development reinforces the residential character of these areas while expanding housing options, improving walkability, and supporting small-scale services that meet daily needs without transforming the area into a full mixed-use center.

Primary Land Uses: Single-Family Attached; Multi-Family Development

Supporting Land Uses: Single-Family Development; Parks and Open Space; Neighborhood Commercial; Public and Private Schools; Places of Worship

Mixed-Use

“Mixed-use neighborhoods” are compact, walkable areas where residential and neighborhood-serving nonresidential uses are co-primary, at an intensity below downtown but higher than surrounding residential neighborhoods. These areas include both small neighborhood-scale nodes and short, main-street-style corridors that provide daily goods, services, dining, and civic uses within or adjacent to residential areas. Building types include townhomes, rowhouses, stacked flats, walk-up apartments, courtyard and mansion apartments, small-lot single-family homes, and mixed-use buildings with active ground floors and upper-story residential or office. Mixed-use neighborhoods commonly sit along key corridors, at important intersections, or embedded as nodes within larger residential areas, providing complete-neighborhood amenities and supporting transit where present. Neighborhood-scale commercial, office, and civic uses are integrated as core components rather than incidental elements.

Primary Land Uses: Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial

Supporting Land Uses: Single-Family Attached; Parks and Open Space; Maker, Artist, and Innovation Spaces; Public and Private Schools; Places of Worship

Downtown

“Downtown” is Timnath’s traditional main street and civic heart, with the most compact, walkable, and mixed pattern in the community. It concentrates civic, office, retail, restaurant, service, and residential uses in a fine-grained block structure that reinforces a small-town downtown character. Buildings include main-street mixed-use, single-use commercial buildings, civic and institutional structures, and small-lot residential near the edges. Upper-story housing over active ground-

floor commercial space is encouraged throughout the core to support a lively street environment and extend activity beyond business hours. Downtown commonly sits at the center of the community's street and trail network and serves as a key destination for community events, local services, and small businesses.

Primary Land Uses: Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial; Maker, Artisan, and Innovation Spaces

Supporting Land Uses: Parks and Open Space; Public and Private Schools; Places for Worship; Universities, Colleges, and Vocational Schools; Government, Healthcare, and Institutional Facilities

Commercial Corridors and Centers

"Commercial corridors and centers" are predominantly commercial areas located along major arterials, highways, and key nodes that serve community and regional retail, service, and employment needs. These places accommodate a mix of commercial formats, including multi-tenant centers, larger-format retail, restaurants, lodging, and auto-oriented services, in building and site types that support higher volumes of vehicular traffic. Limited residential or mixed-use may occur as part of larger center redevelopment or at strategic intersections, but commercial uses remain the primary defining element. Commercial corridors and centers often sit at highway interchanges, major intersections, and along key corridors into Timnath. Over time, these areas should evolve from fragmented strip development toward more organized, connected centers with improved streetscapes and better integration with surrounding neighborhoods.

Primary Land Uses: Multi-Family Development; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial

Supporting Land Uses: Maker, Artisan, and Innovation Spaces; Parks and Open Space; Public and Private Schools; Places for Worship; Government, Healthcare, and Institutional Facilities

Innovation and Employment

"Innovation and employment areas" are predominantly employment-oriented districts that accommodate a mix of advanced manufacturing, research and development, laboratories, logistics and warehousing, flex-space, and office or business park uses. These places are intended to provide a range of job opportunities, from small startups and maker spaces to larger enterprises, in building and site formats that can adapt over time as industries change. Typical building types include flex industrial buildings, multi-tenant office/warehouse structures, research and lab buildings, stand-alone office buildings, and, in some cases, specialized production or logistics facilities. Limited supporting uses, such as small-scale retail or services that primarily serve employees and nearby businesses, may be included but should not dominate. Innovation and employment areas are generally located with good access to major corridors or highways, minimizing heavy traffic on local neighborhood streets while connecting jobs to the regional transportation network.

Primary Land Uses: Maker, Artisan, and Innovation Spaces; Light Industry; Warehousing and District Facilities

Supporting Land Uses: Parks and Open Space; Office, Hospitality, Retail Sales, and Services; Neighborhood Commercial; Universities, Colleges, and Vocational Schools; Government, Healthcare, and Institutional Facilities; Personal Storage, Outdoor sales, and Services

Transitioning Neighborhoods

"Transitioning neighborhoods" are where rural county residential subdivisions that were developed in the past are especially likely to change in urban intensity. This designation is an overlay because this circumstance happens within several different base place types. This place type in an overlay, because of its strategic location, is highly likely to infill or redevelop given its proximity to Old Town and other projected higher intensity place types at the core area of Timnath. There are certain sensitivities that must be considered to accommodate change to a different urban intensity during the transition. Existing homes will need to coexist with new development in some cases, and, in other cases, older existing homes might be redeveloped.

Primary Land Uses: Single-Family Detached

Supporting Land Uses: Single-Family Attached; Multi-Family Development; Parks and OS; Public and Private Schools; Places of Worship

Growth Management

Goals

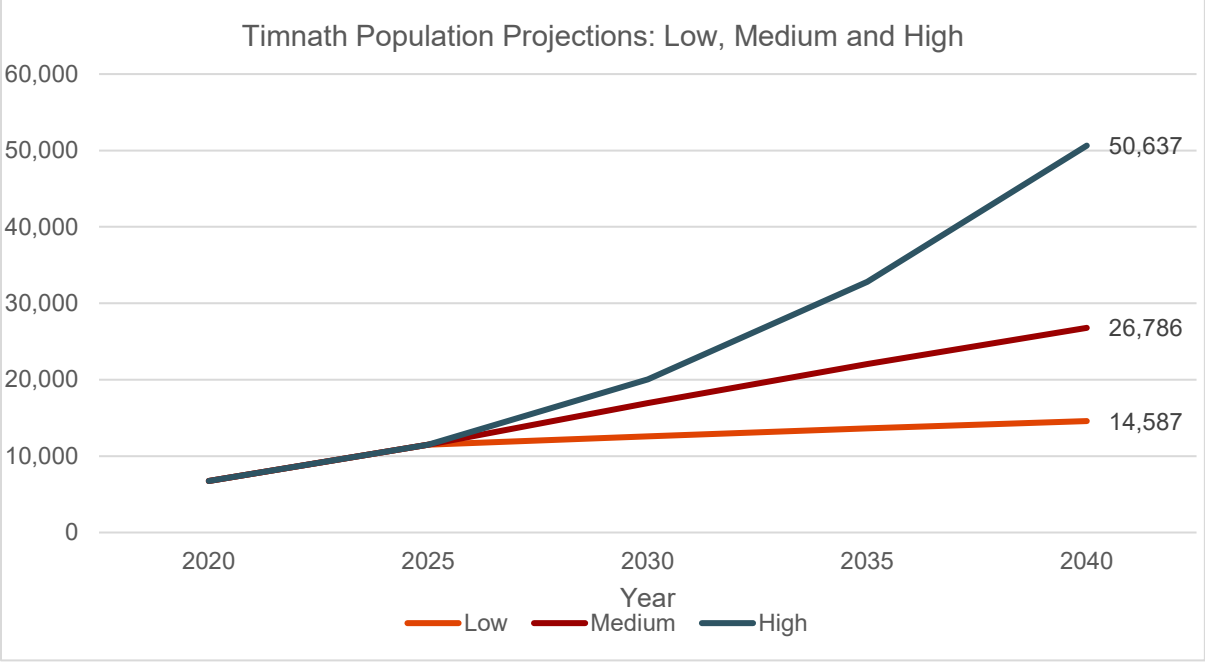
- ***Ensure growth, annexation, and infrastructure planning support well-balanced neighborhoods, coordinated investment, and long-term fiscal sustainability.***
- ***Promote compact, connected, and efficient land use patterns.***

Purpose and Planning Context

Colorado's strategic growth planning requirements emphasize coordinated evaluation of housing needs, infrastructure, water supply, natural and agricultural lands, and regional conditions. Senate Bill 24 174 directs municipalities to adopt a Strategic Growth Element by December 31, 2026, and update it regularly through the planning process. For Timnath, this element builds on the Comprehensive Plan, GMA, annexation practices, Three Mile Plan, and intergovernmental agreements to guide the location and timing of development in response to local priorities, housing availability, resource constraints, and long-term development costs.

The Inventory and Analysis Report identify low-, medium-, and high-growth scenarios with projected 2040 populations of 14,587, 26,786, and 50,637, respectively. The low scenario applies regional growth rates; the medium scenario maintains Timnath's recent share of regional population growth; and the high scenario assumes growth continues above regional rates. Growth is anticipated to occur near the medium scenario, reflecting continued demand and moderation from the exceptional pace of previous years. This scenario provides a planning assumption rather than a fixed forecast; actual outcomes will depend on market conditions, water availability, infrastructure capacity, and Town land use and annexation decisions.

Figure 4: Timnath Population Projections: Low, Medium, and High



The Plan's strategic growth analysis, annexation methodology, and future place types guide the location, timing, and character of anticipated development. Prioritizing contiguous growth and infill where capacity or serviceability is confirmed, coordinating infrastructure investments with providers, and protecting priority agricultural and natural lands will support efficient service delivery, community character, and fiscal sustainability. Monitoring population and development trends against the scenarios will inform adjustments to capital investments and implementation priorities.

The following sections describe the Town's existing growth management tools and analytical methods for evaluating these priorities alongside transportation access, environmental conditions, housing needs, and regional planning considerations.

Existing Strategic Growth Policies

Timnath currently utilizes several policies and planning tools to guide growth and annexation. The following sections describe this existing foundation and how each tool contributes to future growth decisions consistent with Colorado's Strategic Growth Element requirements.

Growth Areas and Urban Growth Boundaries

Timnath's GMA identifies the geographic area beyond current municipal limits that the Town includes within its anticipated long-term growth footprint. Inclusion within the GMA does not mean that property is currently within the Town, approved for development, or expected to annex within a particular timeframe. Annexation and development remain subject to separate planning, infrastructure, serviceability, transportation, environmental, fiscal, and development review considerations.

The northern GMA boundary has been adjusted in coordination with the cooperative planning area north of Timnath. The adjustment changes which northern unincorporated lands are identified within Timnath's anticipated growth footprint; it does not, by itself, annex or de-annex land, change zoning or development entitlements, establish infrastructure or utility service, or determine whether a particular property should be annexed or developed through the Comprehensive Plan's strategic growth and annexation frameworks.

The GMA is also distinct from Town limits and the Three Mile Plan area. Town limits identify property already incorporated into Timnath, while the GMA includes unincorporated land within the Town's anticipated growth footprint. The Three Mile Plan area is a separate statutory annexation-planning geography; inclusion within that area does not indicate that annexation will occur.

Annexation and Growth Management Approach

The Comprehensive Plan provides Timnath's primary policy direction for long-term growth, while annexation and the Three Mile Plan serve separate roles in evaluating potential expansion. Annexation incorporates property into the Town and allows municipal land use and development requirements to apply.

The Three Mile Plan addresses the statutory planning requirements associated with areas surrounding Timnath's municipal boundaries. Its planning area is distinct from both the GMA and Town limits, and inclusion within the three-mile area does not establish Town support for annexation or development. Areas outside Timnath's anticipated growth footprint should

therefore be considered in relation to the Comprehensive Plan, applicable IGAs, and annexation policies rather than assumed to be appropriate for future development.

Coordination with Regional Partners

Timnath's intergovernmental agreements (IGAs) and cooperative planning areas provide an established framework for coordinating growth, annexation, development review, infrastructure, transportation, service delivery, and community character across jurisdictional boundaries. Since 2009, the Town's IGA with Fort Collins has coordinated annexation, growth management, transportation, and revenue sharing near I-25 and Prospect Road/County Road 5, including the Poudre Middle/High School property. A 2018 cooperative planning agreement with Weld County applies where Timnath's Growth Management Area (GMA) and statutory three-mile planning area extend into Weld County and includes a 500-foot referral buffer around unincorporated county lands. This agreement relies heavily on the Three Mile Area as defined by CRS 31-12-105.1.E. Outside of this, Weld County does not acknowledge Timnath's GMA in this IGA.

A separate 2020 IGA, amended in 2021, established a cooperative planning area north of Timnath between County Roads 52 and 56 and east of I-25, where Larimer County, Fort Collins, Timnath, Wellington, and affected property owners coordinate land use, annexation, infrastructure, transportation, and community character planning. The agreement between Larimer County and Timnath is based primarily on whether the property is within or outside of the Town's GMA. Larimer County refers development proposals within this area to Timnath and Wellington for review and comment. Continued use and periodic review of these agreements will clarify expectations, reduce jurisdictional conflicts, align growth with infrastructure and service capacity, and support orderly, and fiscally sustainable development consistent with Timnath's long-term vision and regional role.

Infrastructure and Public Service Capacity

Timnath has made substantial investments in infrastructure and municipal services as the community has grown, including a new middle-high school, new fire station, full-time police department, and ongoing infrastructure expansion. Future growth decisions should consider whether infrastructure and public services can adequately accommodate additional development and whether improvements or extensions are necessary before development occurs.

Summary of Alignment with Strategic Growth Requirements

Timnath's existing growth management system is substantially aligned with the core elements of Colorado's Strategic Growth Element requirements. The Town has established defined growth areas; uses annexation and the Three Mile Plan as primary growth management tools; coordinates with regional partners through intergovernmental agreements; and considers infrastructure and service capacity in development review and decision-making. Collectively, these tools provide an established foundation for directing growth in a coordinated, orderly, and regionally informed manner.

Continued population growth, sustained development pressure, and broader Front Range resource constraints, particularly those associated with long-term water supply, require a more integrated and deliberate approach. Although the Town's current tools provide an effective structure, their continued application should more clearly align future growth with infrastructure capacity, fiscal sustainability, service delivery, and evolving regional conditions.

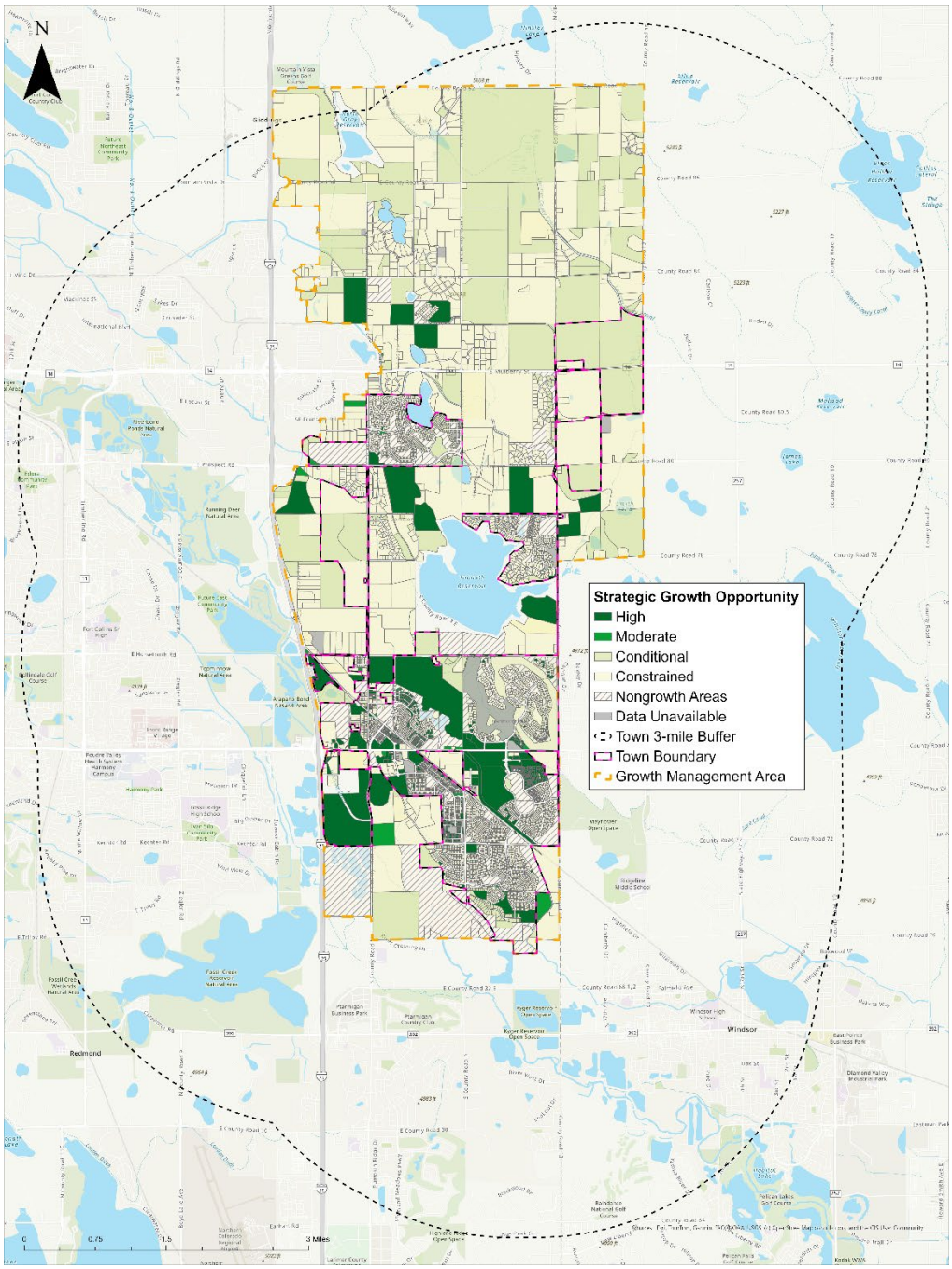
Moving forward, Timnath should refine and optimize its existing growth management tools while advancing more proactive implementation strategies. Priorities include maximizing the effectiveness of the GMA, strengthening the Three Mile Plan as a forward-looking planning tool, applying clear criteria to annexation and development decisions, and evaluating innovative approaches that improve efficiency, advance sustainability, and provide greater predictability regarding how growth will be accommodated over time.

Strategic Growth Analysis and Methodology

To support compliance with Colorado's Strategic Growth Element requirements and guide future land use, annexation, and infrastructure decisions, Timnath completed a strategic growth analysis for land within the GMA and Three Mile Plan Area. The analysis provides a data-informed assessment of development readiness and long-term growth potential by evaluating land use, infrastructure, utility serviceability, transportation access, environmental conditions, fiscal sustainability, housing needs, water and wastewater serviceability, and other growth management considerations. Its purpose is to identify areas that are well-positioned for near-term growth, areas that may be appropriate for longer-term development, and areas where infrastructure limitations, environmental constraints, or serviceability challenges could require additional planning or investment before urban development occurs. Detailed methodology, evaluation criteria, and detailed mapping results are provided in Appendix F: Strategic Growth Mapping.

The Strategic Growth Mapping document identifies 517 high-opportunity parcels and 64 moderate-opportunity parcels within Timnath's GMA and Three Mile Plan Area. High-opportunity parcels have full water and sewer access, making them the best positioned for near-term growth and efficient service delivery. Moderate-opportunity parcels have access to either water or sewer and are proximate to the other utility, indicating they might be appropriate for growth where utility extensions, service connections, or related infrastructure improvements can be coordinated. Together, these high- and moderate-opportunity parcels provide a data-informed basis for prioritizing growth in areas with stronger development readiness, supporting a phased approach that aligns future annexation, infrastructure investment, housing, and economic development decisions with service capacity and long-term fiscal sustainability.

Figure 5: Strategic Growth Opportunity Parcels



Strategic Growth Areas

The strategic growth analysis provides a planning-level screening of potential opportunities based on development intensity and utility availability. Approved but undeveloped capacity represents development authorized through existing approvals and should be distinguished from other infill opportunities on vacant parcels within developed areas, redevelopment of underutilized properties, and expansion onto undeveloped lands. The opportunity classifications do not, by themselves, distinguish these categories or establish additional development capacity. Interpretation requires review of current approvals, remaining buildout, site conditions, and municipal boundaries to avoid treating approved capacity as a separate new opportunity or assuming that all identified parcels require annexation.

