

Memorandum

To: *Timnath Citizens for Smart Growth*

Subject: *Website Copy*

Website Copy

About

For a town of about 7,800 residents, Timnath has faced proposed developments that are typical of large suburban areas. With proposals on planners' desks that have structures towering over 150 feet, Timnath Citizens for Smart Growth recommends a proposal to return power to Timnath citizens by requiring a vote of the people on any proposed development above 60 feet, which is equivalent to a five-story building.

This would remove monumental stress from city officials by allowing them to initially accept a large development while leaving the issue of height over 60 feet up to Timnath residents. Elected officials would not have to worry about this part of a proposal but could instead pass it on to a vote of the people. We also believe this amendment affirms the community's strong desire to preserve its first-rate small town character as described in the 2020 town-approved comprehensive plan.

The Purpose

To remove the stress and responsibility of the five elected Town Council members by shifting all future, extremely important height variance requests to a vote of the general population.

As it exists today, only 3 of the 5 council members are needed to make major impacting 50-year decisions for a height variance.

Sign Up to Receive Your Petition

Help maintain Timnath's small-town character, and sign up to receive your petition here:

Name: _____ Address: _____ Email: _____

Memorandum

Draft Ordinance Statement

I, the undersigned, being a registered voter in the Town of Timnath, Colorado, request that there be a ballot initiative that would require the Timnath Town Council to hold a vote of the people of Timnath, prior to proposing any change of any height-related zoning regulations or approving a code variance for height of greater than fifty feet (60 feet) for any building, structure, apparatus, containment area, fencing, or other similar structures. Any public utilities would be accepted such as power poles, single cell phone towers, and water pressure tanks.

Voter Signature: _____

Voter Printed Name: _____

Charter Amendment Summary

- **Sec. 15.7-** An amendment to promote the small-town character of Timnath by requiring permanent buildings or structures erected by private developers or landowners that are over 60 feet in height to be put to a vote of the people of the Timnath.
 - This will not include buildings or structures that serve solely Town governmental functions, nor will it include buildings or structures that provide utilities to the Town, i.e. water towers, cell phone towers.
- Only if a majority of those voting on the issue approve of that development shall the development be allowed to physically proceed
- The vote of approval shall be triggered only after there is a Final Town Development Action (after a proposed development is finalized and given final approval by the Town's government to physically commence)
- The vote shall be prepared by the Town Clerk and shall fairly and accurately cover the private development in question
- Once a proposed development over 60 feet has been approved by a vote of the people, subsequent changes to the development that would implicate this amendment would not need subsequent approvals by a vote of the people
- Property rights that are vested by the Colorado Constitution at the time of this amendment is adopted are exempt from these requirements

Memorandum

Previous Section which Included TopGolf

Covering nearly 12 acres, this 38,000 square foot facility would house netting poles that stretch 156 feet into the air. Such a facility would have negative environmental impacts including high-wattage spotlights which negatively impact wildlife, netting that is dangerous to birds in flight, and consistent noise generation.

Furthermore, estimates point to around 450,000 annual visits for such a facility. If a conservative 7% of our population went 8 times a year (4,400 visits) our town folks would make up less than 1% of the visitations but be permanently burdened with 100% of traffic congestion, light pollution, view shed destruction, excess noise.

With no apparent communal benefits (no career-setting jobs, no raising of property values), Mayor Soukup's proposal to offer tax incentives to construct the facility is short-sighted and absurd. With these items in mind, we strongly oppose this facility's construction. Join us in opposition of a Timnath TopGolf– sign the petition [here](#), and make your voice heard.