



January 28, 2019

Mr. Tom Donnelly, Chair Larimer County Board of Commissioners
Mr. John Kefalas, Chair Pro Tem
Mr. Steve Johnson, Commissioner

Dear Chairman Donnelly and Commissioners:

I am writing regarding the Thornton pipeline proposal under consideration at your January 28, 2019 meeting. The Town of Timnath believes that the proposal should include modified language when referencing Thornton Farms 52, 63, and 83. This modification would allow the Town of Timnath to appropriately manage land use within our growth management area as well as support open space in a more comprehensive manner. Specifically, it should read:

“Thornton proposes to work with the Town of Timnath to develop or conserve these properties in accordance with Timnath’s land use policies.”

As background, let me say that we have had a great relationship with the City of Thornton and have developed an intergovernmental agreement (IGA) with them regarding the routing of the pipeline through Timnath.

Still, we have concerns regarding the proposal before you in this one regard. The proposal states that Thornton Farms 52, 63, and 83 located west of Cobb Lake and east of I-25 will have a conservation easement on the property “...reserving no more than two lots per quarter section.” This area is of importance to the Town of Timnath and is in our growth management area (GMA).

Timnath’s growth management area has been recognized in finalized IGA’s between Timnath and Fort Collins and Severance. In addition, we have an IGA/Cooperative Planning Agreement with Weld County. Although we have yet to finalize our growth management IGA with Larimer County, we have had multiple discussions with your staff regarding the topic. In addition, I met with Chairman Donnelly to discuss the GMA and our staff attended a County Planning Commission work session where we reiterated this interest. In fact, the County has recently approved revisions to the Fort Collins GMA, and those revisions included the attached exhibit from the Timnath/Fort Collins IGA. This exhibit is reflective of Timnath’s long term plans for annexation and development within the area of its GMA that includes Thornton Farms



52, 63, and 83. That exhibit was approved as part of the County's recent Fort Collins growth management IGA without conditions.

We clearly understand and support the need for open space and community separators so that Northern Colorado communities don't blend together seamlessly like the Denver metro area. We believe, given our agreement with Fort Collins and the County's recognition of it in the County's GMA agreement with Fort Collins, the Town of Timnath should determine land use in this area.

The approved plan should have the same language applied to Farms 52, 63, and 83, as the approved plan for Farms 56 and 57 does. Specifically, the language for Thornton Farms 52, 63, and 83 should read, as stated above.

Thank you and, as always, please don't hesitate to contact me with questions.

Sincerely,

Jill Grossman-Belisle, Mayor
On Behalf of the Community and Town Council

c: Mark Koleber, City of Thornton