Figure 6: Strategic Growth Guide

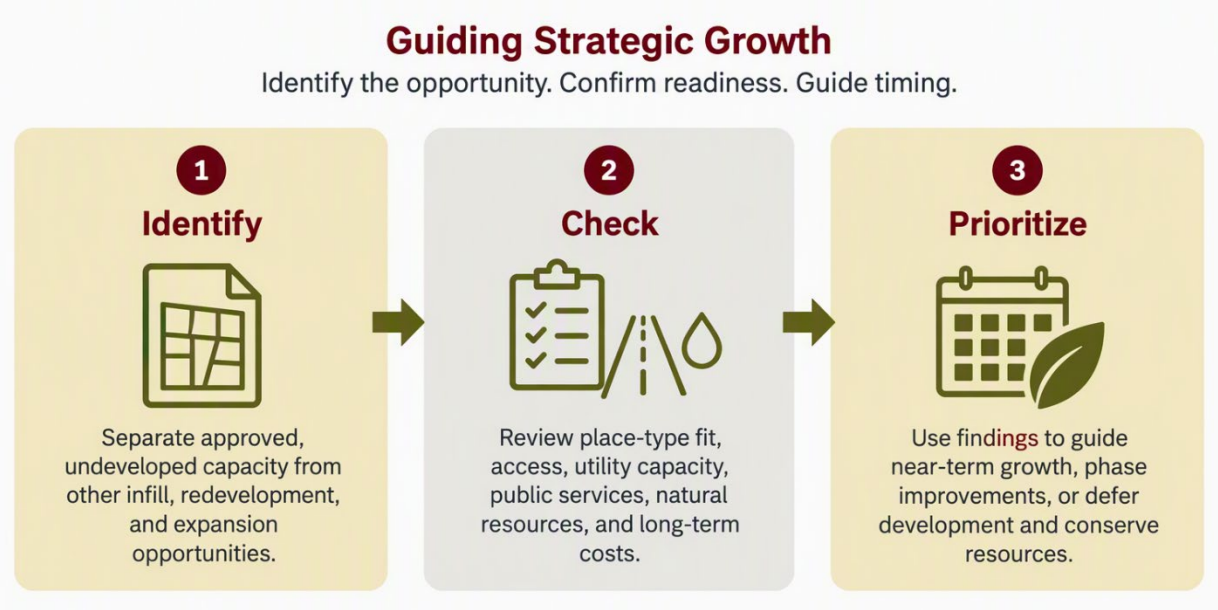


Figure 6 and Table 4 show high- and moderate-opportunity parcels by future place type. These findings inform a phased growth strategy by identifying where remaining approved development, infill, and redevelopment may accommodate growth before additional expansion is considered, subject to confirmed capacity and applicable approvals. Place types guide the intended use, intensity, character, and preservation priorities; utility proximity does not establish development suitability or a service commitment. Evaluation should also consider roadway and emergency access, pedestrian and bicycle connections, proximity to jobs and daily services, water supply and wastewater capacity, required infrastructure improvements, and public service availability and costs. Opportunity classifications within Rural Areas and Parks, Natural Areas, and Open Space do not override their conservation direction or change existing zoning or development rights. The distribution of parcels across place types does not establish balanced growth or fiscal sustainability; those outcomes require evaluation of development patterns, timing, projected revenues, and infrastructure and service obligations.

Figure 7: Total High and Moderate Strategic Growth Opportunity Parcels by Place Types

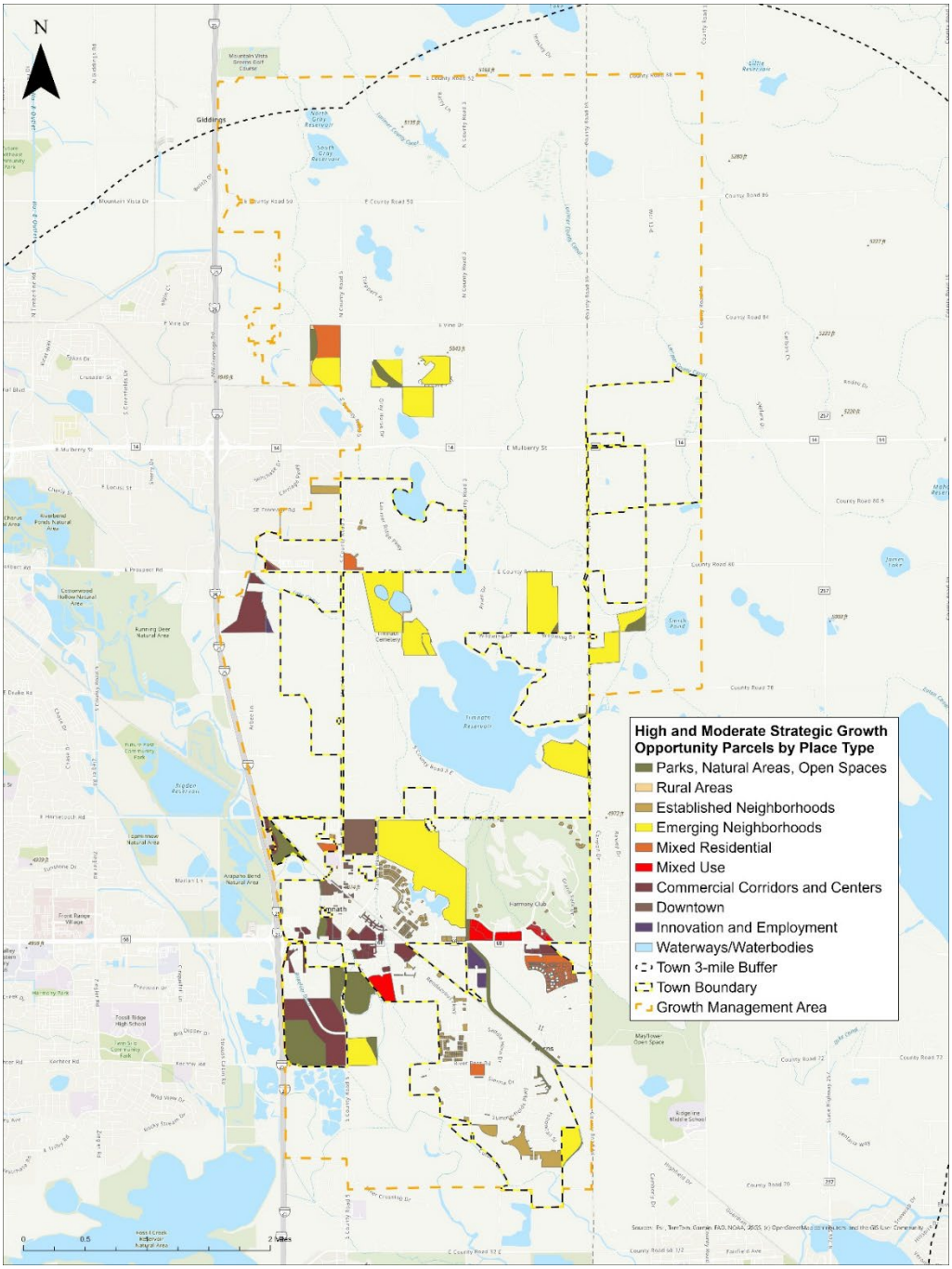


Table 4: Total High and Moderate Strategic Growth Opportunity Parcels by Place Type

Place Type	Number of Parcels	Acreage
Commercial Corridors and Centers	51	219.5
Downtown	18	59.6
Emerging Neighborhoods	13	705.3
Innovation and Employment	4	19.3
Established Neighborhoods	359	124.7
Mixed Residential	103	99.9
Mixed-Use	24	51.7
Parks, Natural Areas, Open Spaces	7	226.2
Rural Areas	2	7.6
Total	**581**	**1,513.8**

Housing Opportunity Areas

The strategic growth analysis identified significant opportunities for future housing development within the emerging neighborhoods, mixed residential, mixed-use, and portions of the established neighborhoods place types. These areas provide opportunities for a range of housing types and neighborhood forms that can support future population growth and housing choice. Development readiness varies based on utility availability, reinforcing the importance of coordinating housing growth with infrastructure planning, annexation decisions, and long-term service capacity.

Economic Development Opportunity Areas

The strategic growth analysis also identified areas positioned to support future economic development, employment growth, and commercial investment. Commercial corridors and centers, downtown, innovation and employment, and portions of the mixed-use place type contain strategic growth opportunity parcels that can support retail, office, employment-generating, hospitality, and mixed-use development. These areas provide opportunities to expand the Town's employment base, diversify economic activity, and strengthen the relationship between housing and jobs while aligning future investment with available infrastructure and service capacity.

Three Mile Plan and Annexation Strategy

The Three Mile Plan and Annexation Strategy translate Timnath's strategic growth analysis into a practical decision-making approach for future municipal expansion. By applying a consistent annexation methodology and evaluating strategic growth opportunity areas, the Town can identify where annexation is most appropriate, how future growth can be efficiently served, and

how boundary decisions can support infrastructure readiness, fiscal sustainability, and the community's long-term vision.

Existing Conditions and Constraints

The Town's annexation planning area contains a range of development conditions, including areas with existing utility service, areas requiring significant infrastructure investment, agricultural lands, environmental resources, and lands subject to intergovernmental agreements. These varying conditions influence the feasibility and timing of future annexation opportunities. Strategic growth mapping identified differences in infrastructure readiness, transportation connectivity, utility serviceability, and development constraints throughout the planning area, reinforcing the need for a deliberate and phased annexation strategy.

Annexation Methodology

During this planning process, Timnath developed Annexation Methodology to support consistent and transparent review of potential annexation areas. The methodology uses objective planning criteria to evaluate factors such as contiguity, infrastructure availability, water and wastewater serviceability, transportation access, fiscal impacts, and environmental constraints. It provides a repeatable framework for identifying annexation opportunities that support efficient service delivery, logical municipal boundaries, and fiscally sustainable growth. The methodology also helps the Town evaluate individual annexation requests within the broader context of community goals and long-term growth management objectives. The complete methodology, evaluation criteria, and scoring approach are provided in Appendix E: Annexation Methodology.

Purpose of the Annexation Strategy

The annexation strategy uses Annexation Methodology and strategic growth analysis to support a phased, transparent approach to future annexation. Together, these tools help the Town evaluate where annexation might be most appropriate, how future growth can be served efficiently, and how annexation decisions can align with Timnath's long-term vision, fiscal sustainability goals, and strategic growth objectives.

Priority Annexation Considerations

Priority annexation areas generally include lands that are contiguous to existing municipal boundaries, can be efficiently served by existing or planned infrastructure, support the future place types framework, and advance the Town's housing, economic development, and community development objectives. Key evaluation factors include physical suitability, legal and boundary conditions, infrastructure availability, water and wastewater serviceability, transportation access, fiscal impacts, environmental constraints, market readiness, and consistency with long-term growth objectives.

Near-Term and Long-Term Annexation Readiness

Parcels receiving the highest annexation scores, shown in dark blue on Figure 6, represent the Town's most favorable annexation opportunities because they generally combine strong infrastructure readiness, access to municipal services, favorable annexation characteristics, and development potential that aligns with Timnath's long-term growth objectives. Lower-scoring areas could remain appropriate for longer-term consideration but might require additional infrastructure investment, utility extensions, environmental mitigation, easements, capacity

improvements, or regional coordination before annexation becomes feasible. This phased approach supports orderly growth, maximizes existing infrastructure investments, and helps ensure that annexation decisions are aligned with service capacity and long-term fiscal sustainability.

Relationship with the Three Mile Plan

The annexation analysis should be considered in conjunction with Timnath's Three Mile Plan Area, shown by the black dashed line on Figure 6. Pursuant to Colorado Statutes, municipalities are required to maintain and annually update a plan for areas located within three miles of their municipal boundaries to guide future annexation, land use, infrastructure planning, and service delivery.[1] While inclusion within the Three Mile Plan Area does not indicate that annexation will occur, it provides a planning basis for evaluating future growth opportunities, coordinating with neighboring jurisdictions and property owners, and promoting orderly and efficient municipal expansion over time.

How to Use the Annexation Tool

The Annexation Tool provides a standardized starting point for evaluating potential parcel annexations. It identifies alignment with strategic growth, infrastructure availability, and service readiness but does not determine suitability. The Town should verify results against applicable place types, strategic growth mapping, current site conditions, provider input, and professional judgment. Appendix E provides the evaluation criteria, detailed mapping results, and scoring methods.

[1] Colorado Department of Local Affairs. n.d. "Three Mile Plan Overview." *State of Colorado.* Accessed March 23, 2026, https://dlg.colorado.gov/three-mile-plan-overview

Figure 8: Annexation Tool Usage Guide

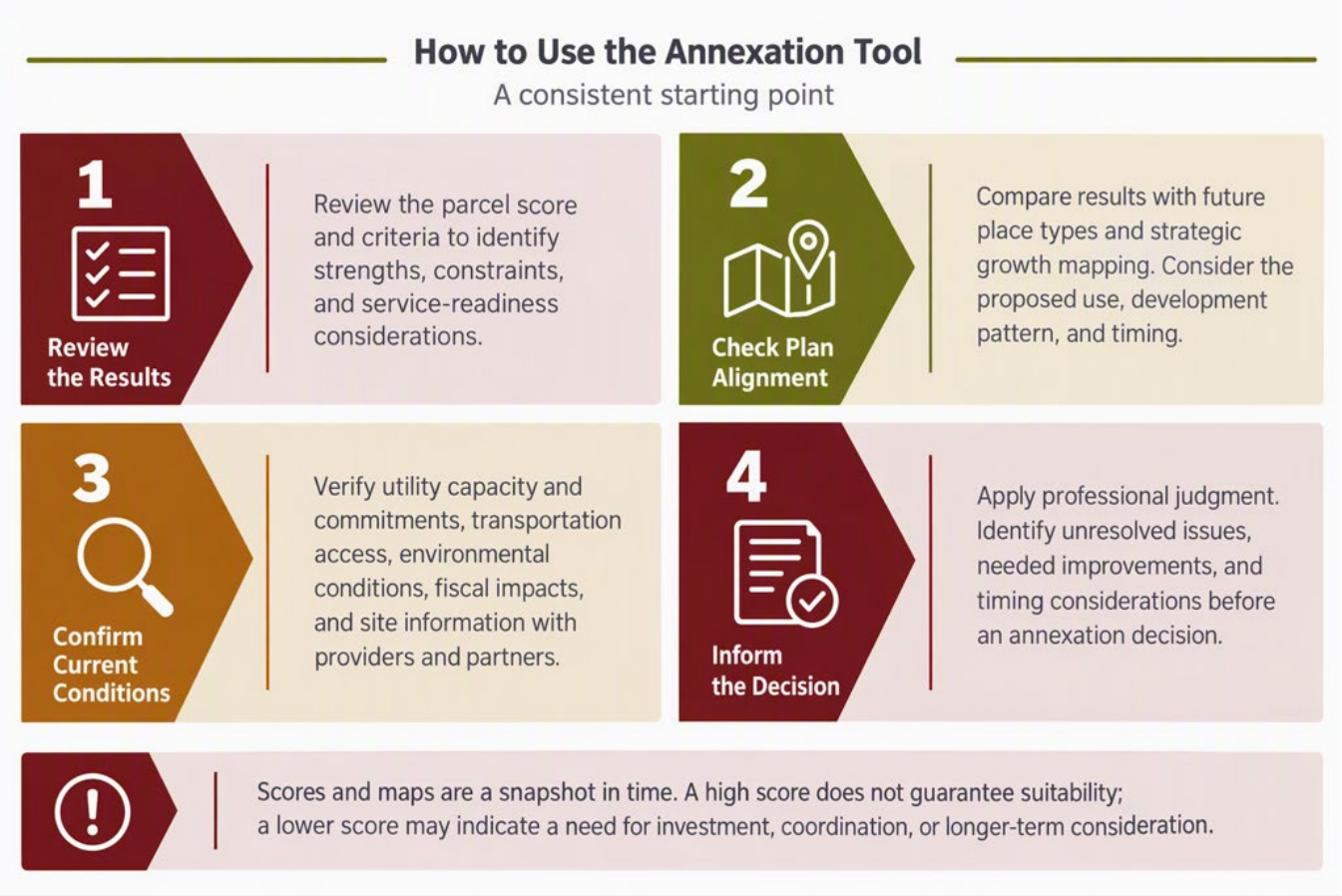
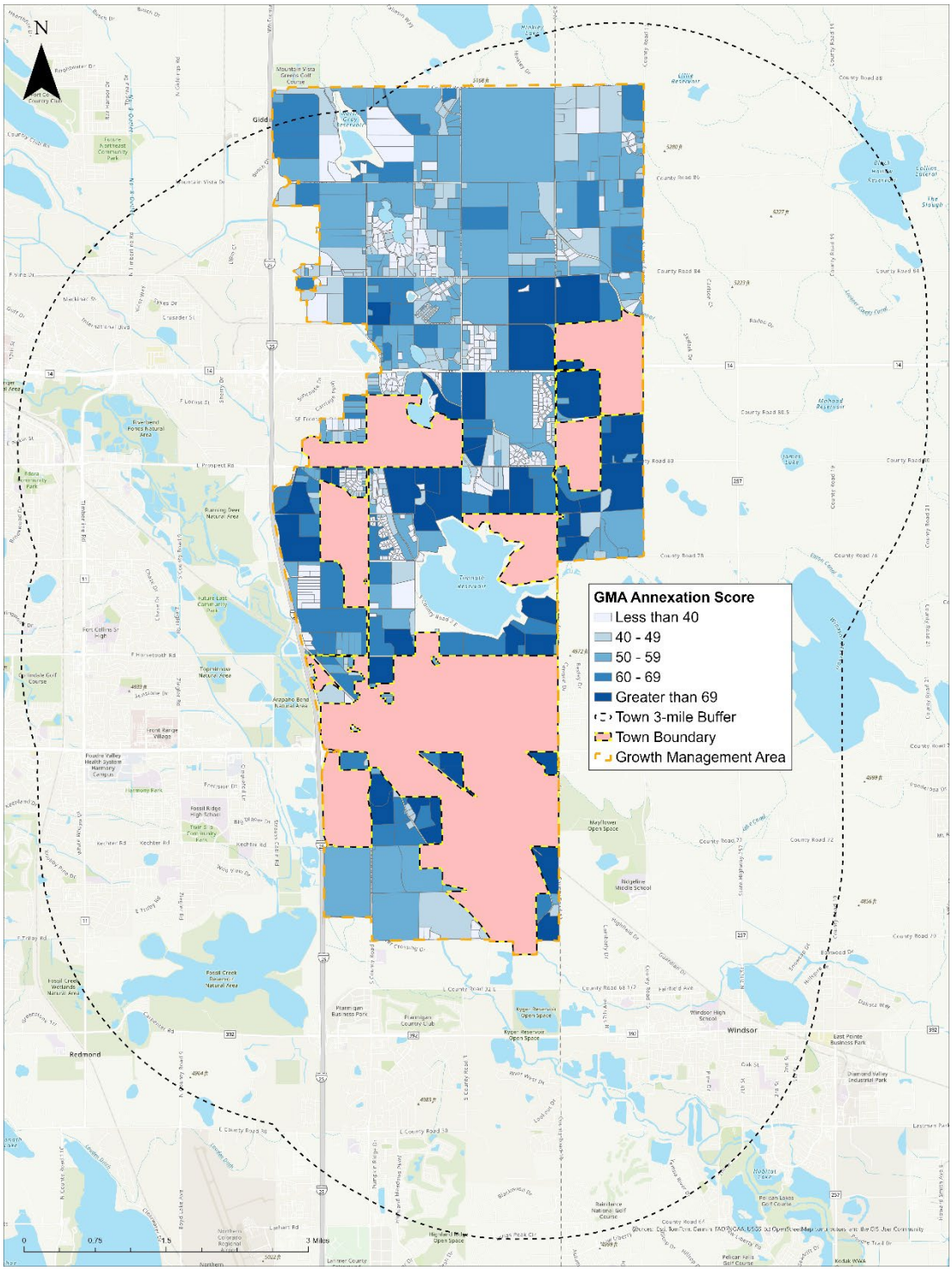


Figure 9: Annexation Scoring Map



Strategic Growth: Goals and Policies

The Strategic Growth goals and policies translate the Town's growth analysis, opportunity area findings, and annexation strategy into actionable policy direction for future decision-making. Together, they establish a coordinated framework for guiding growth toward areas with stronger development readiness, aligning annexation and infrastructure decisions with long-term service capacity, and ensuring that future development advances Timnath's vision for fiscally sustainable, well-connected, and resilient community growth.

