

Land Use Basics for Elected Officials

Timnath Case Study

October 25, 2014

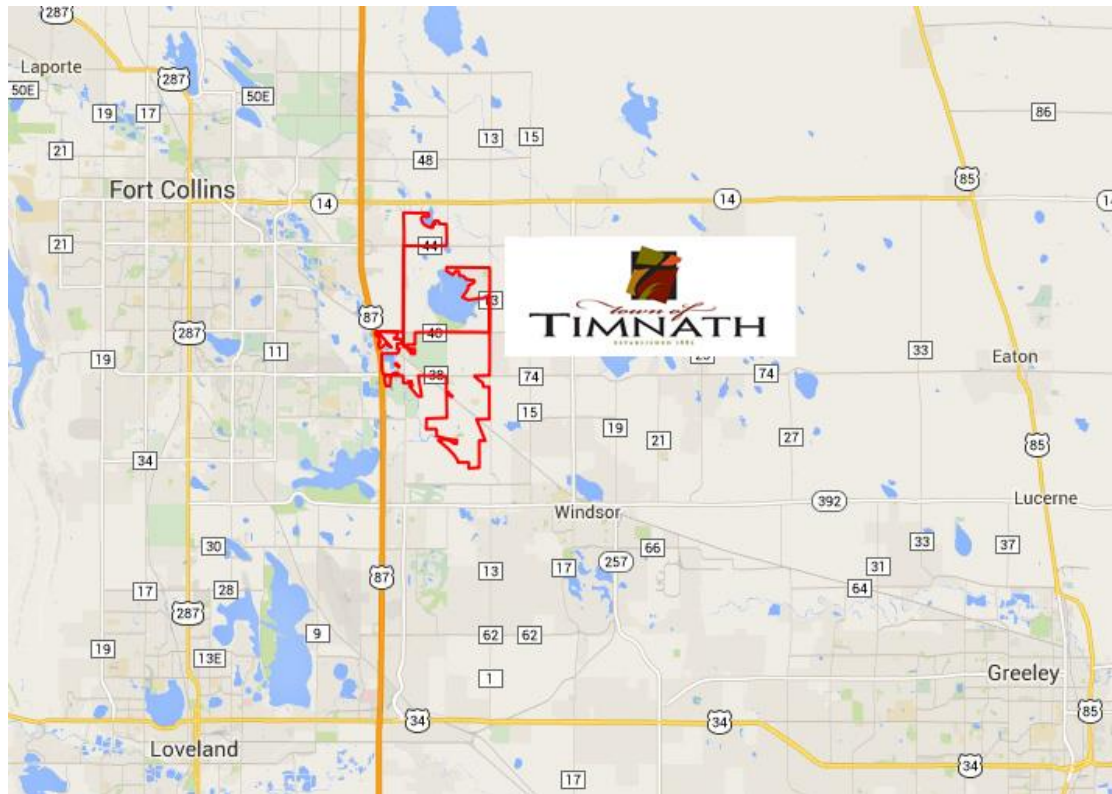
April D. Getchius, Timnath Town Manager

Robert Rogers, White Bear Ankele Tanaka & Waldron

Brian Williamson, TST Consulting Engineers, Inc.



- Where is Timnath?





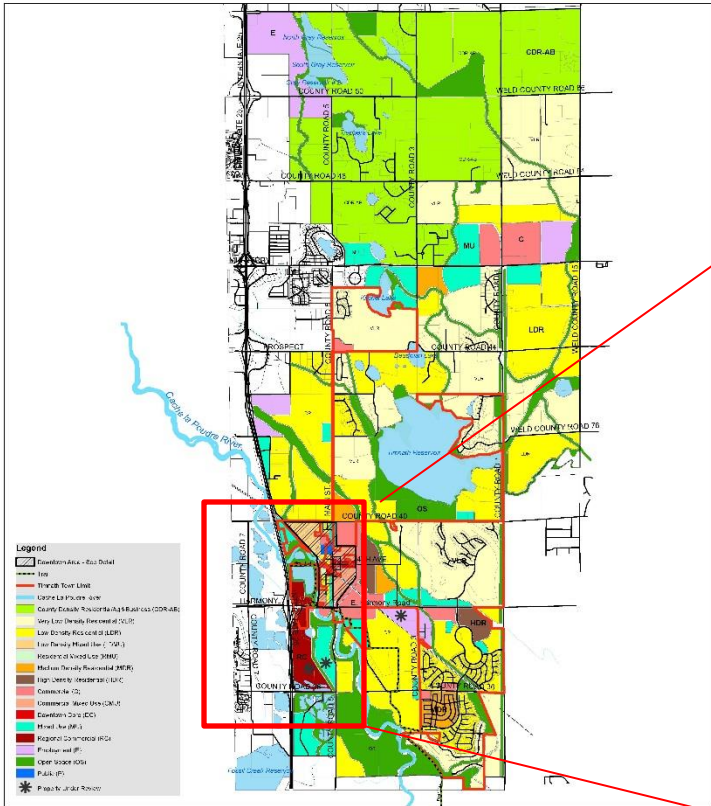
- What have we done to prepare for business?
 - Comprehensive Plan
 - Zoning
 - Council commitment to being partners in economic development



