



Timnath GMA/IGA

Aug. 17, 2020

Dear Property Owner,

The Town of Timnath and Larimer County are working together, and with the community, to prepare a cooperative Intergovernmental Agreement (IGA) regarding management of urban development and establishing a Growth Management Area (GMA) north of Timnath. The agreement would also establish a cooperative planning area from County Road 52 to County Road 56 where Timnath, Wellington, Larimer County and affected residents and property owners would work together to plan for the future. The GMA and cooperative planning area are consistent with the County's Comprehensive Plan (see attached Framework Map Front Range Extent from the Larimer County Comprehensive Plan).

The purpose of this letter is to provide notice of the upcoming steps associated with the proposed IGA process and to provide an opportunity for residents within the proposed GMA area to ask questions, learn more and provide feedback.

What is a Growth Management Area (GMA)?

Every community has processes and planning tools to manage where and how they grow. Growth Management Areas (GMA) are a way to look beyond the community's current boundaries to help with future planning. GMAs are developed with public input from residents and close coordination with other local government entities. GMAs provide a long-term vision for the community and help ensure the right type of development fits the needs of current and future residents.

How do the Proposed IGA and GMA impact you?

The IGA and GMA do not change your current zoning or land use regulations; nor would the proposed IGA or GMA impact your property taxes. We understand that many residents north of Town prefer to remain in the unincorporated area of Larimer County. If the IGA with Larimer County is approved, existing properties will remain unincorporated. The IGA and GMA will simply formalize the longstanding cooperative relationship between Larimer County and the Town of Timnath in responding to future annexation and development proposals.

What is a Cooperative Planning Area (CPA)?

A Cooperative Planning Area is an area where the County will lead collaborative efforts with jurisdictions on approaches for areas which are not planned for urban development and/or urban services and where there may be intent to conserve lands but where development may have an impact on future town growth patterns. Residents, landowners, neighboring municipalities and the County all have a stake within these areas. Development proposals within these areas will be referred to neighboring jurisdictions for close coordination during the development review process.

A Cooperative Planning Area is currently proposed to be designated north of County Road 52 to County Road 56 and west to County Road 11 (north of the City of Fort Collins' GMA). This is what is shown in Larimer County's Comprehensive Plan in the Framework Plan (p. 60, p. 73). The Town of Timnath and Larimer County will cooperate with each other along with the Town of



Wellington for only that area between County Road 52, County Road 56, I-25 and County Road 1.

Next Steps and Learn More

The proposed IGA and GMA are still under review and consideration by Timnath and Larimer County staff.

An informational virtual meeting on the proposed IGA with Larimer County and the Town of Timnath GMA is scheduled for **August 27 at 6:00 p.m.** The purpose of the informational virtual meeting is to provide background information on the project, answer questions and discuss the process.

There is also a virtual Work Session scheduled with the Larimer County Planning Commission and Board of County Commissioners on September 9, 2020 at 6:00 p.m. The public is welcome to register to observe this Work Session. Details on the Work Session can be found online at <http://timnath.org/iga>.

Ultimately, the IGA and GMA will need to be approved by both the Timnath Town Council and the Larimer County Board of County Commissioners.

Attached to this letter are Frequently Asked Questions, the Town's proposed GMA map, and the Larimer County Framework map. To view this information as well as additional documents related to the IGA and GMA as well as instructions on attending the informational virtual meeting, visit <http://timnath.org/iga>.

Sincerely,
Matt Blakely
Community Development Director
Town of Timnath
mblakely@timnathgov.com
970-224-3211

Lesli Ellis, AICP CEP
Community Development Director
Larimer County
ellislk@co.larimer.co.us
(970) 498-7690



Questions and Answers

Proposed Larimer County and Town of Timnath Intergovernmental Agreement (IGA) and Growth Management Area (GMA)

August 17, 2020

These questions and answers are intended to explain the proposed Larimer County and the Town of Timnath Intergovernmental Agreement (IGA) for cooperative planning related to a Growth Management Area (GMA) and a Cooperative Planning Area (CPA) located north of Timnath in unincorporated Larimer County.