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 5: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Growth Management and Plan Alignment	Ensure growth, annexation, and infrastructure planning support well-balanced neighborhoods, coordinated investment, and long-term fiscal sustainability.	• Connected and Livable • Local Centric and NOCO Focused
Land Use and Development Patterns	Promote compact, connected, and efficient land use patterns.	• Connected and Livable • Resilient and Innovative

Goal 1: Ensure Growth, Annexation, and Infrastructure Planning Support Well-Balanced Neighborhoods, Coordinated Investment, and Long-Term Fiscal Sustainability

This goal seeks to ensure that growth, annexation, and infrastructure planning work together to support well-balanced neighborhoods, coordinated investment, and long-term fiscal sustainability. As Timnath continues to grow, annexation and development decisions should direct growth toward areas with existing or planned infrastructure capacity, promote connected and walkable neighborhoods with access to services and community destinations, and avoid isolated development patterns that create inefficient service obligations. By evaluating infrastructure readiness, projected revenues and costs, future place types, and regional coordination needs, the Town can align public and private investment, maintain efficient service delivery, and ensure that future growth contributes positively to Timnath's long-term fiscal health and community vision.

SG.1.1: Investments to Support Walkable Future

Development, growth, and infrastructure investments should support Timnath's vision for connected, walkable, and well-balanced neighborhoods.

Supporting connected, walkable, and balanced neighborhoods advances community visions for livable neighborhoods, improves access to parks, schools, and services, and reduces dependence on vehicle travel. As Timnath continues to grow, directing investments toward walkability and neighborhood connectivity helps create complete communities that support quality of life and desired character.

SG.1.2: Focus Growth in Existing Infrastructure Capacity

Focus growth in areas with existing infrastructure capacity or confirmed serviceability from the Town and utility providers.

Directing growth to areas with existing or planned infrastructure capacity promotes efficient service delivery, reduces the need for costly infrastructure extensions, and supports long-term fiscal sustainability. This approach aligns population growth with municipal readiness and helps ensure development can be supported by available water, wastewater, transportation, and public service capacity.

SG.1.3: Use Strategic Planning Tools to Establish Annexation Expectations

Use the Three Mile Plan, annexation review criteria, and related mapping tools proactively to identify priority growth areas, establish expectations in advance of annexation, and support contiguous, plan-aligned expansion.

Using proactive annexation planning tools provides greater predictability for property owners, developers, and the Town while helping to ensure future annexations support the plan's vision. Establishing expectations before development occurs reduces uncertainty and promotes orderly, coordinated growth that aligns with infrastructure and community goals long-term.

SG.1.4: Evaluate Annexation and Growth Via Benefits, Infrastructure Cost, and Revenues

Evaluate annexations and major growth decisions by weighing projected revenues, infrastructure and service costs, and long-term community benefits.

Coordinating costs and benefits of growth allows Timnath to make informed decisions that support fiscal sustainability and service delivery. Evaluating long-term infrastructure obligations alongside economic and community benefits helps ensure growth contributes positively to the Town's financial health and quality of life.

SG.1.5: Avoid Isolated Annexation and Rezonings

Avoid annexations and rezonings that create isolated single-use projects with no plan for nearby services, employment, civic anchors, or long-term fiscal sustainability.

Avoiding isolated development patterns helps reduce inefficient infrastructure investments and supports the creation of complete neighborhoods with access to jobs, services, parks, and community destinations. This approach strengthens community connectivity while reducing risk of fragmented growth and future service challenges.

SG.1.6: Coordinate Growth Management and Annexation with Peers

Coordinate growth management and annexation decisions with counties, adjacent municipalities, utility providers, and intergovernmental agreements so regional planning, infrastructure responsibilities, and future land use expectations remain aligned.

Timnath's future growth is influenced by neighboring communities, counties, and utility providers. Ongoing coordination helps align infrastructure planning, service delivery, and development expectations across jurisdictional boundaries. Strong regional partnerships reduce conflicts, support efficient investment decisions, and promote growth throughout Northern Colorado.

SG.1.7: Coordinate with Larimer County to Align Growth Priorities

Coordinate with Larimer County to align growth management, conservation, and annexation priorities, and evaluate use of the Transfer of Development Rights program to help direct development toward appropriate receiving areas while preserving priority agricultural, open space, and resource lands.

Coordinating growth and conservation priorities with Larimer County can help direct development toward areas best suited for urban services while protecting valuable agricultural lands, open spaces, and natural resources. Exploring growth management tools such as Transfer of Development Rights can support strategic growth objectives while preserving the rural and environmental assets that contribute to Timnath's identity and long-term resilience.

Goal 2: Create a Connected and Efficient Development Pattern

This goal promotes well-connected and efficient land use patterns that make effective use of existing and planned infrastructure, strengthen access to daily destinations, and support Timnath's long-term fiscal and community objectives. As the Town continues to grow, land use decisions should prioritize infill and redevelopment, compact mixed-use centers, and complete neighborhoods in locations with appropriate utility and service capacity. Aligning development intensity with future place types and establishing connected blocks, streets, sidewalks, and pathways will improve mobility, support walking and bicycling, and reduce fragmented, low-density development patterns that increase infrastructure and service obligations. Through this coordinated approach, Timnath can accommodate growth in a manner that reinforces neighborhood connectivity, expands access to housing, employment, services, parks, and schools, and advances a more resilient and efficient community form.

SG.2.1: Promote Infill and Redevelopment of Underutilized Parcels

Promote infill and redevelopment of underutilized parcels in accordance with place types descriptions, especially in locations with existing or planned utility capacity and access to jobs, services, schools, parks, and transportation options.

Encouraging infill and redevelopment in areas that already have infrastructure and access to community amenities allows Timnath to accommodate growth more efficiently while making better use of existing public investments. This approach supports compact development patterns, strengthens access to daily destinations, and reduces pressure to expand infrastructure into undeveloped areas.

SG.2.2: Well-Planned Mixed-Use Centers

Encourage mixed-use centers that bring housing, employment, shops, services, recreation, and civic uses into convenient proximity, with connected streets, sidewalks, and public spaces that support walking between destinations. Locate these centers in accordance with the future place-type map and coordinate their development with infrastructure and service capacity.

SG.2.3: Require Block and Street Networks Between Developments

Require connected block and street networks between developments and public destinations and avoid disconnected pod and cul-de-sac patterns unless clear physical barriers or existing development patterns make direct connections impractical.

Connected street networks improve mobility for residents, distribute traffic more efficiently, and provide more direct access to schools, parks, commercial areas, and other destinations. Enhanced connectivity also supports walkability, emergency access, and the creation of cohesive neighborhoods rather than isolated developments.

SG.2.4: Walkable Connections

In walkable centers and mixed-use areas, provide small blocks and frequent connections for direct, convenient walking routes. Block faces should generally not exceed approximately 500 – 600 feet unless mid-block streets, paths, or passages provide comparable connectivity.

Smaller blocks and frequent connections link homes, businesses, parks, and community destinations, supporting walkable neighborhoods, active transportation, and vibrant mixed-use gathering places.

Water Conservation and Natural Resources

Goals

- ***Reduce water use per capita and improve long-term water efficiency across all sectors.***
- ***Establish a coordinated and enforceable framework for water conservation.***
- ***Strengthen regional coordination and infrastructure-aware conservation planning.***
- ***Monitor, adapt, and improve conservation strategies over time.***

Purpose and Planning Context

Water resources and natural systems underpin Timnath's sustainability, quality of life, and capacity for growth. Rapid development, increasing water demand, drought, climate change, and pressure on agricultural and natural lands require coordinated stewardship of water supplies, water quality, open spaces, and habitat. Regional water partnerships, natural resource assets, and community conservation commitments provide a foundation for strengthening conservation and ecological resilience while aligning growth with available resources. The following goals and policies advance these priorities and the Town's vision for purposeful development.

Water Supply

Purpose and Statutory Context

Colorado Senate Bill 24-174 requires comprehensive plans to address water sources, provider coordination, conservation, and infrastructure capacity for anticipated development, reinforcing the connection between land use, housing, and long-term water availability. This section also reflects the Colorado Water Plan's emphasis on conservation, efficiency, and coordinated planning to reduce supply risk. Given Timnath's growth, reliance on external providers, and regional supply constraints, integrating these considerations supports resilient, efficient growth over the next 20 years.

Planning Context and Key Findings

Timnath's capacity to accommodate growth depends on water availability and regional infrastructure capacity. The Town does not own or operate a municipal water utility; service is provided by East Larimer County Water District (ELCO), Fort Collins-Loveland Water District (FCLWD), and North Weld County Water District (NWCWD). Coordination with water and wastewater providers is therefore essential to align land use, annexation, and development decisions with available resources and service capacity.

Population growth, prolonged drought, climate change, and competing municipal, agricultural, environmental, and recreational demands are expected to place continued pressure on water supplies across Northern Colorado and the South Platte River Basin. Addressing these conditions requires an integrated approach to conservation, efficiency, storage, reuse, infrastructure investment, and growth management. Timnath's established provider partnerships, regional

planning participation, education programs, and community commitment to stewardship provide a foundation for these efforts.

Planning-level projections estimate annual water demand of approximately 3,751–5,401 acre-feet by 2040, including an expected-demand range of 4,351–4,801 acre-feet. The conservation scenario of 3,751–3,901 acre-feet represents a potential target rather than an assured outcome. Achieving this target will depend on development patterns, conservation participation, outdoor water use, provider operations, and regional growth and supply conditions. These projections inform long-range planning and infrastructure coordination but do not constitute service commitments.

Table 6 presents demand scenarios based on a projected 2040 population of 26,786 residents and varying rates of gallons per capita per day (GPCD), a measure of average daily water use per person. The projections assume development generally follows the Plan's place-type structure, with demand influenced by density, housing types, lot sizes, landscaping, and the mix of uses. A consistent baseline demand and GPCD have not yet been established. The Town and providers should define a common baseline year and methodology and monitor total deliveries, population served, annual and seasonal GPCD, and indoor and outdoor use where available. Detailed assumptions, methods, and provider information are provided in Appendix G, the Timnath Water Supply Element Technical Report.

Table 6: Water Supply Demand

Water Supply Demand			
Scenario	**GPCD Range**	**Annual Demand Range (MG)**	**Annual Demand Range (AFY)**
Conservation	125 – 130	1,222 – 1,271	3,751 – 3,901
Expected	145 – 160	1,418 – 1,564	4,351 – 4,801
High Demand	170 – 180	1,662 – 1,760	5,101 – 5,401

Water Conservation and Natural Resources: Goals and Policies

Anticipated changes in water supply and demand across Timnath and the broader Northern Colorado region require a coordinated approach to conservation, efficiency, drought preparedness, and infrastructure planning. The goals and policies in this section establish a framework for reducing per capita water use, aligning local authority with provider operations, coordinating growth with water serviceability, and adapting conservation strategies as conditions change. Together, they support responsible growth, long-term water reliability, and efficient use of available resources.

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 7: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Water Conservation – Demand Management and Community Actions	Reduce water use per capita and improve long-term water efficiency across all sectors.	• Healthy and Sustainable
Water Governance – Conservation Authority and Enforcement	Establish a coordinated and enforceable framework for water conservation.	• Healthy and Sustainable • Local Centric and NOCO Focused
Regional Water Coordination and Infrastructure Alignment	Strengthen regional coordination and infrastructure-aware conservation planning.	• Healthy and Sustainable • Local Centric and NOCO Focused
Performance Monitoring and Adaptive Management	Monitor, adapt, and improve conservation strategies over time.	• Healthy and Sustainable • Local Centric and NOCO Focused

Goal 1: Reduce Per Capita Water Use and Improve Long-Term Water Efficiency Across All Sectors

Reducing per capita water use is essential to extending available supplies, managing long-term demand, and supporting growth within regional resource constraints. Because outdoor irrigation represents a significant component of municipal water use, conservation strategies should combine education, efficient landscape and irrigation practices, regional incentives, and water-conscious land use and site design. This goal establishes a coordinated approach to improving water efficiency across households, businesses, HOAs, metropolitan districts, public spaces, and new development.

WC.1.1: Community Education and Behavior-Based Conservation

Expand community education and outreach to encourage water-efficient behaviors, increase awareness of seasonal irrigation practices, and support long-term reductions in per capita water use.

Consistent outreach helps residents, businesses, HOAs, and metropolitan districts put conservation into practice. Building on the Town's Spring Water Series and regional expert partnerships can increase awareness of seasonal irrigation practices, available programs, and everyday water-saving measures while reinforcing shared commitment to long-term demand reduction.

WC.1.2: Landscape and Outdoor Water Use Efficiency

Promote landscape design, irrigation practices, and outdoor water use standards that reduce demand while supporting attractive, functional, and climate-appropriate private and public spaces.

Landscape and irrigation standards can reduce outdoor water demand while maintaining attractive, functional, climate-appropriate public and private spaces. Applying water-wise design to new development and redevelopment, limiting nonfunctional turf where appropriate, and aligning expectations with HOAs and metropolitan districts can improve consistency and conservation outcomes.

WC.1.3: Strategic Use of Regional Programs and Incentives

Leverage regional conservation programs, rebates, incentives, and technical assistance to increase participation in water efficiency efforts across residents, businesses, HOAs, and metro districts.

Regional rebates, audits, technical assistance, and equipment exchanges can broaden water efficiency participation without separate Town administration. Continued coordination with water providers and organizations such as Resource Central can expand access to established landscape conversion and irrigation efficiency programs and extend conservation support across customer groups.

WC.1.4: Land Use Planning and Development Review Integration

Integrate water efficiency considerations into land use planning, development review, and site design so future growth supports conservation objectives and reduces long-term water demand.

Integrating water efficiency into land use planning, development review, and site design incorporates conservation before water demand is established. Land- and infrastructure-efficient development, including mixed-use and appropriately scaled higher-density areas, can reduce per capita outdoor irrigation demand and support cost-effective water infrastructure investment over time.

Goal 2: Establish a Coordinated, Enforceable Framework for Water Conservation

A coordinated and enforceable conservation framework provides clarity regarding drought stages, water use expectations, implementation authority, and communication responsibilities. Because Timnath relies on external water providers, the Town's land use and regulatory authority should complement provider operations and regional supply conditions. This goal supports a predictable, legally appropriate, and coordinated approach to drought response and water shortage management that protects public health, essential services, and long-term water reliability.

WC.2.1: Development of a Drought Response and Water Shortage Framework

Establish conservation requirements, drought response, and water use guidelines to support resource resiliency, critical resource maintenance, and emergency planning.

A Town-led drought response and water shortage framework should define graduated conservation stages, measurable triggers, response measures, and communication responsibilities. Coordination with regional water providers, applicable Colorado water law, emergency planning protocols, and peer community practices will help ensure that the

framework is technically sound, legally appropriate, and responsive to changing supply conditions.

WC.2.2: Align Town Authority with Water Provider Operations

Align Town land use and regulatory authority with water provider operations so conservation expectations can be implemented consistently through development standards, local policies, and coordinated provider practices.

Although water providers manage supply and system operations, the Town can use its land use and regulatory authority to establish complementary conservation requirements. Coordinated standards addressing irrigation schedules, time-of-day restrictions, nonfunctional turf, and related development practices can improve consistency, support provider operations, and create enforceable local expectations where authorized.

WC.2.3: Clear Communication of Conservation Expectations

Clearly communicate conservation requirements, drought response expectations, and water use guidelines to residents, businesses, HOAs, metro districts, and development partners.

Coordinate Town and provider communications using standardized messaging, consistent terminology, and timely notifications to clarify conservation requirements, drought stages, and seasonal water use guidance for residents, businesses, HOAs, metropolitan districts, and development partners. This approach can support understanding and compliance and reduce confusion as supply conditions change.

Goal 3: Strengthen Regional Coordination and Infrastructure-Aware Conservation Planning Policies

Timnath's reliance on external water and wastewater providers makes sustained regional and local coordination essential to conservation planning, infrastructure investment, and growth management. Water provider capacity, service area constraints, development timing, and outdoor water use practices should be considered together to establish consistent expectations across jurisdictions, HOAs, and metropolitan districts. This goal supports coordinated decision-making that aligns conservation objectives with confirmed serviceability and long-term infrastructure capacity.

WC.3.1: Ongoing Coordination with Water Providers and Adjacent Jurisdictions

Maintain ongoing coordination with water providers and adjacent jurisdictions to align growth planning, infrastructure capacity, water supply planning, and conservation expectations.

Ongoing coordination with ELCO, FCLWD, NWCWD, adjacent jurisdictions, and other regional partners can align conservation strategies with water supply planning, system capacity, infrastructure phasing, and service area constraints. This coordination is particularly important within anticipated growth areas, where land use and annexation decisions should reflect confirmed or planned utility serviceability.

WC.3.2: Coordination with Metro Districts and HOAs

Coordinate with metro districts and HOAs to improve consistency in outdoor water use practices, landscape standards, irrigation expectations, and conservation messaging.

HOAs and metropolitan districts influence a substantial share of common-area landscaping, irrigation, and outdoor water use. Coordinating landscape standards, irrigation expectations, drought-stage responses, and conservation messaging with these entities can improve consistency across neighborhoods and strengthen implementation of Town and provider conservation objectives.

WC.3.3: Water Serviceability and Infrastructure Capacity

Use water serviceability, infrastructure capacity, and provider coordination as key considerations in annexation, rezoning, and development review decisions.

Because Timnath does not operate municipal water or wastewater utilities, annexation, rezoning, and development review should incorporate documented provider capacity and serviceability. Early coordination with ELCO, FCLWD, NWCWD, and regional sanitation districts can identify infrastructure constraints, clarify improvement responsibilities, and help ensure that new development can be served reliably without creating avoidable long-term system obligations.

WC.3.4: Future Growth Area Alignment

Align future growth areas with confirmed or planned water infrastructure capacity to support efficient service delivery and long-term conservation outcomes.

Directing growth toward areas with confirmed or planned water infrastructure capacity supports efficient service delivery and reduces the need for premature or costly system extensions. Coordinating future development patterns with water availability, provider capital plans, and conservation objectives will strengthen Timnath's strategic growth framework and improve long-term infrastructure and resource efficiency.

Goal 4: Monitor, Adapt, and Improve Conservation Strategies Over Time

Effective conservation planning requires regular evaluation of program participation, policy performance, provider conditions, and changes in growth, drought, and regulatory requirements. Establishing a consistent monitoring and review process will allow the Town to identify effective strategies, address implementation gaps, and adjust its approach as new information becomes available. Peer benchmarking can supplement local data by identifying practices suited to Timnath's governance structure and regional context.