Town of TIMNATH

ESTABLISHED 1882

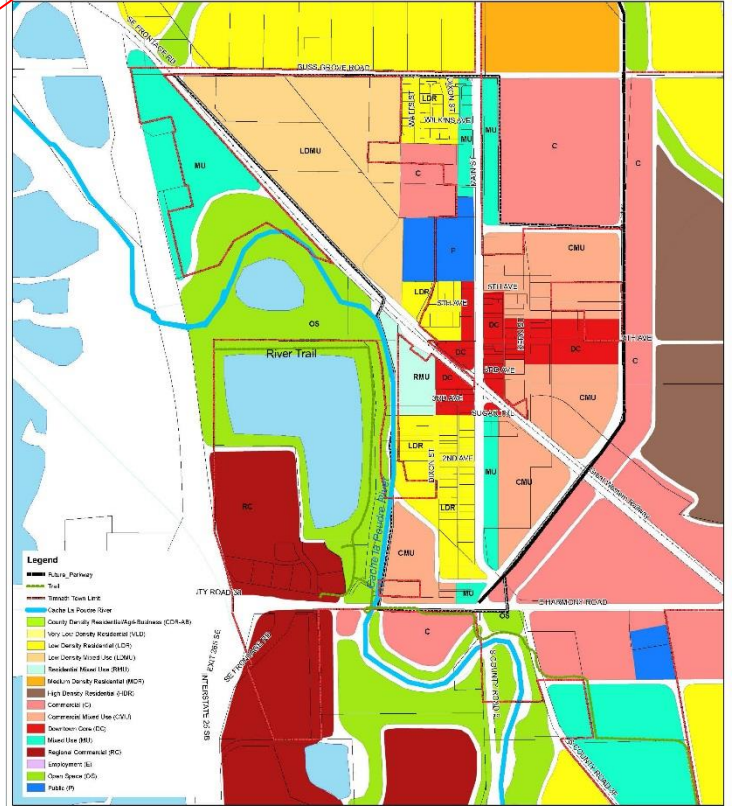
Timnath, Colorado Comprehensive Plan Update



**Revised Future Land Use Map
Timnath Growth Management Area**
0 300 600 900 Feet



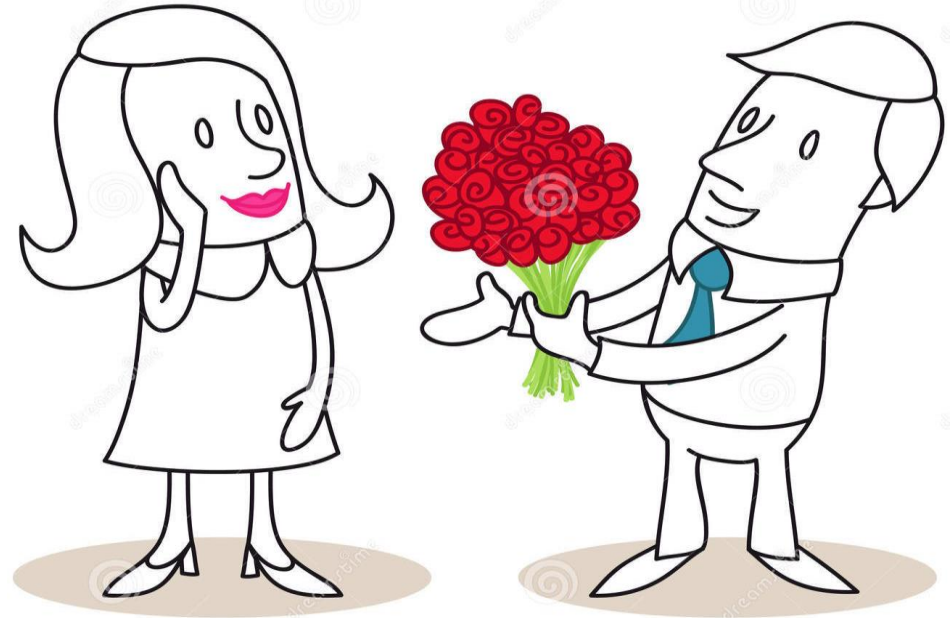
Timnath, Colorado Comprehensive Plan Update



**Timnath Downtown Plan
Adopted April 23, 2013**
Coordinate System: NAD 1983 Horn State Plane Colorado North
Source Files: Town of Timnath, 2012
0 500 700 1,400 Feet



Economic Development Case Study: "Long Romance



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Town of
TIMNATH
ESTABLISHED 1882

And a
shotgun
wedding!!”





Planning Process and Challenges

- Annexation of small portion
- Vacation of road segment
- Subdivision and zoning approval – use of overlay
- Site plan approval
- Building permit approval



Legal Implications and Strategies

- Considerations
 - Legal constraints
 - Level of town investment
 - Developer issues
- Negotiation strategies
- Development of PPP Agreement
 - Risk allocation





Risk Allocation: \$10,000 liquidated damages

- Contractual pass-through
- **Onsite:**
Costco → Developer → Town → Contractor
- **Off Site:**
Costco → Developer → Town → Contractor
- Increased contractor risk results in...



Increased
Construction
Costs!

Results in...





Renegotiation of Developer Incentives and Structure





Benefits of Development

- Tax revenue
- Spinoff development
- Reputation of Town



Problems

- None so far – too early to tell
- Other retailers
 - Traffic
 - Police Calls



Questions?