Frequently Asked Questions and Answers

What is an Intergovernmental Agreement (IGA) for Planning and Growth Management?

An Intergovernmental Agreement (IGA) is an agreement between two governmental organizations, in this case, for the purpose of managing urban development and coordinating future development around the Town in a thoughtful and deliberate way. An IGA does not affect property rights, property taxes, ownership, zoning or the jurisdiction with authority. This IGA only applies if and when a property owner wishes to develop their property.

Why do Towns and Larimer County Have Planning and Growth Management Agreements?

Such agreements allow for logical, coordinated planning and development where government service coordination is needed. Long-range planning documents like comprehensive plans, or land use plans, identify the use of these agreements to ensure cohesion among neighboring communities. The agreements identify Growth Management Areas (GMA) that are desirable for future urban level development (where town facilities and services are able to be provided). They also provide a guide for interested property owners to understand their land's future development potential.

Has Larimer County Developed Similar Growth Management Agreements with Other Cities and Towns?

Yes, Larimer County has cooperative planning agreements with the cities of Fort Collins and Loveland and the towns of Windsor and Berthoud.

How does the Proposed GMA/IGA Affect my Property or Future Development?

The IGA and GMA do not change anything about your property, zoning or land use regulations; nor does it impact property taxes or property rights. If the IGA with Larimer County is approved, existing properties will remain unincorporated. The IGA and GMA will simply formalize the longstanding agreement between Larimer County and the Town of Timnath.

In the future, if new development proposals such as Rezoning, Special Reviews, Minor Special Reviews, Subdivisions with more than one lot and Special Exceptions, are proposed by property owners, the County will refer the project to the Town of Timnath for review and comment.



What is Proposed in the Draft Timnath/Larimer County Intergovernmental Agreement (IGA)?

The draft IGA:

- Defines the relationship between Larimer County and the Town of Timnath;
- includes a description of the purpose for cooperative planning between Larimer County and the Town of Timnath;
- establishes a Growth Management Area (GMA) and Cooperative Planning Area (CPA), as shown in the map exhibit;
- explains how development applications should be handled by the Town and County;
- includes an option for a future Town and County Transferrable Density Units Program;
- describes an annexation policy and the Town's intent about annexation within the GMA;
- describes intended improvements and maintenance to public facilities within the GMA; and
- proposes a ten (10) year term.

Is the Proposal Consistent with Larimer County's Comprehensive Plan?

Yes. The County's Comprehensive Plan calls for forming and strengthening IGAs to encourage coordination and cooperation among local agencies (e.g., Town, County). The Framework Plan Map included in the Larimer County Comprehensive Plan shows the county's vision for future development and conservation lands. It states that urban-level development and annexation should occur within Growth Management Areas (GMA) where urban services (water, sewer, urban streets, urban fire protection, safety) are available or are planned.

Is it Consistent with the Town's Comprehensive Plan?

Yes. The Town's Comprehensive Plan, adopted in early 2020, reflects the desire of the community to maintain its small-town character and to support and manage growth in a responsible manner. The Plan specifically states that the Town should work with Larimer County to adopt the GMA boundary and negotiate intergovernmental agreements within the GMA with the County and adjacent municipalities.

What is a Growth Management Area (GMA)?

Every community has processes and planning tools to manage where and how they grow. GMAs are a way to look beyond the community's current boundaries to help with future planning. GMAs are developed with public input from residents and close coordination with other local government entities. GMAs provide long-term vision for the community and help ensure the right type of development fits the needs of current and future residents.

GMAs also provide a guideline for those property owners that wish to develop. The GMA includes the Town's vision on future land uses, thereby establishing the development framework. The GMA also anticipates future annexation to the town if so desired by the landowner.

What is the Proposed Boundary of Timnath's Growth Management Area (GMA) in Larimer County?

The northern GMA boundary is County Road (CR) 52. Interstate-25 and City of Fort Collins is to the west. The Town of Windsor is to the south. The County Line is to the east. See the Town's attached Growth Management Area map.



Does the Proposed Growth Management Area Mean that Properties will be Immediately Annexed into Timnath?