WC.4.1: Monitor Conservation Participation and Performance

Track participation and performance in Town-supported conservation initiatives to evaluate program reach, identify implementation gaps, and inform resource allocation.

Maintain consistent participation data for workshops, landscape programs, HOA outreach, and other initiatives, supplemented by available provider data on conservation outcomes. Use findings to identify communication and technical assistance needs and improve education and incentive programs.

WC.4.2: Review and Adapt Conservation Policies and Drought Procedures

Periodically review and update conservation policies, ordinances, drought response procedures, and implementation tools using monitoring results, provider input, and community feedback.

Establish review intervals and update responsibilities to maintain accountability and respond to changing growth patterns, drought conditions, lessons from drought events, and regional or state requirements. Apply findings from WC.4.1 to refine strategies and improve effectiveness over time.

WC.4.3: Learning from Peer Communities

Evaluate peer community practices and regional best practices to identify conservation approaches that may be adaptable to Timnath's local context, governance structure, and growth conditions.

Reviewing peer community programs and regional best practices can help Timnath identify scalable incentives, enforceable conservation tools, performance measures, and implementation approaches appropriate for a municipality that does not operate its own water utility. Potential practices should be evaluated for legal authority, administrative capacity, cost, local applicability, and consistency with provider operations before adoption.

Natural Resource, Conservation, and Resilience

Goals

- ***Rebalance development with open space, habitat, and natural landscape preservation.***
- ***Protect sensitive species, habitat areas, and ecological resources.***
- ***Protect and enhance surface water resources, watershed health, and water quality through coordinated planning, development review, and restoration efforts.***
- ***Support groundwater recharging and wetlands enhancement.***
- ***Establish community and ecosystem resilience to wildfires.***
- ***Establish community and ecosystem resilience to climate change, extreme heat, and drought.***

Purpose and Planning Context

Timnath's principal natural resources include the Cache la Poudre River corridor, Timnath Reservoir, wetlands and drainageways, lakes and ponds, alluvial groundwater areas, grasslands, agricultural lands, and connected open spaces. These resources support habitat, water quality, groundwater recharge, flood management, recreation, and community character. Although no federally designated critical habitat has been identified within Timnath, available federal and state data indicate that several threatened, endangered, proposed, migratory bird, and rare species may occur within the Town or Growth Management Area. The resource maps and detailed inventories provided in Appendix B should inform land use planning, development review, open space planning, and infrastructure decisions.

Continued development may place pressure on these resources through the conversion and fragmentation of agricultural lands, grasslands, and habitat areas; increased impervious surfaces and stormwater runoff; greater outdoor water demand; and heightened exposure to drought, extreme heat, flooding, and grassland wildfire. The policies in this section therefore

prioritize connected open spaces and habitat corridors; protection of riparian areas, wetlands, surface water quality, and groundwater recharge; consideration of sensitive species and habitat during development review; and coordinated conservation, restoration, and hazard mitigation. These priorities support growth that responds to Timnath's environmental conditions and strengthens long-term community and ecosystem resilience.

Natural Resources, Conservation, and Resilience: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 8: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Open Space and Habitat Preservation	Rebalance development with open space, habitat, and natural landscape preservation.	• Healthy and Sustainable • Local Centric and NOCO Focused
Sensitive Species and Habitat Coordination	Protect sensitive species, habitat areas, and ecological resources.	• Healthy and Sustainable • Local Centric and NOCO Focused
Surface Water, Watershed, and Water Quality	Protect and enhance surface water resources, watershed health, and water quality through coordinated planning, development review, and restoration efforts.	• Healthy and Sustainable
Groundwater and Wetland Enhancement and Protection	Support groundwater recharging and wetlands enhancement.	• Healthy and Sustainable • Resilient and Innovative
Wildfire Resilience and Hazard Mitigation	Establish community and ecosystem resilience to wildfires.	• Healthy and Sustainable • Resilient and Innovative
Climate Change Mitigation and Resilience	Establish community and ecosystem resilience to climate change, extreme heat, and drought.	• Healthy and Sustainable • Local Centric and NOCO Focused

Goal 1: Balance Development with Open Space, Habitat, and Natural Landscape Preservation

Timnath's undeveloped lands include agricultural areas, grasslands, shrublands, hay and pasture areas, riparian corridors, and other high-plains habitats that contribute to ecological function, wildlife movement, community character, and hazard mitigation. As development pressure increases, coordinated conservation and growth management will be necessary to maintain these resources as an interconnected system. This goal supports a balanced

development pattern that accommodates appropriate growth while protecting the natural landscapes that contribute to Timnath's identity, environmental health, and long-term resilience.

NR. 1.1: Protect Mature Trees and Native Vegetation

Protect mature, healthy trees and native vegetation when planning improvements on Town-owned land, within rights-of-way, and in designated open-space corridors. Establish clear standards for retention, removal, and replacement in development review, with appropriate consideration of tree condition, safety, and site constraints.

The standards should be maintained and communicated during private development and Town development projects, to ensure compliance.

NR.1.2: Preserve and Connect Lands

Preserve and connect open spaces, agricultural lands, and undeveloped natural areas that provide habitat value, wildlife movement opportunities, and environmental benefits.

Maintaining connected open spaces and habitat areas supports ecological continuity while allowing development to occur in appropriate locations. Agricultural lands also remain an important component of Timnath's landscape and contribute to community character, habitat value, and environmental resilience. Conservation priorities should therefore focus on retaining larger, connected resource areas and avoiding fragmentation that reduces their long-term function.

NR.1.3: Utilize Growth Management Tools for Conservation

Apply conservation criteria in future land use, annexation, rezoning, subdivision, infrastructure planning, and development review to identify and protect priority natural areas, habitat corridors, and open space connections.

Maintain current resource mapping to support transparent, coordinated decisions and direct growth away from lands with significant ecological or community value. Apply the habitat and wetland considerations in NR.2.4 and NR.4.2 within this shared review framework.

NR.1.4: Protect Sensitive Lands Through Design

Use conservation design, clustering, easements, land dedication, strategic acquisition, and partnerships where appropriate to protect sensitive lands while allowing responsible growth.

Conservation design, clustered development, easements, land dedication, strategic acquisition, and partnerships provide complementary tools for protecting sensitive lands while accommodating responsible growth. Coordination with willing landowners, land trusts, and regional partners can expand preservation opportunities, while updated development standards can help retain larger, contiguous habitat areas and reduce fragmentation.

NR.1.5: Prioritize Open Space Protection

Prioritize open space protection in areas that also support hazard mitigation, including flood plain management, wildfire buffering, groundwater recharge, and stormwater management.

Open space protection should prioritize lands that provide multiple public benefits, including floodplain management, wildfire buffering, groundwater recharge, stormwater management, habitat continuity, and recreation. Mapping these areas and incorporating hazard mitigation criteria into conservation, acquisition, and development decisions can maximize the resilience benefits of public and private investments.

Goal 2: Protect Sensitive Species, Habitat Areas, and Ecological Resources

Although no federally designated critical habitat has been identified within Timnath, federal and state data indicate that the ranges of several threatened, endangered, proposed, and otherwise sensitive species may overlap the Town and GMA. Incorporating reliable habitat information into planning and development review can reduce avoidable impacts, improve coordination with resource agencies, and protect ecological systems that contribute to the health and resilience of Timnath and the broader Northern Colorado region.

NR.2.1: Identify Sensitive Species, Habitat Areas, and Ecological Resources

Use available federal, state, and regional conservation data to identify sensitive species, habitat areas, and ecological resources during land use planning and development review.

Federal, state, and regional conservation data should be consolidated into accessible mapping and reference materials for use during land use planning and development review. Coordination with the Colorado Natural Heritage Program and other resource agencies can improve the Town's understanding of sensitive habitats and provide a consistent information base for evaluating potential development impacts.

NR.2.2: Coordinate to Conserve Habitat

Coordinate with applicable resource agencies, conservation partners, and regional jurisdictions when development could affect sensitive species, migratory birds, habitat corridors, or ecological communities.

A formal referral process should provide timely notice to applicable federal, state, and regional resource agencies when development proposals could affect sensitive species, migratory birds, habitat corridors, or ecological communities. Ongoing coordination can also support consideration of cumulative impacts that may not be apparent through review of individual projects.

NR.2.3: Minimize Impacts Through Site Design

Encourage site design that avoids or minimizes impacts to sensitive habitat areas before development patterns are finalized.

Development standards and review procedures should prioritize avoidance and minimization of impacts before mitigation is considered. Where impacts cannot be avoided, clearly defined thresholds and compensation requirements can provide predictable expectations, while streamlined review for projects that protect sensitive resources can encourage lower-impact development patterns.

NR.2.4: Protect, Restore, and Enhance Habitat

Protect native vegetation, riparian areas, wetlands, grasslands, and habitat connections, and support restoration and enhancement that maintain ecological function as growth occurs.

Apply habitat protection standards through the conservation review framework in NR.1.3. Pair avoidance standards with incentives to restore degraded habitat and strengthen ecological connections.

Goal 3: Surface Water, Watershed, and Water Quality Preservation

Timnath's surface water network includes the Cache la Poudre River, Timnath Reservoir and its outlets, and numerous lakes, ponds, streams, and drainage systems within the Town and GMA. These resources provide ecological, recreational, scenic, and water management benefits and connect Timnath to the larger Cache la Poudre and South Platte River watersheds. Although most local surface waters meet applicable use standards, identified impairments in the Cache la Poudre River and Boxelder Creek reinforce the need for coordinated watershed planning, water quality protection, and restoration.

NR.3.1: Develop a Watershed Management Plan

Coordinate with regional partners to develop a watershed management plan to support restoration and future water demands for the Town and GMA.

A watershed management plan would establish a coordinated basis for identifying priority water bodies, evaluating watershed conditions, and directing restoration and protection efforts. Collaboration with counties, water providers, conservation organizations, and other regional partners is essential because watershed systems and water quality concerns extend beyond municipal boundaries.

NR.3.2: Evaluate Current Setbacks and Buffers

Evaluate current setback and buffer requirements for proposed developments near rivers, streams, lakes, ponds, and reservoirs. Determine if requirements need to be changed to minimize impacts of new developments on water quality.

Clear setback and buffer standards can protect water quality, riparian vegetation, bank stability, habitat, and floodplain function by limiting incompatible development near surface waters. Reviewing and updating applicable ordinances and development standards will provide consistent expectations for rivers, streams, lakes, ponds, and reservoirs during development review.

NR.3.3: Promote Green Infrastructure to Reduce Runoff

Reduce stormwater runoff pollutants by promoting green infrastructure, low impact development techniques, and enhanced stormwater treatment in new developments.

Green infrastructure and low-impact development practices can reduce pollutant loads, manage runoff near its source, support infiltration, and complement conventional stormwater systems. Incorporating these practices into development standards, design guidance, and technical education can improve water quality while increasing the resilience and efficiency of stormwater infrastructure.

NR.3.4: Incorporate Restoration and Protection into Watersheds

Incorporate restoration and protection efforts in watersheds with documented impairments in the development of land use and watershed management plans.

Mapping impaired waterways, tributaries, wetlands, and associated drainage areas will help the Town identify priority locations for restoration and protection. Integrating this information into land use and watershed planning can support targeted investment, improve development review, and reduce additional impacts within already impaired systems.

Goal 4: Support Groundwater Recharging and Wetlands Enhancement

Wetlands located along Timnath's rivers, lakes, and drainage systems provide important habitat, water quality, flood storage, and stormwater management functions. The alluvial aquifer underlying the southern portion of Timnath is also sensitive to contamination and changes in groundwater recharge. As development increases impervious surface coverage, coordinated wetland protection and infiltration practices will be necessary to maintain groundwater recharge, reduce runoff impacts, and strengthen community resilience.

NR.4.1: Require Standards for Development Near Wetlands

Require standards, wetland delineations, and impact assessments for development near identified wetlands to maintain wetland quality, reduce development impacts, and support resilience to flooding and increased stormwater runoff.

Consistent wetland delineation, impact assessment, and application requirements will provide clear expectations for development near identified wetlands. Standard forms and review checklists can help applicants document site conditions, evaluate potential impacts, and incorporate measures that protect wetland function, reduce flood risk, and limit stormwater pollution.

NR.4.2: Screen for Wetlands Early and Guide Preservation

Identify wetland resources and potential impacts early through the conservation review framework in NR.1.3 to guide development and infrastructure locations and preserve wetland functions.

Use early screening to establish preservation priorities before site layouts and infrastructure alignments are finalized, reducing impacts and review conflicts. Coordinate screening with the wetland delineation and impact assessment requirements in NR.4.1.

NR.4.3: Encourage Residents to Use Native Vegetation

Encourage homeowners and residents to use native vegetation to reduce invasive species and enhance wetland and groundwater water quality.

Education and outreach can help homeowners, property managers, and developers understand how native vegetation supports wetland and groundwater quality, reduces irrigation demand, and limits the spread of invasive species. Accessible guidance on appropriate plant materials, site maintenance, and invasive species management can extend conservation practices across private and common areas.

NR.4.4: Promote Infiltration Practices

Encourage permeable pavements, bioswales, rain gardens, and other low impact development practices that promote infiltration. Encourage residents to enhance stormwater management and infiltration practices to reduce nonpoint source pollution and protect groundwater.

Permeable pavement, bioswales, rain gardens, and related low-impact development practices can increase infiltration, reduce runoff volumes, and limit nonpoint source pollution. Technical guidance and demonstration projects can illustrate effective applications for developers and property owners and support broader adoption of practices that protect groundwater and improve stormwater management.

Goal 5: Establish Community and Ecosystem Resilience to Wildfires

Timnath's grassland-dominated landscape presents a wildfire risk that differs from forested areas but can still produce rapidly spreading fires, particularly during periods of drought, extreme heat, and high winds. Development near open grasslands and other Wildland-Urban Interface areas requires coordinated land use planning, vegetation management, resilient infrastructure, and emergency preparedness. This goal supports risk reduction while maintaining the ecological functions of native grasslands, wetlands, riparian corridors, and watershed systems.

NR.5.1: Update Wildland-Urban Interface Tools and Building Codes

Periodically review and update the Town's Wildland-Urban Interface map, hazard classifications, building and fire codes, land use standards, and associated development requirements to reflect current wildfire risk, land development patterns, vegetation conditions, infrastructure, and emergency response needs. Coordinate with fire and emergency management agencies to incorporate current hazard information and best practices. Apply these tools consistently during land use planning and development review to reduce wildfire risk to people, infrastructure, and natural resources.

NR.5.2: Develop a Grasslands and Ecosystem Resilience Management Plan

Develop a grasslands and ecosystem resilience management plan that establishes priorities for vegetation management, fuel reduction, and restoration of native grasslands, wetlands, riparian corridors, and watershed systems.

The Plan should identify strategies mowing, grazing, invasive species management, fuel breaks, and ecosystem restoration efforts that will help the Town reduce wildfire risk and protect infrastructure. Incorporating climate projections will help the Town adapt management practices as drought, heat, and wildfire conditions change.

NR.5.3: Coordinate Wildfire Preparedness and Risk Reduction

Coordinate with HOAs, metropolitan districts, fire and emergency management agencies, and other partners on landscape maintenance, defensible space, public education, and emergency communication.

The Town should coordinate communitywide wildfire preparedness and risk-reduction efforts and, as needed, use a wildfire resilience plan to define priorities, responsibilities, and coordinated actions. A wildfire resilience plan is essential because it provides a coordinated basis for reducing risk, directing resources, and improving community preparedness as conditions change.

Goal 6: Establish Community and Ecosystem Resilience to Climate Change and Extreme Heat and Drought

Timnath's semi-arid climate and limited precipitation make the community vulnerable to drought, extreme heat, and related impacts on water supply, groundwater, vegetation, wildlife, infrastructure, and public health. Climate change is expected to intensify these conditions and increase the frequency or severity of certain hazards. Integrating climate risk into land use, capital planning, development standards, and regional coordination will help the Town reduce exposure, improve adaptive capacity, and protect community and ecosystem functions over time.

NR.6.1: Incorporate Climate Change Projections into Town Planning

Incorporate climate change projections and risk assessments into comprehensive planning, capital improvement planning, infrastructure investment, and development review processes.

Climate projections and vulnerability assessments can provide a consistent basis for evaluating long-term risks to land use, infrastructure, natural resources, and municipal services. Incorporating this information into comprehensive planning, capital improvement programming, infrastructure design, and development review will support more durable investments and allow the Town to adapt as conditions change.

NR.6.2: Create Development Requirements for Heat Resiliency

Incorporate development requirements for new development to use cool roofs, reflective building materials, and tree canopy targets to create resiliency to extreme heat.

Development standards for cool roofs, reflective materials, tree canopy, and related heat-resilient design measures can reduce heat exposure, improve building performance, and support more comfortable public and private spaces. Clear technical guidance and information on available materials and funding resources can assist property owners, builders, and developers in applying these measures consistently.

NR.6.3: Encourage Native and High Heat Tolerance Vegetation

Encourage landscaping design that includes native vegetation and high heat tolerance vegetation.

Native, heat-tolerant, and drought-tolerant vegetation can reduce irrigation demand, support habitat, and improve landscape resilience under hotter and drier conditions. Providing consistent plant guidance, sourcing information, and maintenance practices can support residents, landscape professionals, and developers in selecting vegetation suited to Timnath's climate and conservation objectives.

NR.6.4: Collaborate to Address Shared Climate Risks and Resource Management

Collaborate with regional agencies, water providers, emergency responders, watershed organizations, and neighboring communities to address shared climate risks and resource management challenges.

Climate risks and resource management challenges extend across jurisdictional and service boundaries. Formal coordination procedures and sustained partnerships with regional agencies, water providers, emergency responders, watershed organizations, counties, and neighboring communities can align planning assumptions, clarify responsibilities, support shared initiatives, and improve regional preparedness for drought, wildfire, water management, and other climate-related impacts.

Housing and Neighborhoods

Goals

- ***Expand the range of housing types and sizes to create a more diverse and responsive housing supply.***
- ***Support a housing supply that strengthens workforce retention, business growth, and economic competitiveness.***
- ***Provide accessible and adaptable housing options that enable residents to remain in Timnath as their needs change.***
- ***Coordinate housing development with future place types and existing or planned infrastructure capacity.***
- ***Create connected and accessible neighborhoods that strengthen mobility, access to daily needs, and community interaction.***

Purpose and Planning Context

Timnath's small-town character, natural setting, parks, trails, safe neighborhoods, quality schools, and access to Northern Colorado's employment and amenities contribute to its residential appeal, particularly for families with children. However, limited housing types and tenure options and separation from employment, shopping, and services constrain housing choice and access to daily needs. This Plan supports a broader housing supply that addresses workforce needs and changing household circumstances, complemented by neighborhood-serving businesses, welcoming public spaces, and safe connections between destinations. Together, these strategies support complete, inclusive neighborhoods where residents across ages, incomes, and household types can meet daily needs, maintain social connections, and remain in Timnath through different life stages while preserving the community's valued character.

Housing Needs Assessment Summary

The Town's 2025 Housing Needs Assessment, completed in accordance with State requirements, evaluated housing supply and demand, development barriers, and future needs. Despite strong development activity, related economic opportunity and population growth, and some diversification since 2019, housing remains predominantly large, detached, and owner-occupied: more than 84% of homes are owner-occupied, 82% are detached single-family, and 87% have three or more bedrooms. Only 13% have two or fewer bedrooms, fewer than 10% are renter-occupied, and no income-restricted affordable housing is available. This supply limits options for low- and middle-income households, smaller households, renters, those seeking shorter-term housing, and residents whose needs change over time.

