

**Town of Timnath
Planning Commission
Special Meeting Minutes
October 21, 2008
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at **7:05 p.m.**

a. Roll Call

Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Dick Weiderspon	Y
Commissioner	Cody Speaker	Y
Commissioner	Susie Saunders	Y arrived at 7:10

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

a. No Consent Agenda items

4. Business & Discussion Items

a. Riverwalk: Public Hearing on Comprehensive Plan.

Chairman Wright Opens Public Hearing at 7:06 PM

Staff Presentation – Linda Martin, Community Development Director, explained the continuance from Oct. 14th Planning Commission meeting on the petition for annexation, that a group of property owners have submitted a Petition for Annexation of property named “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 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.

In order for the annexation to move forward, the Timnath Comprehensive Plan must be amended to include the property sought to be annexed.

Staff has reviewed the request and found it to be complete.

Developers Presentation: Russ Hackstaff, Turnkey Co. stated that the presentation was given at the Oct. 14th meeting and whether there any other questions/concerns the Commissioners might have at this time he would be glad to address.

Public Comments (Please limit to three minutes each)
There were NO public comments

Planning Commissioners Questions and Comments

Commissioner Weiderspon asked about the Fort Collins flag pole Annexation. Commissioner Elliott shared a communication from the City of Fort Collins; the communication was given out to all their employees concerning the Riverwalk Project. Linda Martin indicated that the Timnath Town Council has not taken a formal stance on those issues.

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

Chairman Wright Closes Public Hearing at **7:13 PM**

Staff would like to recommend a motion to approve **Resolution No. 4, 2008, A RESOLUTION OF THE TIMNATH PLANNING COMMISSION CERTIFYING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO THE TIMNATH FUTURE LAND USE PLAN MAP FOR INCLUSION OF PROPERTY LOCATED SOUTH OF HARMONY ROAD AND WEST OF I-25**
Commissioner Speaker made the motion. Commissioner Weiderspon seconded the motion. The motion passed unanimously by voice vote.

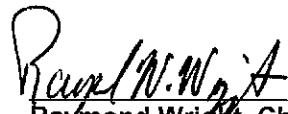
5. Reports

- a. **Community Development Director:** - No Report was given

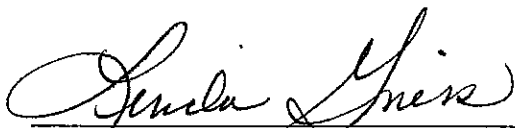
6. Adjournment

- a. Commissioner Speaker moved to adjourn the Special Planning Commission Meeting of Oct.21, 2008. Commissioner Saunders seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **7:15 p.m.**

**TOWN OF TIMNATH
PLANNING COMMISSION**


Raymond Wright, Chairman

ATTEST:



Linda Griess, Community Development Coordinator