No. Property owners that wish to develop in the future and that are eligible for annexation may annex into the Town. Existing developments or subdivisions may not be annexed in the future, unless (by State Statute), the property is an enclave surrounded by Town limits. Then, property owners within the proposed annexation area would have the opportunity to vote whether they want to be annexed, or not.

Is the Area Around Cobb Lake Included in Timnath’s Proposed Growth Management Area (GMA)?

No. In previous proposals, the GMA extended to County Road 56, but the northern limit is now County Road 52. The Town’s adopted Comprehensive Plan does show this area as part of the Town’s future GMA planning area, however the agreement with Larimer County will formalize the northern boundary of the GMA as County Road 52. The area north of County Road 52 will be defined in the IGA as a Cooperative Planning Area (CPA).

What is a Cooperative Planning Area (CPA)? Is One Proposed?

A Cooperative Planning Area (CPA) is proposed to be designated north of County Road 52 to County Road 56 and west to County Road 11 (north of the City of Fort Collins’ GMA). This is what is shown in Larimer County’s Comprehensive Plan in the Framework Plan (p. 60, p. 73). The Town of Timnath and Larimer County will cooperate with each other along with the Town of Wellington for only that area between County Road 52, County Road 56, I-25 and County Road 1.

A Cooperative Planning Area is an area where the County will lead collaborative efforts with jurisdictions on approaches for areas which are not planned for urban development and/or urban services and where there may be intent to conserve lands but where development may have an impact on future town growth patterns. Residents, landowners, neighboring municipalities, and the County all have a stake within these areas. Development proposals within these areas will be referred to neighboring jurisdictions for close coordination during the development review process.

Has the Town of Timnath Met with the Other Communities (e.g., Fort Collins, Wellington)?

Yes, Timnath has coordinated with Wellington as well as Fort Collins on its proposed boundaries. The Town of Timnath and the City of Fort Collins have an IGA that establishes the GMA boundaries between those two communities. The Town of Timnath and the Town of Wellington are working together to formalize an IGA between those two communities.

Are there Opportunities for Community Separators and Open Space Protection?

Yes. The Town takes pride in its agricultural history and is committed to preserving and acquiring open space areas on the outer edges of the Growth Management Area (GMA). Open space preservation plays an important role in maintaining the Town’s quality of life and the Comprehensive Plan ensures open space areas are preserved as the Town grows. The size, shape, and locations of Community Separators will be coordinated with adjacent communities, Larimer County and affected property owners where appropriate.



What does it mean to be included in a Growth Management Area (GMA) Overlay Zoning District?

Larimer County adds a new zoning designation to all properties in the proposed GMA Overlay Zoning district to identify the location within the GMA. It does not change allowed land uses or zoning overall. This Overlay Zoning district supports the IGA between Larimer County and the Town of Timnath by outlining the parameters to move forward with a development proposal if one is proposed for a specific property within the GMA.

What is the Schedule for the Proposed Agreement and Growth Management Area (GMA) Overlay Zoning?

The Proposed Timeline is:

1. **Proposed Virtual Informational Meeting to Learn and Give Feedback: Aug. 27 at 6:00 p.m.** Register on the Town's webpage: <http://timnath.org/iga>
2. Work session with the Larimer County Planning Commissioners and Board of County Commissioners (**tentatively scheduled for September 9 at 6:00 p.m.**) Register to observe on the County's webpage: larimer.org/planning/timnath IGA
3. Proposed Public Hearing with the Timnath Town Council (**tentatively scheduled for September 16 at 6:00 p.m.** see **Town of Timnath website for agenda here:** <https://timnath.org/government/agendas-and-minutes/>)
4. Proposed Public Hearings with the Board of County Commissioners (**tentatively scheduled for September 28 at 3:00 p.m. and September 29 at 9:00 a.m.** see **Larimer County website for agenda here:** <https://www.larimer.org/bocc/commissioners-meetings/commissioners-land-use-hearings>)