Rising costs and construction concentrated at higher price points have widened the affordability gap. Using the standard that housing costs should not exceed 30% of annual household income, the current median home sales price of $719,000 requires approximately $220,000 in annual income, placing it beyond the reach of more than 90% of households in Weld and Larimer Counties and many Timnath residents. Limited attainable and rental housing constrains entry into the market, residents' ability to transition between homes, and workers' ability to live

near their jobs, creating recruitment and retention challenges for employers and limiting economic growth. The assessment estimates demand by income level under low-, medium-, and high-growth scenarios. Although demand varies by scenario and future growth will be influenced by land use, development, and infrastructure policies, the need for lower-priced and rental housing remains consistent across all scenarios.

Land use and zoning requirements, infrastructure availability and capacity, and development fees can affect the feasibility of more diverse and attainable housing. The following goals and policies align land use, development regulations, infrastructure investments, and other tools to reduce barriers and support appropriate higher-density housing and continued housing and economic growth. This approach expands housing choice while preserving valued neighborhood qualities, strengthening accessibility, safety, walkability, and social connections, and protecting open space and natural resources.

Housing and Neighborhoods: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 9: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Diverse and Housing Supply	Expand the range of housing types and sizes to create a more diverse and responsive housing supply.	Connected and Livable; Resilient and Innovative
Housing for a Livable and Well-Balanced Community	Support a housing supply that strengthens workforce retention, business growth, and economic competitiveness.	Connected and Livable; Local Centric and NOCO Focused
Lifecycle and Adaptive Housing	Provide accessible and adaptable housing options that enable residents to remain in Timnath as their needs change.	Connected and Livable
Coordinated Growth and Infrastructure	Coordinate housing development with future place types and existing or planned infrastructure capacity.	Connected and Livable
Community Connectedness	Create connected and accessible neighborhoods that strengthen mobility, access to daily needs, and community interaction.	Resilient and Innovative

Goal 1: Expand the Range of Housing Types and Sizes to Create a More Diverse and Responsive Housing Supply

Demographic and population trends indicate that household sizes will decline, regionally and nationally, creating a growing mismatch between the community's existing housing stock and the needs of current and future residents. Much of the available housing consists of larger homes designed for larger households, while demand is increasingly driven by smaller households, including young professionals and older adults. Encouraging a broader range of housing types and sizes, such as townhomes, cottages, condominiums, and smaller single-family homes, can help better align housing supply with projected demographic trends and community needs, including those employed in Timnath. A more diverse housing inventory also supports a healthier and more resilient housing market by providing options for residents at different life stages, improving housing choice, and helping the community adapt to changing market conditions.

H.1.1: Encourage Greater Diversity of Housing Types

Allow and encourage a greater diversity of housing types, including such as townhomes, duplexes, multiplexes, accessory dwelling units (ADUs), cottage courts, and small apartment buildings, in districts and place types where they support complete neighborhoods and are compatible with desired neighborhood form.

Different housing types can and should fit within existing neighborhoods in Timnath. Cottages, ADUs, duplexes and other housing types can be part of the organic growth of a neighborhood, providing housing to support a changing community. This could include accommodating young adults who want to stay in their community, older adults who wish to live near their grandchildren, or teachers living near the school where they are employed. Regulatory measures can help ensure that development is in keeping with the architectural character and scale of the existing neighborhood, while allowing for growth to support an evolving community.

H.1.2: Ensure Zoning and Land Use Do Not Restrict Smaller Housing

Ensure zoning and land use regulations do not unnecessarily restrict smaller housing types.

Allowing duplexes, triplexes, cottage courts, or other housing types as permitted uses may not be sufficient to generate this type of housing. Parking minimums, lot and bulk regulations, and other site design requirements can limit the feasibility for housing development. The challenge of navigating regulations can discourage or prevent developers from building these types of housing projects.

H.1.3: Align Housing Requirements and Fees with Development Impacts

Evaluate and consider adjusting development standards, incentives, impact fees, and infrastructure financing requirements to reflect the per-unit impacts of different housing types and support housing that advances the Town’s housing goals.

H.1.4: Use Housing Action Plan to Implement Housing Strategies

Use a housing action plan, consistent with State requirements and local priorities, as the primary tool for implementing housing strategies and updating them based on measured outcomes.

The Town's future housing action plan will be based on community input, analysis of demographic, housing, and market data, and the goals and priorities of this plan to provide more detailed direction for implementing strategies to meet long-term community and housing goals.

H.1.5: Refine Implementation and Zoning Tools with Housing Data

Use housing data and periodic plan updates to refine zoning, incentives, and implementation tools over time so the Town can better respond to changing market conditions and community needs.

Regularly evaluating housing needs, development trends, demographic shifts, and market conditions will help the Town adjust policy to achieve the Town's housing goals and help ensure that policies continue to support Timnath's long-term community, fiscal, and growth objectives most effectively.

Goal 2: Support a Housing Supply That Strengthens Workforce Retention, Business Growth, and Economic Competitiveness

A diverse and attainable housing supply is an important component of a strong local economy. The availability of housing options for workers at different income levels and life stages can help local employers attract and retain talent, reduce commuting burdens, and support a stable workforce. Aligning housing development with economic development goals can help strengthen Timnath's competitiveness, support business investment, and create opportunities for people who work in or near the Town to live locally.

H.2.1: Encourage Housing Development in Mixed-Use and Employment Areas

Encourage housing development in mixed-use areas and employment centers, in alignment with the future place types, so more workers can live near jobs and services.

In addition to offering housing options for employees, locating housing near jobs can add vibrancy to commercial areas by establishing a built-in customer base for retail businesses and services. In addition, workers living near their jobs reduce traffic, commuting time, and transportation costs, while increasing time for family and leisure.

H.2.2: Support Rental Housing Options and Multiple Housing Sizes

Support rental housing options and housing to support various household sizes, income levels, and various life stages in locations with access to employment, service, schools, parks, and multimodal transportation.

In addition to providing more diverse housing options, rental housing provides temporary and transitional living options for residents during various stages of life and offers a preferable option for some residents. This could include older adults looking to downsize, young professionals saving for homeownership, or those working in the region on a temporary basis. For all these groups, access to services and amenities is critical to quality of life.

H.2.3: Use Regulatory and Finance Tools to Expand Diversity of Housing Opportunities

Use regulatory, financial, and partnership tools to expand housing opportunities for a range of household types and sizes in ways that are responsive to community needs, market conditions, and Timnath's fiscal capacity.

A thoughtful combination of regulatory strategies, financial incentives, and public-private partnerships can help overcome barriers to housing development and support a broader range of housing choices. By strategically applying these tools, the Town can encourage housing that responds to current and future community needs while adapting to changing market conditions and development trends. Housing initiatives should also consider the Town's fiscal capacity to ensure that new development supports long-term infrastructure and service needs while contributing to sustainable economic growth.

Goal 3: Provide Accessible and Adaptable Housing Options That Enable Residents to Remain in Timnath as Their Needs Change

Neighborhoods with diverse housing options help to create a more inclusive, resilient, and sustainable community. A diverse housing supply, including homes for young adults, families, older adults, and people with varying incomes and abilities, allows residents to remain in the community as their housing needs change over time. Having housing options within the community can help residents stay socially connected and engaged throughout different stages of life, strengthening social connections and sense of community.

H.3.1: Encourage Mix of Housing Types

Encourage a mix of housing types and neighborhood environments that allow residents to remain in Timnath through different life stages, household sizes, and housing needs.

Housing needs can change over time with no single housing type that can meet every stage of life. By encouraging a range of housing options, Timnath can create neighborhoods that accommodate young adults, growing families, and older adults. Variation in housing options and neighborhood settings offers community stability and supports aging in place while reducing the need to relocate as circumstances change, allowing residents to remain connected to their community.

H.3.2: Encourage Housing Options for Older Adults, Smaller Households, and Accessibility Needs

Encourage housing options that serve older adults, smaller households, and residents with accessibility needs in locations that promote independence and community connection.

Regional trends toward an aging population and smaller household sizes will continue to shift the demand for different types of housing. Older adults might seek options that are accessible and near transportation and services. As families have fewer children or opt not to have children, there will continue to be a demand for smaller units and housing in proximity to amenities and jobs.

H.3.3: Support Housing Design and Neighborhood Form for All Residents

Support housing design and neighborhood form that improve accessibility, connectivity, aging in place, and access to services, parks, trails, and community destinations.

Accessible design and connected neighborhoods will help residents maintain independence and quality of life as needs evolve. Features such as walkable streets, trails, safe crossings, accessible and adaptable building design, connections to parks, and access to services and

amenities make it easier for people of all ages and abilities to participate fully in daily life. Encouraging accessible design and walkable, connected neighborhoods will help Timnath foster more inclusive neighborhoods for aging in place, healthy lifestyles, and long-term community stability.

Goal 4: Coordinate Housing Development with Future Place Types and Existing or Planned Infrastructure Capacity

Place types are intended to guide the type, scale, and character of development to align with the Town's vision. Policies and regulations should guide housing development that reflects the desired style of development and align with infrastructure capacity as detailed in this plan.

H.4.1: Utilize Growth Management Strategies and Future Place Types to align Housing Types and Density

Align allowable housing types and densities with future place types and infrastructure capacity, and use growth management and development review tools to implement the desired housing pattern.

Future place types provide a framework for determining appropriate housing types and densities based on existing and planned land use patterns, infrastructure capacity, transportation connectivity, access to amenities, natural resources, and community goals. The Town should use annexation, rezoning, and development review to implement this framework and guide new housing toward well-balanced neighborhoods and efficient service delivery. Development proposals should be evaluated for consistency with the applicable place type, infrastructure and service capacity, neighborhood context, transportation connectivity, and the Town's long-term growth vision.

Goal 5: Create Connected and Accessible Neighborhoods That Strengthen Mobility, Access to Daily Needs, and Community Interaction

A well-connected network of streets, sidewalks, trails, and public spaces encourages walking, bicycling, and community engagement, supporting both physical and social connectivity. Promoting thoughtful neighborhood design that strengthens physical connections and facilitates opportunities for building social connections can foster a strong sense of community and enhance livability for residents at all stages of life.

H.5.1: Support Neighborhood-Scale Services

Support neighborhood-scale mixed-use and local-serving retail and services in appropriate locations to help create well-balanced neighborhoods with more walkable access to daily needs.

Neighborhood-oriented retail and services can enhance a neighborhood by providing convenience to residents and adding vibrancy through the creation of gathering places (e.g., café, small grocery store, salon). Allowing neighborhood-scale businesses can create opportunities for small business growth while also serving as an anchor for a neighborhood.

H.5.2: Encourage Housing and Site Design Supportive of Community Interaction

Encourage housing and site design that orients buildings toward streets and public spaces and supports community interaction.

Thoughtful site design that places buildings close to streets, parks, trails, and public gathering spaces helps create more active and connected neighborhoods. By encouraging interaction among residents and strengthening the relationship between homes and public spaces, this approach supports community connectedness, neighborhood livability, and small town character.

H.5.3: Strengthen Connection Between Old Town and Poudre Trail

Strengthen the connection between Old Town and the Poudre Trail through safe, accessible, and well-designed pedestrian and bicycle links that improve neighborhood connectivity, support everyday access to community destinations, and reinforce Old Town as a connected civic and social gathering place.

Improving connections between Old Town and the Poudre Trail supports community priorities related to walkability, trail connectivity, recreation, and revitalization of Old Town. Stronger pedestrian and bicycle connections can increase access to local businesses, parks, cultural destinations, and community events while reinforcing Old Town's role as the Town's civic, cultural, and social center.

Economic Development

Goals

- ***Leverage Timnath's regional access to attract employment, commerce, and mixed-use development that strengthens the local economy and tax base.***
- ***Align land use and infrastructure planning with workforce strengths to attract and retain high-quality employment opportunities.***
- ***Diversify Timnath's economic base to improve fiscal resilience, reduce reliance on residential revenues, and support long-term sustainability.***
- ***Ensure adequate land, zoning, and infrastructure capacity to support a range of modern employment and industrial uses.***
- ***Focus economic development efforts in designated centers and corridors that support local-serving businesses, reduce commute distances, and reinforce the Town's place-based framework.***

Purpose and Planning Context

Timnath's local economy is closely tied to regional employment centers. This economy has developed alongside the Town's rapid residential growth, which has functioned largely as a bedroom community with a highly skilled and educated workforce. While local industries, particularly retail, construction, and healthcare, support a growing base of economic activity, the number of local jobs has not kept pace with population growth, resulting in significant out-of-town commuting patterns.

Despite an increasing number of residents commuting outside of Timnath for work, strong household incomes, and consumer spending capacity present opportunities to expand the local business base and diversify economic activity. The Town can leverage current economic conditions and trends to support job growth, encourage business development, and promote a more balanced relationship between housing and employment.

Economic development is a high priority for Timnath and a central part of growing with purpose. Expanding employment, supporting local businesses, preparing land for investment, and strengthening Old Town will help create a more balanced community and resilient tax base. The following agenda highlights actions identified as high impact in Appendix A-Implementation Action Plan. Together, they connect the Town's economic ambitions with specific improvements to infrastructure readiness, development processes, business recruitment, and placemaking.

Figure 10: Economic Development Agenda



Economic Trends, Key Findings, and Indicators

Timnath has evolved from a small agricultural community into one of Northern Colorado's fastest growing communities and is expected to continue growing in the years ahead. While growth is moderating from the exceptional pace of the 2010s, the communityss is entering a

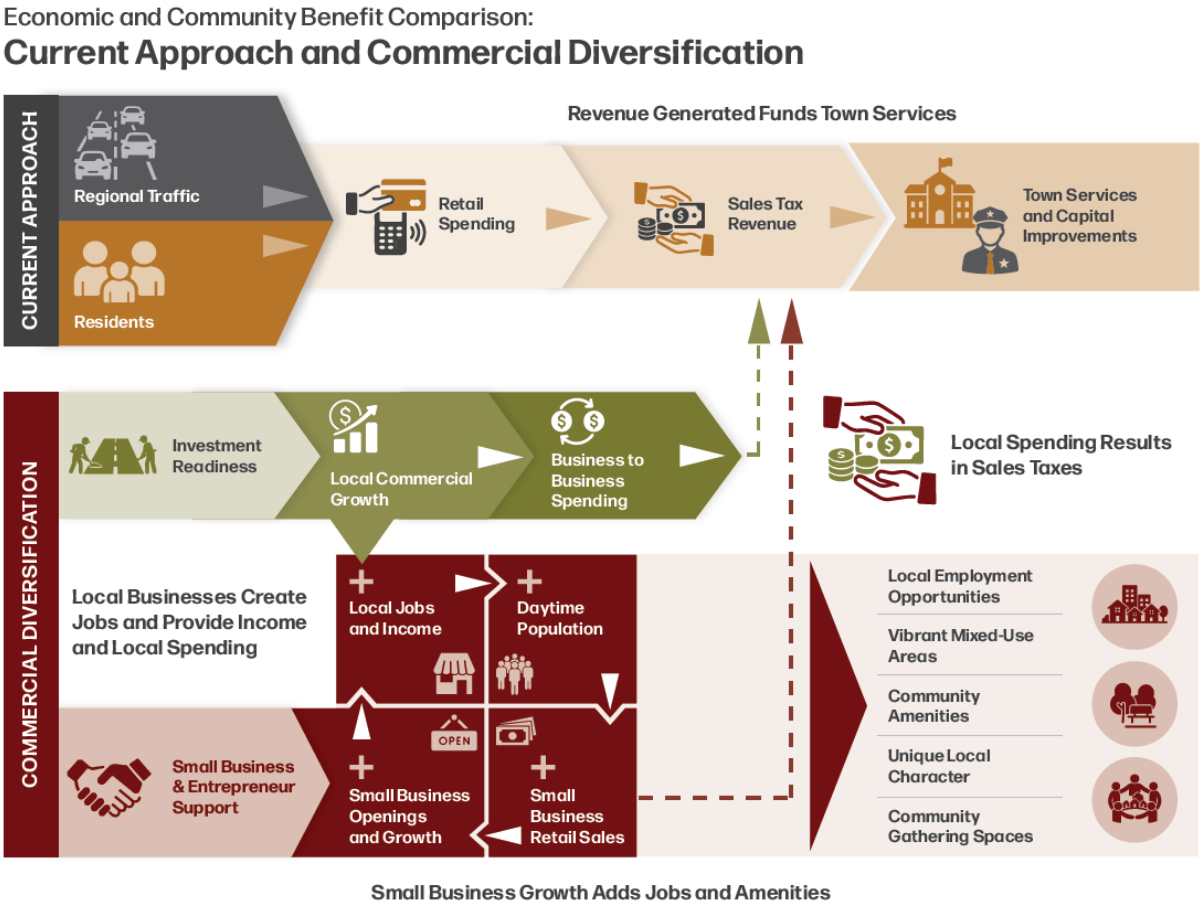
new phase where economic development, infrastructure, and housing need to keep pace with population growth.

Timnath's current role as a bedroom community limits support for local restaurants, shops, services, and small businesses that depend on a steady daytime customer base. Housing affordability presents another challenge as high home prices and limited housing options make it difficult for businesses to attract and retain workers, limiting the types of employers that choose to invest in Timnath.

Despite these challenges, Timnath has significant economic assets. Residents have strong purchasing power and spend well above national averages across many retail categories. Several retail, dining, entertainment, and service sectors remain underserved, creating opportunities for new neighborhood-serving businesses and expanded local amenities.

Timnath's regional location, access to I-25, skilled workforce, and strong spending power position the community to attract new employers, create more local jobs, and build a stronger daytime economy. Investments in employment centers, mixed-use districts, workforce-supportive housing, and business development can help diversify the local economy while supporting local businesses and expanding fiscal resilience.

Figure 11: Economic and Community Benefits of Commercial Diversification



Timnath's current economic structure relies substantially on residential spending, regional traffic, and retail activity to generate sales tax revenue for Town services and capital improvements. While this approach contributes important revenue, it is sensitive to changes in consumer spending and does not fully capture the economic potential of Timnath's workforce, regional access, and emerging commercial areas.

Greater commercial diversification would create a broader cycle of local economic activity by expanding employment opportunities, supporting small businesses and entrepreneurs, increasing business-to-business spending, and strengthening mixed-use centers and community destinations. As illustrated in Figure 13, these investments can increase local spending and daytime activity, improve investment readiness, and generate additional revenue to support public services and infrastructure while reinforcing Timnath's character and long-term fiscal resilience.

Economic Development: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 10: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Economic Development – Regional Access	Leverage Timnath's regional access to attract employment, commerce, and mixed-use development that strengthens the local economy and tax base.	• Resilient and Innovative
Economic Development – Workforce Alignment	Align land use and infrastructure planning with workforce strengths to attract and retain high-quality employment opportunities.	• Resilient and Innovative • Local Centric and NOCO Focused
Economic Development – Diversification	Diversify Timnath's economic base to improve fiscal resilience, reduce reliance on residential revenues, and support long-term sustainability.	Resilient and Innovative
Employment Land Readiness	Ensure adequate land, zoning, and infrastructure capacity to support a range of modern employment and industrial uses.	Resilient and Innovative
Placemaking	Focus economic development efforts in designated centers and corridors that support local-serving businesses, reduce	Resilient and Innovative

	commute distances, and reinforce the Town's place-based framework.	Connected and Livable

Goal 1: Leverage Timnath's regional access to attract employment, commerce, and mixed-use development that strengthens the local economy and tax base.

Timnath's economy is part of a broader regional job market and commercial corridor. Its access to I-25, regional traffic patterns, proximity to surrounding communities, and connection to the larger Northern Colorado economy are important competitive strengths. By leveraging Timnath's access to I-25 to encourage commercial development and support mixed-use centers, the Town can diversify its revenue base and increase Timnath's daytime population over time. A stronger employment base would bring more workers, customers, and daily activity into the community, supporting restaurants, retail, services, coworking, small businesses, and mixed-use districts. This goal aims to create the conditions for Timnath to accommodate more businesses, support commercial and mixed-use development, and activate priority growth areas.

