1. **Call to Order**

Chairman Wright called the meeting to order at 7:02 p.m.

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairman</td>
<td>Raymond Wright</td>
<td>Y</td>
</tr>
<tr>
<td>Commissioner</td>
<td>Carl Elliott</td>
<td>N</td>
</tr>
<tr>
<td>Commissioner</td>
<td>Dick Weiderspon</td>
<td>Y</td>
</tr>
<tr>
<td>Commissioner</td>
<td>Cody Speaker</td>
<td>Y</td>
</tr>
<tr>
<td>Commissioner</td>
<td>Susie Saunders</td>
<td>Y</td>
</tr>
</tbody>
</table>

Community Development Coordinator Linda Griess, Community Development Director Linda Martin,

2. **Amendments to Agenda**

   a. There were no amendments to the agenda

3. **Consent Agenda: Minutes**


   Commissioner Saunders made a motion to approve Minutes from the September 9 and September 23, 2008, meetings. Commissioner Weiderspon seconded the motion. Minutes were approved unanimously by voice vote.

4. **Business & Discussion Items**

   a. **Riverwalk: Public Hearing on Comprehensive Plan, Annexation and Zoning of Property**

   Chairman Wright opens Public Hearing at 7:05 PM

   **Staff Presentation** – Linda Martin, Community Development Director, presented to the Commissioners the petition for annexation from a group of property owners under the name of “I-25” (known locally as the Riverwalk project). The property has had historical use for gravel mining resulting in numerous ponds. Additionally, some of the area has been utilized for a gas station and a landscape company.

   The concept plan for the property indicates a mixed-use transit-oriented-development that includes potential hotels, civic, commercial, retail, parking, residential, parks and recreational uses surrounding a centralized Riverwalk. The area to be annexed is 270± acres located south of Harmony Road, East of Strauss Cabin Road, North of Kechter Road and west of I-25.

   On September 24, 2008, the Town Council adopted Resolution No. 20, Series 2008 finding the Petition for Annexation to be in substantial compliance with applicable law and setting a public hearing on the Petition for October 29, 2008.

   The applicants are requesting a MU-Mixed use zoning for the project. As required by the Town Land Use Code, Town staff is to report how the zoning amendment is consistent with the criteria for amendments to the Official Zoning Map. Staff has reviewed the request and finds that the zoning map of the Town should be amended to indicate initial zoning of this potential annexed
parcel as MU – Mixed Use. Staff further finds that the area requested for zoning is (1) an area needing initial zoning because of changed conditions in a particular area in light of the annexation request, and (2) the area is changing to such a degree that it is in the public interest to encourage development and redevelopment of the area in question.

**Developers Presentation:** Jay Stoner and Russ Hacklestaff gave an overview of the Riverwalk Project to the Commissioners. They discussed the transportation and water features of the project and how it is going to be environmentally friendly and a development where the residents can both live and work in the same area.

**Public Comments (Please limit to three minutes each)**
Kelly Smith, Fort Collins resident, asked about the round-a-bout and is asking about the 50 year old cottonwood tree, would it be possible to save the tree?
Roger Evans resident of Ft Collins and close resident to the development asked about the water levels, and where will all the water come from.
Anne Best Johnson, from Lafarge, stated that they have finished mining this property and are looking forward to working with the developer in restoring this property.

**Planning Commissioners Questions and Comments**
Commissioner Speaker asked Mr. Stoner how committed is he to the Town of Timnath. Mr. Stoner stated he is very excited working with the Town, has put in lots of energy and enjoys working with the staff.

Commissioner Saunders asked what the population was estimated to be. Mr. Stoner spoke in terms of the number of buildings in the project rather than people, he explained that there will be a few buildings at least 12 stories high.

All of the Commissioner’s were very impressed with the development and are looking forward to working with everyone.

**Additional Public Comments (Please limit to three minutes each)** – no additional comments

Chairman Wright Closes Public Hearing at 7:55 PM

Staff would like to recommend a motion to Continue the Approval of Resolution 4, 2008, Amendment to the Timnath Future Land Use Plan Map TO OCTOBER 21, 2008 at a Special Planning Commission Mtg. Commissioner Weiderspong made the motion. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote.

Staff asked for a motion to Continue the Approval of Resolution 5, 2008, Recommending Approval of the Riverwalk Annexation TO NOVEMBER 11, 2008, Planning Commission Meeting. Commissioner Saunders made the motion. Commissioner Weiderspong seconded the motion. The motion passed unanimously by voice vote.

Staff asked for a motion to Continue the Approval of the Mixed Use Zoning for Riverwalk TO NOVEMBER 11, 2008, Planning Commission Meeting. Commissioner Saunders made the motion. Commissioner Weiderspong seconded the motion. The motion passed unanimously by voice vote.

b. **Discussion/Possible Motion:** Timnath Farms North Filing #1 – Final Plat To be continued till Oct. 28, 2008

No motion is necessary continued until Oct. 28, 2008.

c. **Discussion/Possible Motion:** Public Works Landscape Plan

Community Development Director Linda Martin updated the Commissioners on the status and progress for landscaping the Timnath Public Works Building.
The Town has advertised and Town Council has approved a bid from Land Architects and Belmire Sprinkler & Landscaping, Inc. to provide design and construction of the landscaping.

The Town Land Use Code requires the Planning Commission’s approval of the landscaping designs prior to final installation.

Staff has reviewed the design proposal and finds the design to be in compliance with the Town Code.

Chairman Wright asked for a motion TO APPROVE THE LANDSCAPE PLAN AS SUBMITTED FOR THE TIMNATH PUBLIC WORKS BUILDING. Commissioner Weiderspon made the motion. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote.

5. Reports
   a. Community Development Director: Working with the Builder/Developer on the “Envelope lots” in WildWing Development. Designer has been able to come up with a divided driveway so residents are not sharing a drive way.

   Commissioner Saunders asked when the Downtown Core group is to start up again. Director Martin responded that staff is looking at the project and are trying to get more people involved and re-scope the direction of the project.

6. Adjournment
   a. Commissioner Weiderspon moved to adjourn the Planning Commission Meeting of Oct.14, 2008. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at 8:02 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

[Signature]
Raymond Wright, Chairman

ATTEST:
[Signature]
Linda Griess, Community Development Coordinator