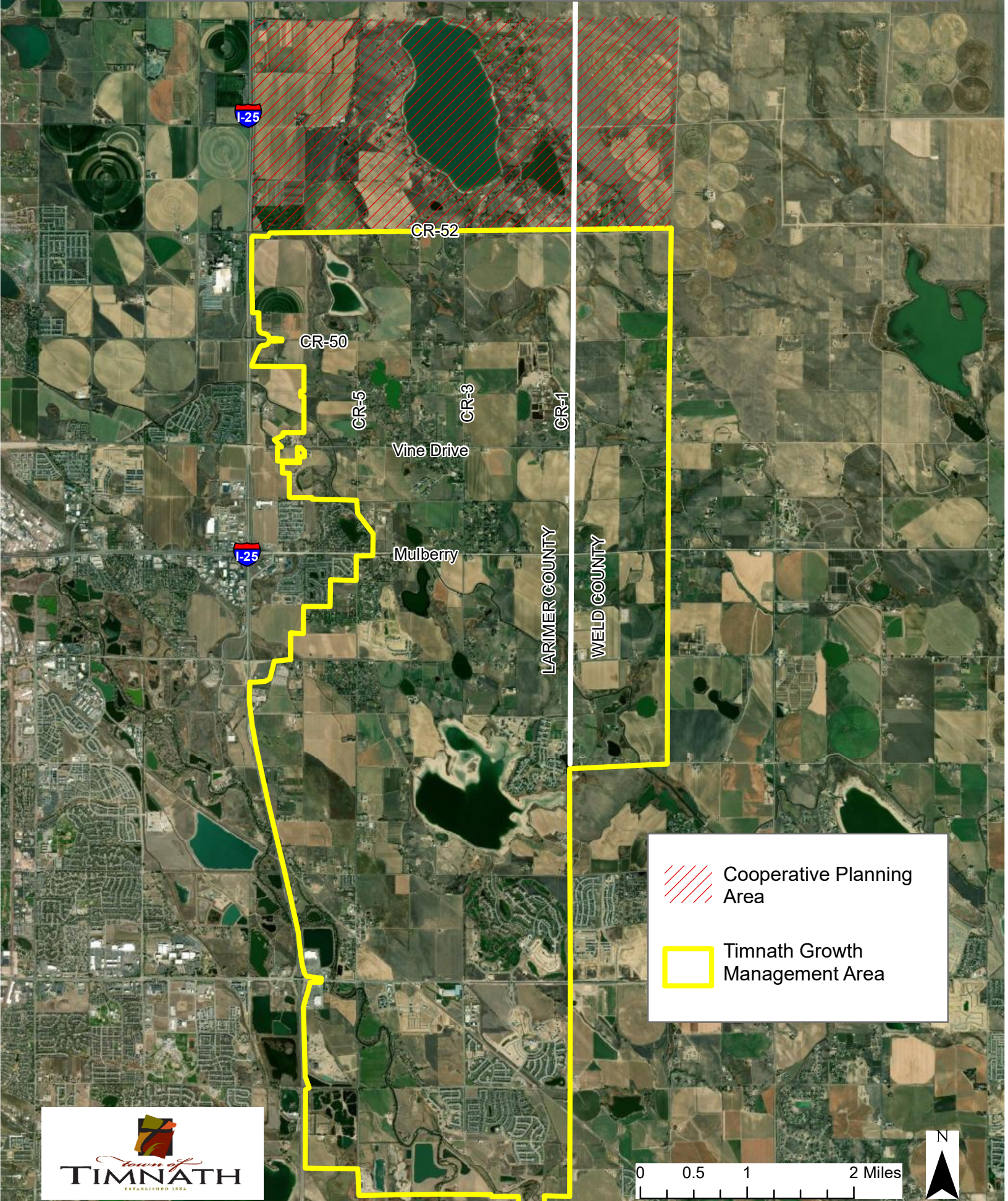
How Do I Learn More?

For more information please visit <http://timnath.org/iga>
(County webpage links at: larimer.org/planning/timnath IGA)

Contacts:

- Matthew J. Blakely, RLA, LEED AP, Town of Timnath Community Development Director, mblakely@timnathgov.com or 970-224-3211
- Lesli K. Ellis, AICP CEP, Larimer County Community Development Director, ellislk@larimer.org or 970-498-7690

Town of Timnath and Larimer County IGA – Growth Management Area Map



Map 7. Framework Map Front Range Extent