ED.1.1: Expanding Local Employment and Daytime Activity

Expand local employment base to increase daytime population, strengthen existing businesses, and attract employers that generate daily activity.

Supporting local business growth helps Timnath capture more of the economic activity generated by its population. A stronger job base increases daytime activity, supporting restaurants, retail, services, and mixed-use districts, and gives residents more opportunities to work closer to home. Over time, this can reduce dependence on commuting, strengthen local businesses, and contribute to a more balanced and resilient economy.

ED.1.2: Leveraging Regional Access for Employer Attraction

Leverage regional access and highway proximity to attract employers and increase Timnath's visibility and accessibility within the region.

Timnath's location along the I-25 corridor provides a significant competitive advantage for attracting employers and investment. Regional visibility, transportation access, and proximity to a highly educated workforce can help the Town compete for commercial, employment, and mixed-use development. Capitalizing these assets can help expand the tax base, create jobs, and strengthen Timnath's role within the broader Northern Colorado economy.

Goal 2: Align land use and infrastructure planning with workforce strengths to attract and retain high-quality employment opportunities.

While land use and infrastructure planning prepare the places where investment can occur, housing diversity helps ensure that workers and families can remain part of the community. High-quality employers are more likely to invest in communities where suitable land is available, and infrastructure capacity is clear. At the same time, a more diverse housing mix can support young professionals, families, empty nesters, service workers, entrepreneurs, and employees of future local businesses. Combined, these efforts support a more resilient local economy, a stronger employment base, and a community that remains both welcoming and economically sustainable over time.

ED.2.1: Aligning Housing Growth with Employment Objectives

Align housing growth with economic development objectives to help ensure coordination between land use, housing, and job growth.

Facilitating business growth requires not just preparing sites and districts where investment can occur, but implementing a plan that balances housing growth, commercial growth, and other community needs. High-quality employers evaluate the value proposition that a community offers. Whether their employees can live and shop nearby is an important factor, along with how the community plans to support and accommodate growth in a sustainable manner.

ED.2.2: Building Workforce Development Partnerships

Create talent pipeline partnerships that promote collaboration among employers, educators, and workforce organizations, and strengthen local pathways for employment.

Strong workforce partnerships help connect residents to career opportunities while giving employers confidence that systems are in place to increase available talent nearby. Collaboration among schools, higher education institutions, employers, and workforce organizations strengthens career pathways, supports economic competitiveness, and allows Timnath to leverage regional resources rather than building every workforce program independently.

ED.2.3: Expanding Housing Choices for Workforce Retention

Expand housing options to support workforce retention and attraction and help Timnath retain workers at different life stages and income levels.

Housing diversity is essential for attracting and retaining an array of workers to support businesses locating and expanding in Timnath. Increasing housing choices can help address affordability challenges, support local employers, and strengthen long-term community stability. A broader mix of housing also helps ensure that future employees, entrepreneurs, families, and young professionals can remain part of Timnath's workforce and community.

Goal 3: Diversify Timnath's economic base to improve fiscal resilience, reduce reliance on residential revenues, and support long-term sustainability.

Small businesses, locally owned retailers, and emerging entrepreneurs can play an important role in shaping Timnath's commercial identity in a more resilient manner. Supporting small, local businesses helps Timnath to grow its economy from within, rather than relying only on outside recruitment. The development of small-scale, locally oriented retail and mixed-use environments is especially important to accommodate businesses in a size and format that fits local demand. Small businesses can help fill gaps in local shopping needs, create gathering places, activate commercial districts, and provide residents with more options close to home.

ED.3.1: Supporting Entrepreneurship and Business Formation

Build a pipeline for entrepreneurship and business formation to create a supportive ecosystem of space, capital, and technical assistance.

Locally grown businesses play an important role in shaping Timnath's economic identity and long-term resilience. Creating conditions to support entrepreneurs can help fill service gaps, create jobs, activate commercial districts, and generate economic activity from within the

community. A strong small business ecosystem broadens the Town's economic base and reduces dependence on a limited number of commercial sectors.

ED.3.2: Developing Neighborhood-Serving Retail in Mixed-Use Areas

Develop smaller-scale, locally oriented retail in mixed-use environments to support neighborhood-serving retail that fits within walkable, mixed-use settings.

Smaller-scale retail integrated into mixed-use settings helps create convenient local destinations while reinforcing walkability and community character. These businesses can better reflect local demand, provide services closer to residents, and support more vibrant mixed-use districts. Over time, neighborhood-serving retail contributes to stronger commercial centers and reduces the need for routine trips outside the community.

ED.3.3: Establishing Coworking and Small Business Spaces

Establish coworking and small business support environments to create flexible, shared commercial spaces that lower barriers to entry for entrepreneurs and small firms.

Flexible commercial environments can provide entrepreneurs, remote workers, and emerging businesses with access to professional space, networking opportunities, and shared resources without large upfront costs. These environments help lower barriers to entry, create daytime activity, and support business growth. These facilities would provide an opportunity to leverage Timnath's highly educated workforce while activating mixed-use districts.

ED.3.4: Piloting Retail Through Flexible Business Formats

Pilot retail through pop-ups, shared spaces, and incremental formats to encourage temporary and low-risk retail formats as testing grounds for permanent businesses.

Temporary retail formats allow entrepreneurs to test ideas, build customer bases, and gain operational experience before committing to permanent locations. These low-risk opportunities can activate underutilized spaces, generate visible activity, and help property owners evaluate market demand. Over time, successful pilot concepts can evolve into long-term businesses that contribute to district revitalization and economic diversification.

ED.3.5: Strengthening Economic Development Partner Coordination

Strengthen coordination among the Town, the Chamber of Commerce, and partners to align economic development partners and ensure consistent messaging, priorities, and support.

Economic development is most effective when organizations work toward shared objectives rather than operating independently. Consistent coordination among the Town, Chamber, Main Street, property owners, and other partners improves efficiency, reduces duplication, and helps align resources around common priorities. A coordinated approach also builds confidence among businesses, investors, and developers considering opportunities in Timnath.

ED.3.6: Reducing Regulatory Barriers for Small Businesses

Explore reducing regulatory barriers for small and emerging businesses to simplify permitting and approval processes for small-scale, local, and startup businesses.

Many small business owners and entrepreneurs face challenges associated with permitting complexity, unclear requirements, and approval timelines. Making local processes easier to

understand and navigate can lower costs, reduce uncertainty, and encourage business formation. Supporting business entry in this way helps create a stronger pipeline of local enterprises and, over time, a more diverse and adaptable economic base.

Goal 4: Ensure adequate land, zoning, and infrastructure capacity to support a range of modern employment and industrial uses.

Allocating land for commercial endeavors, mixed-use areas, and potential employment centers will be necessary for Timnath to attract and retain businesses that contribute to economic diversity and long-term resilience. Significant opportunities exist to attract flex-space, professional services, R&D, health-related employers, and technology-oriented users. Timnath's ability to grow its commercial and employment base will depend on market demand as well as whether the Town has clearly identified where business growth should occur, what types of development are desired, and how public systems can support private investment. When these elements work together, Timnath becomes better positioned to attract compatible commercial development, support business growth, diversify its tax base, and shape future employment centers in a way that reflects the Town's long-term vision.

ED.4.1: Aligning Infrastructure Investments With Growth Nodes

Align infrastructure and development patterns to support growth nodes, directing public investment toward a limited number of strategic locations where infrastructure and land use can reinforce one another.

Focusing infrastructure investments on a specified number of strategic locations helps maximize public benefit and improve investment readiness. Concentrating resources where infrastructure, land use, and development objectives reinforce one another creates greater certainty for the private sector and allows the Town to leverage public investment more effectively. This approach supports stronger centers and more efficient long-term growth patterns.

ED.4.2: Coordinating Utility Capacity and Infrastructure Planning

Coordinate and forecast utility availability and capacity to proactively understand infrastructure constraints and opportunities.

Businesses and developers require confidence that essential infrastructure can support future growth. Understanding utility capacity, constraints, and service needs before development occurs reduces uncertainty and helps guide investment decisions. Proactive coordination also allows the Town to sequence improvements strategically and avoid infrastructure challenges that could limit economic opportunities.

ED.4.3: Developing Flexible Commercial and Industrial Space

Develop flexible commercial and industrial space (flex-space) to develop adaptable building types that can serve a range of users over time.

Adaptable employment space can accommodate a wider range of businesses and evolving market demands over time. Flex-space products help in-demand support industries such as professional services, technology-supportive businesses, research and development, light manufacturing, and emerging sectors. Expanding these options can diversify the economy, better align with workforce strengths, and improve Timnath's competitiveness for employment-generating investment.

ED.4.4: Preparing Sites for Commercial Development

Zone and prepare land for commercial and mixed-use development, emphasizing proactive land use planning and site readiness.

Site readiness is a key factor in attracting quality investment. Clearly identifying development opportunities, infrastructure conditions, and constraints helps property owners, developers, and employers evaluate projects more efficiently. Prepared sites also communicate that the Town is organized, proactive, and ready to support compatible commercial and mixed-use investment consistent with its long-term vision.

ED.4.5: Streamlining Development Review and Permitting Processes

Explore streamlining the development review and permitting processes to improve the predictability, transparency, and efficiency of the Town's development review system.

Predictable and transparent review processes reduce risk for developers, businesses, and investors. Clear timelines, coordinated review, and early identification of issues can improve applicant experience while helping projects move forward more efficiently. Greater certainty supports investment readiness and signals that Timnath is prepared to facilitate development that aligns with community goals.

Goal 5: Focus economic development efforts in designated centers and corridors that support local-serving businesses, reduce commute distances, and reinforce the Town's place-based framework.

Placemaking can help make Timnath more connected, livable, and economically complete by directing commercial activity to locations where it can contribute to vibrant districts, stronger mobility, and a more coherent community form. Rather than allowing commercial development to occur in a scattered or disconnected pattern, the Town can use land use policy, infrastructure planning, and development standards to concentrate activity in places where it can create the greatest public benefit. Designated commercial and mixed-use centers can create walkable shopping and service areas where business activity, civic life, and social interaction reinforce one another. Strengthening Old Town can help Timnath preserve community character while creating new opportunities for local business activity, public gatherings, events, and reinvestment.

ED.5.1: Developing Walkable Mixed-Use Activity Centers

Develop walkable, mixed-use districts to create centers of activity to create compact, pedestrian-friendly environments that combine multiple uses.

Walkable mixed-use districts create recognizable centers where housing, employment, services, retail, and public spaces reinforce each other. These environments support economic activity, encourage social interaction, and create destinations for residents and visitors. Concentrating activity in compact, pedestrian-oriented settings can strengthen community identity while supporting both quality of life and long-term economic development objectives.

ED.5.2: Supporting Transportation Choice Through Mixed-Use Development

Diversify transportation patterns through mixed-use development to encourage land use and transportation strategies that reduce reliance on single-occupant vehicles.

Creating places where daily destinations are located closer together can reduce dependence on single-occupant vehicle trips and provide more transportation options. Well-connected mixed-use areas support walking, bicycling, and other modes of travel while improving accessibility and safety. These patterns also help reduce household transportation costs and create more efficient, connected communities.

ED.5.3: Revitalizing Old Town as a Community Center

Revitalize Old Town as a focal point for identity and economic activity, concentrating efforts on strengthening Old Town as a visible and active community center.

Old Town represents an opportunity to strengthen Timnath's identity while building a visible center for local activity and reinvestment. As a historic, civic, and entrepreneurial district, it can support small businesses and community events, as well as serving as an amenity for residents and visitors. Successful revitalization can build community pride, increase economic activity, and create a destination that reflects Timnath's unique character.

ED.5.4: Leveraging Colorado Main Street Resources

Leverage resources through the Colorado Main Street Program (COMS) to actively pursue technical assistance, funding, and other resources available that support Old Town revitalization and placemaking.

The COMS Program offers technical assistance, organizational support, funding opportunities, and proven revitalization tools that can accelerate progress in Old Town. Utilizing these resources can expand local implementation capacity, strengthen partnerships, and connect Timnath to best practices from similar communities. Access to these resources can help transform local revitalization efforts into a more coordinated and effective long-term initiative.

Transportation and Mobility

Goals

- ***Improve safety, connectivity, and travel choice by advancing multimodal transportation investments and supportive land use patterns.***
- ***Integrate land use and regional transportation planning to expand mobility options and improve access to jobs and services.***
- ***Continue to create a safe, well-connected, and continuous network of pedestrian and bicycle infrastructure that links neighborhoods to activity centers, schools, parks, regional destinations, and transit access points.***
- ***Continue to improve safety for all road users while maintaining efficient traffic flow.***

Purpose and Planning Context

Timnath's transportation system is central to managing growth, connecting residents to daily needs, and maintaining the Town's role within Northern Colorado. The 2024 Transportation plan establishes a long-range multimodal framework to accommodate projected growth through 2045, including roadway, bicycle, pedestrian, transit, and implementation strategies. Timnath's location along I-25 and proximity to regional employment centers shape regional travel patterns, including high outbound commuting, substantial traffic volumes on Harmony Road, and significant pass-through traffic on East Harmony Road.

As Timnath grows, transportation investments should balance regional mobility with local access, safety, and community character. Community input and the transportation plan identify safety, walkability and bikeability, and reliability as core priorities, reinforcing the need for connected streets, trails, sidewalks, safer school routes, efficient roadway operations, and improved access to regional transit and mobility hubs. The comprehensive plan builds on this framework by coordinating transportation decisions with future place types, housing and employment areas, infrastructure phasing, capital planning, and regional partnerships to support safety, connectivity, economic vitality, and long-term fiscal sustainability.

Transportation and Mobility: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 11: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Transportation – Multimodal Implementation	Improve safety, connectivity, and travel choice by advancing multimodal transportation investments and supportive land use patterns.	• Resilient and Innovative • Connected and Livable
Transportation – Regional Integration	Integrate land use and regional transportation planning to expand mobility options and improve access to jobs and services.	• Connected and Livable • Local Centric and NOCO Focused
Transportation – Pedestrian and Bicycle Connectivity	Continue to create a safe, well-connected, and continuous network of pedestrian and bicycle infrastructure that links neighborhoods to activity centers, schools, parks, regional destinations, and transit access points.	• Connected and Livable
Traffic Safety and Efficiency	Continue to improve safety for all road users while maintaining efficient traffic flow.	• Connected and Livable • Resilient and Innovative

Goal 1: Improve safety, connectivity, and travel choice by advancing multimodal transportation investments and supportive land use patterns.

Improving safety, connectivity, and travel choice requires coordinated investment in a transportation network that supports walking, bicycling, transit, and driving, while aligning land use patterns to reduce reliance on single-occupancy vehicle trips. By expanding multimodal transportation networks, the Town can enhance mobility for residents of all ages and abilities. Improved trails, sidewalks, crossings, bike lanes, and Americans with Disabilities Act (ADA) accessibility will help to connect neighborhoods to community destinations and reduce reliance on personal vehicles for travel. Thoughtful land use decisions that encourage connected development patterns, mixed-use areas, and higher density development in areas where infrastructure exists can expand safe, convenient travel options while supporting fiscal resilience and improving overall quality of life.

TM.1.1: Multimodal Land Use and Growth Coordination

Direct higher intensity and mixed-use development to areas with existing or planned multimodal infrastructure to improve accessibility, travel choice, and infrastructure efficiency.

This policy helps ensure that future growth occurs where transportation investments can be used most effectively, reducing the need for costly infrastructure expansion and improving

access to daily destinations. By coordinating development patterns with planned mobility networks, Timnath can support more efficient travel, reduce dependence on single-occupancy vehicles, and create complete neighborhoods that are easier to serve over the long-term.

TM.1.2: Context-Sensitive and Accessible Street Design

Plan, design, and retrofit streets, trails, sidewalks, and corridors as ADA-accessible, context-sensitive places that reflect adjoining place types, emphasize safe crossings, lower speeds, wayfinding, street trees, lighting, and human-scaled design, and prioritize community design outcomes in neighborhoods, centers, and civic streets.

This policy promotes transportation corridors with multiple functions rather than simply routes for vehicle movement. Designing streets to reflect surrounding land uses improves accessibility, enhances comfort for people of all ages and abilities, strengthens safety, supports local character, and facilitates walking, bicycling, and social interaction.

Goal 2: Integrate land use and regional transportation planning to expand mobility options and improve access to jobs and services.

Timnath is a growing bedroom community for the larger region and a commercial center drawing employees to the Town from the surrounding areas. As the region continues to grow, integrating land use and regional transportation planning has become increasingly important to create a more connected community. Coordinated planning between transportation investments and future development patterns across the region can improve access to jobs, services, schools, parks, and commercial destinations. By aligning growth with transportation capacity and considering regional travel patterns, the Town can expand mobility options, increasing access to amenities and services for people of all ages, abilities, and income levels. Having a broader range of safe, convenient, and accessible transportation choices can reduce travel barriers for many residents and employees and minimize traffic congestion impacts resulting from new growth.

TM.2.1: Regional Transit and Mobility Coordination

Coordinate with regional transit providers and state partners to plan for improvements that strengthen Timnath's regional connectivity to high-capacity transit.

Because many Timnath residents travel to jobs, services, and destinations throughout Northern Colorado, regional transportation connections are essential. This policy helps the Town benefit from future transit investments by improving access to major activity centers, expanding commuting options for residents, and reducing reliance on single-occupancy vehicle commutes as the community continues to grow.

TM.2.2: Multimodal Regional Corridor Improvements

Work with state, county, and regional partners to improve multimodal function, safety, and access along key transportation corridors and between Timnath neighborhoods, employment centers, and regional destinations.

Timnath's mobility depends on safe and efficient connections both within Town and throughout the region. This policy supports coordinated improvements along major corridors that can enhance multimodal transportation options, strengthen access to employment and commercial

centers, and improve safety for all users while accommodating future population and economic growth.

TM.2.3: Support for Shared and Regional Mobility

Support regional mobility partnerships, shared mobility programs, and public information efforts that increase awareness, ridership, and use of transit, carpooling, vanpooling, and other travel options.

Providing more travel options benefits residents who may not choose or be able to drive alone. This policy encourages greater use of cost effective transportation alternatives, helping reduce congestion, improving access to regional destinations, and making the transportation system more resilient by offering flexible mobility choices for different ages, incomes, and travel needs.

Goal 3: Continue to create a safe, well-connected, and continuous network of pedestrian and bicycle infrastructure that links neighborhoods to activity centers, schools, parks, regional destinations, and transit access points.

The enhanced connectivity that comes from well-designed and complete infrastructure not only improves safety but facilitates increased multimodal transportation. The benefits of shifting transportation modes range from improved health and connection to nature to more opportunities for social connection and strengthening community bonds. Connecting local multimodal transportation systems to intercity and regional transit can facilitate shifts away from single-vehicle travel, including commutes. Robust mobility systems also facilitate access to mixed-use nodes, employment centers, and public gathering spaces, reinforcing the impact of economic development initiatives.

TM.3.1: Closing Pedestrian and Bicycle Connectivity Gaps

Expand pedestrian and bicycle infrastructure to close connectivity gaps to activity centers, regional destinations, mobility hubs, and key transit access points, especially along primary corridors. Revise site development standards to include clear requirements for pedestrian and bicycle connectivity and infrastructure for all types of development.

A connected walking and bicycling network allows residents to reach schools, parks, transit connections, and community destinations safely and conveniently. This policy focuses on removing barriers that inhibit active transportation, creating more direct and continuous routes that improve accessibility, support healthier lifestyles, and strengthen connections between neighborhoods and key destinations.

TM.3.2: Priority Transportation Plan Implementation

Use recommendations from the transportation master plan and PROST plan to implement priority areas.

Focusing resources on identified priority areas as identified in previously adopted plans helps maximize public benefit, improve coordination among projects, and advance the most important mobility, safety, and connectivity improvements needed to support Timnath’s future growth.

Goal 4: Continue to improve safety for all road users while maintaining efficient traffic flow.

Mitigation of traffic congestion impacts must be balanced with the need for safety and the accommodation of alternative modes of transportation. Advanced technologies like Intelligent Transportation Systems can be part of the solution, complemented by other elements like community education, thoughtful corridor design, and infrastructure improvements. Together, these approaches support a safer and more connected transportation system by reducing crash risks, improving corridor safety, and expanding travel options while maintaining efficient traffic flow.

TM.4.1: Expansion of Intelligent Transportation Systems

Continue to support Intelligent Transportation System growth and ongoing implementation.

Technology can help mitigate traffic congestion without requiring major physical expansion. This policy supports tools that enhance traffic management, improve operational efficiency, provide real-time information, and improve incident response, helping maintain reliable movement while supporting safety goals across the transportation network.

TM.4.2: Neighborhood Traffic Calming and Education

Continue to implement the Neighborhood Traffic Calming Program (NTCP) and expand outreach and education through the program.

Traffic safety depends on roadway design as well as user behavior and community awareness. This policy helps address speeding and neighborhood traffic concerns through a balanced approach that combines physical improvements with education and outreach, supporting safer residential environments while preserving local quality of life.

TM.4.3: Safety Action Plan Implementation Priorities

Implement actions of the safety action plan once completed and focus efforts on priority areas identified in the comprehensive plan.

Targeting resources toward the locations and issues with the greatest safety needs helps maximize the effectiveness of transportation investments. This policy establishes a framework for proactively reducing crash risks, protecting vulnerable users, and advancing a safer transportation system by implementing recommendations informed by data and community priorities.

TM.4.4: Main Street Corridor Improvement Plan Development

Develop a plan to improve the Town’s Main Street corridor, aligned with the safety action plan and economic development goals.

Main Street is not only an active district that attracts biking, walking, and vehicular traffic. The district is a key opportunity to support both economic development and placemaking. Safety in this corridor is paramount, and multimodal circulation and parking demands need to be balanced to optimize access and create an appealing and vibrant environment.

TM.4.5: Timnath Parkway Project Development

Continue development of the Timnath Parkway project, in alignment with the Town's transportation master plan (2024) and planned long-term growth.

The Timnath Parkway corridor is a key component of the Town's long-term transportation network and growth strategy. Advancing this project will improve north-south connectivity, provide alternatives to congested corridors, support access between neighborhoods and destinations, and help accommodate future development while maintaining mobility and community character.

Community Facilities and Services

Goals

- ***Align community facilities and services with projected population growth and development patterns.***
- ***Optimize and modernize facilities to improve efficiency, flexibility, and long-term sustainability.***
- ***Provide accessible, integrated, and community-oriented facilities that enhance service delivery and user experience.***

Purpose and Planning Context

Community facilities—including municipal buildings, public safety and recreation facilities, public works operations, and other civic assets—support Timnath's quality of life and essential services. The Town's 2034 Facilities Master Plan provides the primary framework for assessing facility conditions, projected service and staffing needs, and future investments, and serves as a key implementation tool for this chapter. It identifies opportunities to improve space utilization, consolidate compatible functions, and expand capacity as demand increases.

Building on this foundation, facility investments should support accessible services, multipurpose community spaces, and adaptable municipal operations. Coordinating these investments with growth management, annexation, infrastructure, and capital planning will help maintain fiscally responsible facilities that serve current and future residents.

Community Facilities and Services: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 12: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Growth-Aligned Facilities and Services	Align community facilities and services with projected population growth and development patterns.	• Local Centric and NOCO Focused
Efficient, Flexible, and Sustainable Facility Use	Optimize and modernize facilities to improve efficiency, flexibility, and long-term sustainability.	• Local Centric and NOCO Focused
Accessible, Integrated, and Community-Focused Services	Provide accessible, integrated, and community-oriented facilities that enhance service delivery and user experience.	• Local Centric and NOCO Focused • Resilient and Innovative

Goal 1: Align community facilities and services with projected population growth and development patterns.

Facilities, staffing, and service capacity should respond to population growth, changing demographics, and development patterns while maintaining expected service levels. This goal emphasizes timely investment and coordinated planning to meet evolving community needs.

CF.1.1: Phased Facility Expansion

Phase facility expansion to match population and staffing growth, development activity, and demonstrated service demand.

Sequence investments to provide capacity when needed, recognizing that demand will increase at different rates across services and areas of Town. Retain flexibility to adjust expansion timing as growth patterns and operational needs evolve.

CF.1.2: Equitable Facility Access

Locate facilities within or near growth areas to ensure equitable access.

The location of public facilities influences how easily residents can access programs, services, and civic resources. As development expands across the GMA, facility siting decisions should consider current and future population distribution, travel patterns, and accessibility. Locating facilities in proximity to growth areas can improve service delivery, reduce travel distances, and help ensure residents throughout the community benefit from public investments.

CF.1.3: Coordinated Growth and Infrastructure Planning

Coordinate facility planning with the GMA, future land use and annexation decisions, transportation and utility planning, and capital improvement programming.

Evaluate facility needs alongside planned development and infrastructure investments to leverage existing capacity, support emerging growth areas, and avoid inefficient service extensions. Integrating these decisions supports predictable, fiscally responsible development.

CF.1.4: Ongoing Service Demand Monitoring

Monitor service demand and update facility plans regularly.

Community needs, service expectations, staffing requirements, and development trends will continue to change over the life of this plan. Periodic evaluation of facilities and services allows the Town to identify emerging needs, evaluate existing facility performance, and adjust priorities as conditions evolve. Maintaining current facility plans helps ensure that future investments remain aligned with community objectives and operational requirements.

Goal 2: Optimize and modernize facilities to improve efficiency, flexibility, and long-term sustainability.

As Timnath grows, making effective use of existing facilities will be just as important as constructing new ones. The Town's Facilities Master Plan identified opportunities to improve space utilization, consolidate compatible functions, and create facilities that can adapt to changing operational needs over time. Efficient and flexible facilities help maximize public investment, support employee productivity, and allow the Town to respond to evolving service

demands without unnecessary expansion. This goal promotes responsible stewardship of public assets while ensuring facilities remain functional and adaptable well into the future.

CF.2.1: Optimize Existing Facilities First

Improve space utilization in existing facilities before expanding capacity.

The Town's Facilities Master Plan identified opportunities to make more effective use of existing facilities before significant expansion becomes necessary. Improving space utilization could reduce costs, improve employee productivity, and extend the useful life of existing assets. Evaluating operational efficiencies prior to expansion can help ensure that future facility investments are both strategic and cost effective.

CF.2.2: Co-Location and Multifunctional Facilities

Consolidate or co-locate departments in flexible, multifunctional spaces to improve operational efficiency and support evolving service models.

Bringing related departments and services together can improve communication, coordination, and customer service while reducing operational redundancies. Flexible facility designs also allow spaces to adapt over time as staffing levels, service needs, and technologies change. Co-location strategies can create operational efficiencies while improving the overall user experience for residents interacting with Town services.

CF.2.3: Benchmark-Informed Facility Planning

Align facility design and utilization with industry benchmarks.

Use relevant industry benchmarks and best practices in space utilization, facility design, maintenance, and asset management to guide facility planning, evaluate efficiency and operational needs, and maximize public investment. Objective performance measures support informed decisions, effective service delivery, and long-term sustainability.

Goal 3: Provide accessible, integrated, and community-oriented facilities that enhance service delivery and user experience.

Community facilities serve as important civic destinations where residents access services, participate in programs, and connect with one another. As Timnath continues to develop, strategic facility planning can improve accessibility, create opportunities to co-locate compatible services, and provide spaces that respond to the needs of residents at different stages of life. Thoughtfully designed facilities can improve customer service, support community gathering, and strengthen the relationship between residents and local government. This goal reinforces the importance of investing in facilities that are welcoming, convenient, and reflective of the community they serve.

CF.3.1: Resident-Centered Facility Design

Design facilities to deliver services expected by residents and evolving demographics. Improve access through strategically located, visible, and connected facilities.

As Timnath grows, resident expectations for public services, programming, and facility amenities are likely to evolve. Facility design should consider how services are delivered, how residents interact with facilities, and how spaces can accommodate changing community needs

over time. Well-designed facilities can improve functionality while creating welcoming environments that support public use and engagement.

CF.3.2: Strategic Facility Location and Connectivity

Co-locate compatible services and develop centralized or hub-based facilities where appropriate.

Locate new and expanded facilities to improve visibility, accessibility, and connections to neighborhoods, community destinations, and transportation networks. Consider facility offerings, roadway access, and pedestrian and bicycle connections to improve convenience, increase use, and strengthen residents' access to public services.

CF.3.3: Integrated Service Delivery

Integrate community-serving spaces and amenities into facility design.

Integrate compatible services in centralized or hub-based facilities where this improves operational efficiency, convenience, and customer service. Combining services reduces visits to multiple locations and simplifies residents' interactions with local government. Where appropriate, hubs can also serve as civic destinations that strengthen community interaction and engagement.

Parks, Recreation, and Open Space

Goals

- ***Maintain and enhance a high-quality parks and recreation system through proactive planning, sustainable funding, and strategic investment.***
- ***Strengthen Timnath's identity and sense of place by coordinating parks, open space, and destination investments that support community pride and tourism.***
- ***Expand arts and cultural programming and facilities.***
- ***Promote environmental stewardship and community engagement by expanding education, interpretive experiences, and volunteer opportunities within the parks, recreation, and open space system.***

Purpose and Planning Context

Parks, recreation facilities, open spaces, and trails are essential to the quality of life and community identity of Timnath. The Town's growing network of parks and trails, combined with its dedication to preserving open spaces and natural resources, supports active lifestyles, community wellness, and strong environmental stewardship. Timnath residents enjoy easy access to extensive outdoor amenities and recreational activities, such as the Timnath Reservoir and regional trail connections linking to nearby communities like Fort Collins and Windsor. As Timnath continues to expand, thoughtful development of parks, recreation facilities, open spaces, and trails will remain central to fostering a connected, healthy community.

Timnath approaches the planning horizon with plans already in place to preserve and expand parks, recreation, and open space in Town. The PROST master plan process began in early 2024 with the goal of establishing a strategic roadmap for the next decade of community recreational services and infrastructure in Timnath. Key elements of the plan include a thorough assessment of existing conditions, market and visitation analysis, programming inventory, and benchmarking against similar communities. Incorporating robust community engagement and a detailed level of service analysis, Timnath developed a clear set of strategic initiatives intended to build capacity, expand services, align infrastructure to growth, and steward natural resources. Alongside the PROST master plan, the comprehensive plan creates an opportunity to further support the coordinated expansion of parks, trails, recreation facilities, and open spaces as Timnath grows. By aligning future land use and development decisions with recreational needs and natural resource priorities, the comprehensive plan can help ensure these community assets remain accessible, connected, and responsive to the needs of current and future residents.

Parks, Recreation, and Open Space: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 13: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Parks and Recreation – System Capacity	Maintain and enhance a high-quality parks and recreation system through proactive planning, sustainable funding, and strategic investment.	• Resilient and Innovative • Connected and Livable
Parks, Open Space and Tourism – Identity	Strengthen Timnath's identity and sense of place by coordinating parks, open space, and destination investments that support community pride and tourism.	• Connected and Livable • Local Centric and NOCO Focused
Arts and Culture Connection	Expand arts and cultural programming and facilities.	• Resilient and Innovative • Local Centric and NOCO Focused
Parks and Open Space – Stewardship	Promote environmental stewardship and community engagement by expanding education, interpretive experiences, and volunteer opportunities within the parks, recreation, and open space system	• Local Centric and NOCO Focused • Resilient and Innovative

Goal 1: Maintain and enhance high-quality parks and recreation system through proactive planning, sustainable funding, and strategic investment.

A high-quality parks and recreation system is essential to supporting community health, quality of life, and the town's long-term appeal. Achieving this goal will require proactive planning to anticipate future recreational needs, sustainable funding strategies to maintain and improve facilities, and targeted investments, especially as the Town continues to experience rapid growth. By strategically managing and expanding parks, trails, open spaces, and recreational opportunities, Timnath can continue to promote active lifestyles, strengthen community connections, and ensure that residents of all ages have access to exceptional recreational resources for years to come.

PR.1.1: Prioritize parks in capital planning.

Prioritize park maintenance, upgrades, new development, land dedication, and acquisition through capital planning while protecting natural landscapes, habitat, and sensitive environmental areas.

Park maintenance, equipment replacement, and infrastructure improvements should be planned proactively to prevent facilities from falling into disrepair and to distribute costs more predictably over time. Major investments, such as new recreational facilities, park expansions, land acquisitions, and other large-scale projects, should be incorporated into the Town's long-term

capital planning process. Taking a strategic, long-range approach helps prioritize funding, supports responsible fiscal management, and helps ensure that parks and recreation amenities can keep pace with population growth and evolving community needs.

PR.1.2: Align flexible programming with community needs.

Provide adaptable, scalable recreation programs with modest staffing requirements across multiple park locations, reflecting community needs and priorities identified in the PROST plan.

Adjust program capacity and offerings to changing demand, ages, and interests. Adapt activities to different park sizes and distribute them throughout Town to broaden access, strengthen neighborhood connections, maximize resources, and reduce pressure on individual facilities.

PR.1.3: Link trail and park investments with identity and economic opportunity

Coordinate trail investments and public space design with Old Town, economic development, community identity, and broader demographic needs, including amenities that appeal to teens and support autonomy.

Reinvestment in Old Town can serve both economic growth goals as well as helping to create a sense of identity and community through improvements in connectivity and enhancements to the public realm. There is a need for public spaces and parks with amenities and access that allow for gathering and support autonomy, especially for teens. Coordinating this effort with economic development initiatives can help increase vibrancy of Old Town while creating safe spaces for building community.

Goal 2: Strengthen Timnath's identity and sense of place by coordinating parks, open space, and destination investments that support community pride and tourism.

Timnath takes pride in its commitment to parks and outdoor recreation. These facilities and amenities play an important role in defining the Town's character and creating a sense of community. By thoughtfully coordinating investments in recreation, public spaces, and natural areas, the Town can strengthen its identity, foster community pride, and create welcoming destinations that attract visitors and support local economic activity. Well-designed and connected public spaces and parks help to enhance quality of life and provide opportunities for residents and visitors to engage with the community.

Implement flexible programming under PR.1.2 to activate parks throughout Town and strengthen neighborhood connections.

PR.2.1: Integrate small-scale event infrastructure in parks.

Integrate flexible, small-scale event infrastructure within neighborhood parks to support informal programming and community events.

Residents appreciate the variety of community events offered by the Town throughout the year. Integrating event infrastructure, such as open lawn areas, movable furniture, utility connections, or shade structures, in parks can help create vibrant community gathering spaces that support a wide range of activities, from informal meetups and fitness classes to larger neighborhood events. Flexibility of park infrastructure and amenities can accommodate changing needs while

maximizing the use of facilities. This approach encourages social connections, strengthens neighborhood identity, and provides opportunities for residents to come together close to home.

Goal 3: Expand arts and cultural programming and facilities.

Address arts and cultural needs identified in the PROST plan through recreation programming and adaptable facilities, consistent with AC.1.2. Build on existing parks, spaces, and events to expand opportunities incrementally and cost effectively.

PR.3.1: Integrating creative activities into parks and events.

Incorporate creative activities into park and recreation programs and community events, consistent with Arts, Culture, and Tourism policy AC.1.2.

Use existing recreation offerings and seasonal events to introduce performances, workshops, and other creative activities that showcase local talent, broaden participation, and encourage social connections.

PR.3.2: Increase resources and capacity for the arts.

Consider increasing staffing, partnerships, and funding mechanisms to support arts programming.

Evaluate dedicated staffing and funding to plan and manage arts programming, events, and public art initiatives. Partnerships with artists, local organizations, and neighboring communities can share expertise, expand capacity, and reach broader audiences.

PR.3.3: Incorporate flexible space for arts and cultural use.

Incorporate flexible indoor and outdoor spaces for arts and cultural use in new and existing facilities.

Design or adapt multipurpose rooms, plazas, pavilions, amphitheaters, and lawns for varied event sizes, performances, exhibitions, workshops, and informal gatherings. Flexible spaces allow programming to evolve with community interests and needs.

Goal 4: Promote environmental stewardship and community engagement by expanding education, interpretive experiences, and volunteer opportunities within the parks, recreation, and open space system.

Engaging residents in environmental stewardship can create a sense of community. Incorporating interactive installations, educational signage, and unique volunteer experiences within the parks and open spaces that people care about and would like to see protected. Meeting people where they are, in their neighborhood parks, trails, and recreation areas, and creating experiences that are welcoming and accessible will help to engage residents in stewardship efforts.

PR.4.1: Incorporate education and interpretive features

Incorporate education and interpretative features within parks and open spaces that highlight local natural resources, foster environmental awareness, and engage residents and visitors of all ages.

Educational elements can enhance recreational experiences while fostering a deeper appreciation of the natural environment. Elements such as interpretive signage, wildlife observation areas, public art with educational themes, and interactive exhibits can help park visitors learn about local ecosystems, water resources, wildlife habitats, and conservation practices. Features specifically geared toward children, such as outdoor classrooms and nature-focused story walks, can enhance learning and develop a commitment to environmental stewardship at a young age. Hands-on learning can promote environmental stewardship, support lifelong learning, and create engaging outdoor destinations for people of all ages.

PR.4.2: Expand volunteer programs.

Support expanded volunteer programs to engage residents in stewardship initiatives.

Volunteer programs can strengthen community ownership of parks, open spaces, and trails while helping advance stewardship goals. Volunteer opportunities such as trail maintenance, habitat restoration, community clean-up events, tree planting, invasive species removal, park beautification projects, and educational programming allow residents to make a meaningful contribution to the community. These initiatives can be designed for people of all ages and abilities and can build community connections while providing needed support for maintaining facilities.

PR.4.3: Expand education and outreach.

Continue to expand education and outreach related to topics such as natural resource protection, tree maintenance, water conservation, and wildlife habitat protection.

Regular communication and outreach related to natural resource protection can help residents better understand the role they play in maintaining a healthy environment. Educational programs, interpretive displays, and communication through social media or newsletters can provide practical information on topics of interest to homeowners and residents such as tree care, water conservation, stormwater management, and wildlife habitat protection. By increasing awareness and encouraging best practices at home, the Town can help support long-term environmental sustainability and foster a culture of conservation among residents.

Arts, Culture, and Tourism

Goals

- ***Foster a distinctive community identity through public art and creative districts.***
- ***Enhance tourism and visitor experiences.***
- ***Strengthen partnerships and regional connections for arts, culture, and tourism.***
- ***Preserve and promote local heritage and history and leverage these assets to promote culture and tourism.***

Purpose and Planning Context

Arts, culture, recreation, and tourism are important to Timnath's identity, economic vitality, and quality of life. Colorado requires comprehensive plans to address recreation and tourism. This requirement highlights the role of local destinations, visitor services, and community amenities in long-range planning. In Timnath, these elements reflect the Town's agricultural heritage, natural resources, historic Old Town, and emerging destinations. The Cache la Poudre River corridor, Timnath Reservoir, trail connections, and growing commercial areas offer opportunities to strengthen the Town's sense of place. Timnath's robust community events programming also attracts attendees from nearby communities and supports local businesses while showcasing the Town as a welcoming destination.

As Timnath continues to evolve into a more complete community, arts, culture, recreation, and tourism can help reinforce local character, support small businesses, and create memorable destinations. Future planning should focus on preserving and celebrating the Town's identity while making strategic, appropriately scaled investments in public spaces, cultural programming, recreation assets, and visitor experiences. The goals and policies that follow provide a foundation for leveraging these assets in a manner that supports community character, economic resilience, regional connectivity, and long-term sustainability.

Arts, Culture, and Tourism: Goals and Policies

Goal Alignment with Guiding Principles

The table below identifies how each goal supports the plan's guiding principles and reinforces alignment between policy direction and Timnath's long-term vision.

Table 14: Goal Alignment with Guiding Principles

Topic Area	Goal	Aligned Guiding Principle(s)
Community Identity and Old Town Revitalization	Foster a distinctive community identity through public art and creative districts.	• Connected and Livable • Local Centric and NOCO Focused

Topic Area	Goal	Aligned Guiding Principle(s)
Economic Development and Tourism	Enhance tourism and visitor experiences.	• Connected and Livable • Resilient and Innovative • Local Centric and NOCO Focused
Regional Collaboration and Connectivity	Strengthen partnerships and regional connections for arts, culture, and tourism.	• Local Centric and NOCO Focused Connected and Livable
Heritage Preservation and Education	Preserve and promote local heritage and history and leverage these assets to promote culture and tourism.	• Local Centric and NOCO Focused

Goal 1: Foster a Distinctive Community Identity Through Public Art and Creative Districts

As Timnath continues to grow and attract new residents, maintaining a strong sense of place will become increasingly important. Public art, cultural programming, community gathering spaces, and the continued evolution of Old Town can help reinforce the Town's identity while creating destinations that reflect local character and community values. Investments in arts and cultural assets contribute to community pride, strengthen social connections, and help distinguish Timnath from other communities along the Front Range. This goal supports the creation of memorable destinations and a vibrant community environment while preserving the qualities that residents value most about Timnath.

AC.1.1: Establish an Old Town Arts and Cultural District

Establish an Old Town arts and cultural district as a focal point for arts, culture, and local businesses.

Old Town is uniquely positioned to serve as Timnath's cultural and civic heart. Establishing an arts and cultural district can help concentrate cultural activities, support local businesses, encourage investment, and create a recognizable destination for residents and visitors. Over time, a well-defined district can strengthen community identity while supporting economic activity and placemaking efforts.

AC.1.2: Integrate Public Art and Cultural Programming into Visible Public Spaces

Integrate public art, heritage interpretation, and cultural programming into Old Town, parks, civic facilities, trails, community events, and other visible public spaces.

Use art, storytelling, performances, and educational experiences to celebrate local history and talent, connect destinations, and make culture part of everyday community life. Implement park-based programming, staffing, partnerships, and flexible spaces through Parks Goal 3.

AC.1.3: Activate Old Town and Key Destinations Through Temporary Arts and Events

Support temporary and pop-up art installations, markets, and events to activate Old Town and key destinations and help build identity over time.

Temporary events and installations can introduce new experiences, encourage community participation, and create activity in public spaces without requiring significant long-term infrastructure investments. These efforts can serve as testing grounds for future programming while helping residents and visitors become familiar with emerging destinations. Regular activation of public spaces also contributes to a more vibrant and dynamic community environment.

Goal 2: Enhance Tourism and Visitor Experiences

Timnath possesses a variety of assets that can support tourism, including the Cache la Poudre River corridor, Timnath Reservoir, trails, parks, Old Town, and emerging commercial destinations. As the community evolves, these assets present opportunities to attract visitors, support local businesses, and diversify economic activity while enhancing quality of life for residents. A coordinated approach to tourism can help connect destinations, improve visitor experiences, and increase awareness of the community's unique attractions. This goal recognizes that tourism can serve as both an economic development strategy and a tool for strengthening community identity and investment.

AC.2.1: Promote Nature-Based Tourism Assets

Develop a coordinated tourism strategy that highlights nature-based assets such as the Poudre River, trails, and reservoir.

Timnath's natural resources and recreational assets provide a strong foundation for tourism and community branding. A coordinated strategy can help identify priorities, establish a clear message, and guide investments that enhance visitor experiences while supporting local goals. By building on existing assets, the Town can create a tourism program that reflects its character and complements broader economic development efforts.

AC.2.2: Encourage Visitor-Serving Uses in Key Areas

Encourage development of visitor-serving uses, such as hotels, restaurants, and event venues, in key areas.

Visitor-serving businesses play an important role in supporting tourism activity and extending the economic benefits generated by visitors. Strategic placement of these uses can help strengthen activity centers, support destination development, and create amenities that serve both visitors and residents. A balanced mix of uses can also contribute to a more complete and economically resilient community.

AC.2.3: Coordinate Branding, Wayfinding, and Regional Connections

Coordinate branding, wayfinding, trail connections, and regional partnerships to strengthen Timnath's identity and support visitor activity in ways that reinforce local-serving places.

Visitors often experience a community through its signs, trails, destinations, and connections to surrounding areas. Coordinating these elements can improve navigation, strengthen community identity, and create a more seamless visitor experience. Investments in branding and connectivity can also increase awareness of local businesses, destinations, and recreational opportunities.

Goal 3: Strengthen Partnerships and Regional Connections for Arts, Culture, and Tourism

Timnath's arts, cultural, and recreational assets are part of a broader regional network that extends throughout Northern Colorado. Strengthening partnerships with neighboring communities, cultural organizations, tourism entities, and regional stakeholders can help expand programming opportunities, improve visibility, and leverage shared resources. Collaborative efforts can create a more connected visitor experience while increasing access to cultural and recreational opportunities for residents. This goal supports Timnath's role as a locally distinct community that remains connected to the broader region and benefits from regional collaboration.

AC.3.1: Partner on Regional Events and Cultural Programming

Partner with neighboring communities to coordinate regional events, festivals, and cultural programming.

Many cultural and recreational experiences extend beyond municipal boundaries and benefit from regional collaboration. Coordinated programming can increase participation, attract larger audiences, and create opportunities to share resources and expertise. These partnerships can also strengthen relationships among communities while expanding opportunities available to residents.

AC.3.2: Collaborate on Regional Marketing and Tourism Initiatives

Collaborate on regional marketing and tourism initiatives to increase visibility and visitor draw.

Regional marketing efforts can help communities reach broader audiences than they could independently. By participating in collaborative tourism initiatives, Timnath can increase awareness of its destinations while benefiting from the visibility of the Northern Colorado region. Shared marketing efforts can also create efficiencies and strengthen the effectiveness of tourism investments.

AC.3.3: Strengthen Trail and Mobility Connections to Regional Destinations

Strengthen physical connections, including trails and mobility networks, to regional destinations to support cultural and recreational access.

Physical connectivity is an important component of successful tourism and recreation systems. Improving trail connections and mobility options can make it easier for residents and visitors to access destinations throughout Timnath and the surrounding region. Enhanced connectivity also supports broader community goals related to recreation, quality of life, and regional integration.

Goal 4: Preserve and Promote Local Heritage and History and Leverage These Assets to Promote Culture and Tourism

Timnath's agricultural roots, historic resources, and community stories provide an important foundation for its identity and future growth. As development continues, preserving and celebrating these assets can help maintain connections to the community's past while creating opportunities for education, cultural programming, and tourism. Heritage preservation efforts can strengthen community pride, provide meaningful experiences for residents and visitors, and reinforce the unique character that distinguishes Timnath from surrounding communities. This goal recognizes that local history and culture are valuable community assets that contribute to both quality of life and long-term economic vitality.

AC.4.1: Interpret Local History Through Art, Signage, and Storytelling

Integrate interpretive signage, public art, and storytelling elements that highlight local history and culture.

Interpretive features can help residents and visitors better understand the people, places, and events that shaped Timnath. These elements create opportunities for education and engagement while strengthening the community's connection to its heritage. Incorporating storytelling throughout public spaces also helps create a more distinctive and memorable experience.

AC.4.2: Support Heritage-Based Events and Educational Partnerships

Support heritage-based events, programming, and educational partnerships with schools and local organizations.

Community events and educational initiatives provide opportunities to celebrate local history while engaging residents of all ages. Partnerships with schools, nonprofit organizations, and community groups can expand access to heritage programming and encourage broader participation. These efforts help preserve community knowledge while fostering a shared appreciation for Timnath's history and culture.

AC.4.3: Preserve Historic Resources and Cultural Design Elements

Preserve historic resources and incorporate cultural design elements into new development and public spaces.

Historic resources contribute to community character and provide tangible connections to the Town's past. Preserving these resources, while incorporating cultural references into new development, can help ensure that future growth reflects Timnath's unique identity. This approach balances community evolution with the preservation of the qualities that make Timnath distinctive.

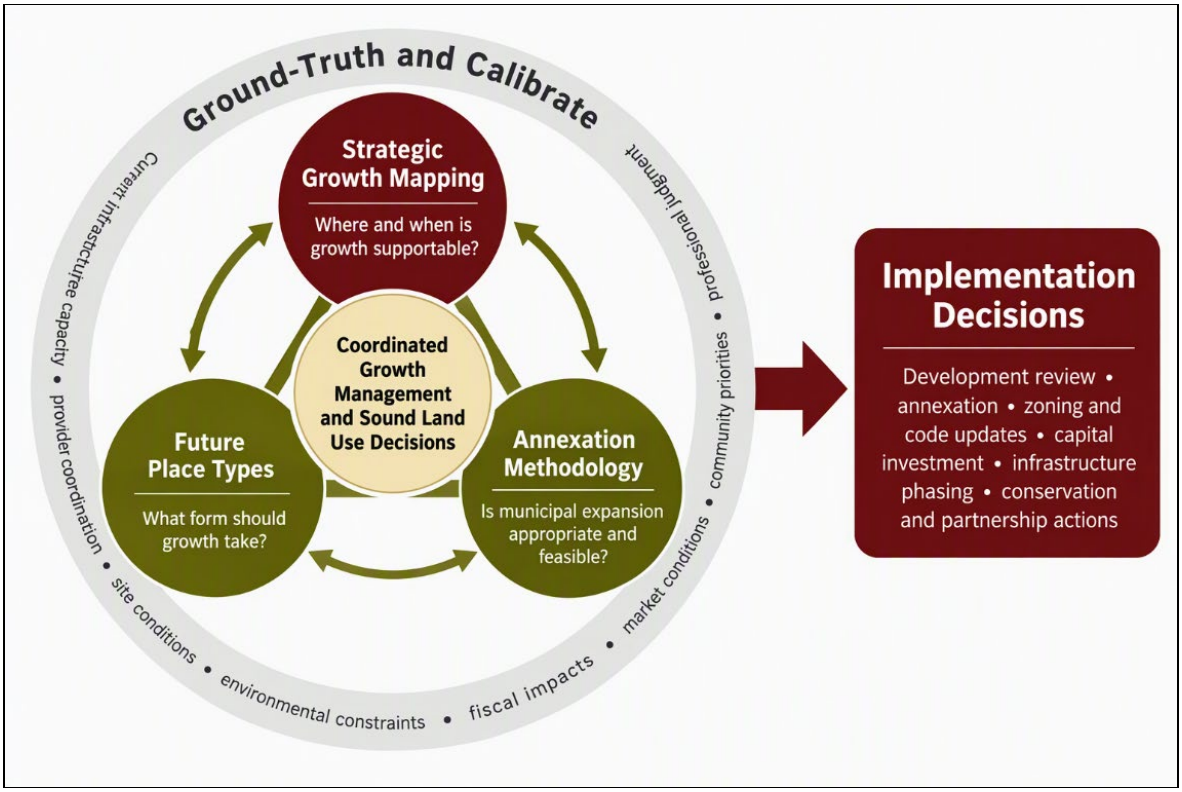
Implementation

Integrated Growth Management and Implementation Framework

The Comprehensive Plan's implementation framework integrates strategic growth mapping, future place types, and the annexation methodology to support coordinated land use, infrastructure, and development decisions. Each tool provides a distinct but complementary perspective. Strategic growth mapping identifies areas with comparatively greater development readiness based primarily on land utilization and access to water and wastewater infrastructure. Future place types establish the Town's long-term direction for appropriate uses, character, intensity, connectivity, and development patterns. The annexation methodology provides a consistent basis for evaluating whether and when municipal expansion may be physically suitable, legally permissible, and operationally feasible. Applied together, these tools allow the Town to assess where growth may be supported, whether it advances the community's long-term vision, and whether it can be incorporated and served responsibly.

No single tool is intended to determine a land use, development, infrastructure, or annexation decision. A parcel with strong infrastructure access may not be appropriate for intensive development where the applicable future place type prioritizes rural character or open space preservation. Conversely, land designated for future housing or employment may require infrastructure improvements, utility coordination, or annexation before development can proceed. The tools should therefore be applied as an iterative decision-support framework and calibrated using current, site-specific information. Town staff and decision-makers should confirm utility capacity and provider commitments, transportation access, environmental and property conditions, fiscal and service impacts, ownership and market considerations, development activity, applicable regulations and agreements, and input from affected service providers, jurisdictions, property owners, and partners. This integrated approach supports transparent, defensible, and adaptable decision-making while recognizing that mapped conditions, data, and planning assumptions will evolve over time.

Figure 12: Coordinated Use of Growth Management Tools



Implementation Action Plan

This plan reflects Timnath's shared vision for the community's future. Successful implementation will require sustained coordination among Town leadership, staff, boards and committees, and community partners. This section outlines how Timnath will move from vision to action while helping ensure the plan remains a practical, adaptable tool for decision-making over time. This section outlines how the Town will move forward, helping ensure that the plan remains a living document that informs decisions and adapts to changing conditions.

The Implementation Action Plan in Appendix A serves as a roadmap for achieving Timnath's goals. It organizes actions by focus area, identifies responsible parties, and provides guidance on timelines, cost consideration, and potential partners. This tool is intended to support decision-making across departments and inform resource allocation.

As with any long-term plan, flexibility will be essential. External factors such as funding availability, regional economic conditions, development pressures, and community priorities might influence the pace and sequence of implementation. The Town should use the Implementation Action Plan as a guide while remaining responsive to new information to help ensure that actions continue to reflect Timnath's vision and goals.

Implementation Action Plan Categories The following descriptions explain the purpose of each category in the Implementation Action Plan and how the categories work together to organize implementation responsibilities, resource needs, timing, and alignment with the Comprehensive Plan. Together, they provide a consistent framework for translating the plan's goals and policies into coordinated, measurable actions.

- **Topic Area:** Organizes implementation actions by the major planning subjects addressed in the Comprehensive Plan, such as growth management, housing, natural resources, economic development, transportation, community facilities, parks, arts and culture, and tourism.
- **Goal:** States the long-term outcome the Town seeks to achieve within each topic area. Goals provide the basis for related policies and implementation actions.
- **Policies:** Establish the Town's intended direction for decision-making and describe how each goal should be advanced over the planning horizon.
- **Actions:** Identify specific programs, projects, regulatory updates, coordination activities, or operational steps needed to implement the policies. Actions are intended to support departmental work planning, capital planning, budgeting, and performance monitoring.
- **Lead:** Identifies the Town department or function primarily responsible for initiating, coordinating, and monitoring implementation of the action.
- **Partners:** Identifies Town departments, boards and commissions, service providers, regional agencies, community organizations, property owners, and other entities whose participation may be needed to implement the action successfully.
- **Funding:** Provides a relative estimate of the anticipated level of financial resources or staff capacity required. These designations are intended for comparative planning purposes and should be refined through annual budgeting and project development.
- **Timing:** Establishes the anticipated implementation timeframe for each action, including near-term, mid-term, long-term, and ongoing activities. Timing may be adjusted based on available resources, community priorities, development conditions, and related initiatives.
- **Guiding Principle:** Identifies the Comprehensive Plan guiding principle or principles advanced by each action, demonstrating how implementation supports Timnath's broader community vision.

Implementation Timelines and Funding Levels

The following tables establish the implementation timeframes and relative funding levels assigned to each action. These classifications provide a consistent basis for prioritization, annual budgeting, capital planning, and the allocation of staff and financial resources.

Timelines

Short-Term (0 – 2 years)	Immediate actions to build momentum or address urgent needs.
Medium-Term (3 – 5 years)	Actions requiring coordination, planning, or phased implementation.
Long-Term (6 – 10 years)	Actions tied to longer investment cycles or major capital improvements.

Ongoing	Actions, monitoring, or programs occurring today or will be ongoing once started.
Future/Beyond the Horizon	Actions that will happen beyond the 10-year mark.

Funding

Low	Action can likely be completed using existing staff capacity, current programs, routine operating budgets, or minor administrative costs. These actions generally do not require a new dedicated funding source, major outside consultant support, or capital investment.
Medium	Action might require a moderate level of new funding, staff time, technical assistance, consultant support, interdepartmental coordination, or partnership resources. These actions might need to be considered through annual budgeting, grant opportunities, or departmental work planning.
High	Action is likely to require substantial investment, dedicated funding, multiyear budgeting, major consultant or contractor support, significant staff coordination, or inclusion in capital planning. These actions might depend on grants, partnerships, phased implementation, or future policy and budget decisions.

Implementation and Capital Planning

Implementation is most effective when integrated into annual budgeting and planning processes. Aligning the comprehensive plan with a capital improvement plan (CIP) will allow the Town to intentionally direct infrastructure investments into areas identified for growth, reinvestment, and preservation. Coordinating these efforts will help Timnath avoid inefficient or reactive spending patterns and instead plan proactively for growth and change. This alignment could also help the Town to reduce the need for costly emergency repairs, better manage development patterns, and promote alignment between infrastructure investments and desired community outcomes.

The CIP should be used as an implementation tool for this plan alongside the matrix. Projects should be evaluated based on condition and need, as well as consistency with plan goals and policies. As part of CIP update processes, Town staff should review proposed capital projects to determine how to support identified priorities. Projects that advance these priorities should be elevated during capital planning and budgeting discussions.

A CIP can also be used to identify opportunities to leverage external funding sources, including state and federal grants, particularly for projects aligned with regional priorities such as housing, climate resilience, and water conservation. Aligning the comprehensive plan with CIPs will strengthen Timnath's ability to compete for funding by demonstrating clear, long-term strategies for investment.

Plan Monitoring and Updates

Implementation is most effective when integrated into annual budgeting and planning processes. The Town of Timnath should evaluate which actions to prioritize each year based on available funding, staffing capacity, community needs, and emerging opportunities such as grants or partnerships. This prioritization process should be closely tied to strategic growth management.

To promote accountability, the Town should track both implementation progress and outcomes over time. This includes monitoring completion status of action items, as well as tracking key metrics tied to Timnath's goals. Tracking these metrics will help the City evaluate whether growth patterns align with community preferences expressed through the future land use engagement and broader outreach efforts.

The Town should conduct an annual review of the implementation progress, ideally coordinated with the budget cycle. This review should summarize completed actions, identify challenges or barriers, and recommend adjustments to priorities based on changing conditions. In addition to annual monitoring, Timnath should conduct a comprehensive evaluation of the plan every three – five years. This evaluation should assess whether policies, land use designations, and priorities continue to reflect community needs and values, particularly as development trends, economic conditions, or demographic patterns evolve. The Town might consider formal amendments to the plan as needed to respond to significant changes or emerging opportunities.

Appendix A: Implementation Action Plan

Appendix B: Inventory and Analysis Report-*attached*

Appendix C: Housing Needs Assessment-*attached*

Appendix D: Community Engagement Summary-*attached*

Appendix E: Annexation Methodology-*attached*

Appendix F: Strategic Growth Mapping-*attached*

Appendix G: Timnath Water Supply Element Technical Background Report-*attached*

Appendix H: Place Types Descriptions-*attached*

Appendix I: Place Types Design Pallett-*attached.*