

**CITY OF LOVELAND
PLANNING COMMISSION MINUTES
September 24, 2012**

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on September 24, 2012 at 6:30 p.m. Members present: Chairman Meyers; Vice Chairman Middleton; and Commissioners Molloy, Ray, Dowding, Krenning and Leadbetter. Commissioners Crescibene and Fancher were absent. City Staff present: Kerri Burchett, Current Planning; Janet Meisel-Burns, Parks and Recreation; Keith Reester, Public Works; Judy Schmidt, Deputy City Attorney.

These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Community Services office.

COMMITTEE REPORTS

Commissioner Molloy reported the Title 18 Committee met and will soon be bringing the flow chart for the site development plan as well as discussed public notice requirements.

COMMISSIONER COMMENTS

There were no comments.

APPROVAL OF THE MINUTES

Commissioner Ray made a motion to adopt the meeting minutes of September 10. Upon a second by Commissioner Molloy the motion was unanimously adopted (Chair Meyers abstained).

REGULAR AGENDA

**1. Mehaffey Park First Addition and Meadowbrook Ridge General Development Plan
First Amendment.**

This is a public hearing to consider an annexation and zoning of 60.4 acres of City owned property, a general development plan amendment to the Meadowbrook Ridge PUD, and a rezoning of 9.3 acres of City owned property in order to develop a future public park, called Mehaffey Park. The property is located south of West 29th Street, east of Cascade Avenue, north of West 22nd Street and approximately ¼ mile west of Wilson Avenue.

Kerri Burchett, Current Planning, gave a brief introduction on this item reporting the city has owned the park site for 15-years and that it was always intended to be a park. She emphasized that

1 the intent of meeting was not the design of the park and stated that staff is recommending the
2 Planning Commission recommend adoption of the plan to City Council.

3
4 **Janet Meisel-Burns, Senior Park Planner**, reported two neighborhood meeting were held and that
5 the majority of concerns were access and traffic. She highlighted the Master Plan, the park theme,
6 and trail connectivity. She emphasized the park would not be used for weekend leagues and would
7 have all the normal activities of a typical park with the inclusion of a dog park.

8
9 **Chair Meyers** reemphasized the renderings were a conceptual design.

10 **Ms. Meisel-Burns** reported the Parks and Recreation Board adopted the plan. She explained how
11 parks are determined and included in the City's Comprehensive Plan and spoke of how national
12 averages are used to determine if a community is lacking in a particular park component, and in
13 Loveland it was 8 tennis courts. She commented there currently is only one dog park in Loveland at
14 the Fairgrounds Park, and stated that it has been "loved" to death shoe spoke of the need and the
15 demand for an additional dog park.

16 **Vice Chair Meyers** asked if funds are available and money set aside for the care and upkeep of the
17 park, if it were approved. Ms. Meisel-Burns stated it was and that City Council has it funded in
18 their O&M budget.

19 There was a discussion regarding neighborhood connectivity, it was stated that when Rio Blanco is
20 built out there would be full pedestrian access and the "stub outs" in the conceptual design show
21 pedestrian access and connectivity. Ms. Burchett responded to comments regarding notice and
22 stated there is a list already created.

23 **Ms. Meisel-Burns** gave the website address for the park: www.cityofloveland.org/Mehaffey

24
25 **Public Comment**

26 **Amy Lewark, 2916 Kiowa Drive**, spoke in support of the Park and it was very important to have a
27 safe public space in her neighborhood.

28 **Janet Popp, 3023 Sanford Circle and president of the Loveland Tennis Association**, spoke in
29 support of the Park and of the additional tennis courts and commented that the two largest tennis
30 tournaments in northern Colorado are in Loveland.

31 **Michele Yarberry, 3895 Downieville Street**, expressed concerns regarding people not picking up
32 their dog waste and asked if there were plans to further address the issue.

1 **Vice Chair Middleton** reminded the audience the only issue for discussion was the annexation and
2 zoning.

3 **Michael Christianson, 1865 Rio Blanco Avenue**, stated he supported the project but expressed
4 concerns regarding dust abatement.

5 **STAFF COMMENTS**

6 **Ms. Meisel-Burns** commented that there are signs and bags in the parks and along the trails for
7 people to pick up after their pets. She clarified enforcement of this issue is conducted by both the
8 police department and Larimer Animal Control. She commented the state dust mitigation protocol
9 will be followed at all times during the construction.

10 **COMMISSIONER COMMENTS**

11 **Commissioner Krenning** supported the application.

12 **Commissioner Ray** supported the application and stated he believed this was the last big park for
13 Loveland and hoped the community would be involved in the design.

14 **Commissioner Dowding** supported the project and all the features. She expressed concerns
15 regarding the lack of access on the northeast and would like to see future connectivity planned out.

16 **Vice Chair Middleton** supported the zoning stating it was a good plan for the area and was pleased
17 that maintenance was included in the City's operating and maintenance budget. He stated he would
18 like to know if the community has issues regarding nighttime lighting.

19 **Commissioner Molloy** commented the park was designed by the community and his only concern
20 was that he did not think the park was big enough.

21 **Chair Meyers** stated this was a big deal for the City and hopes it grows over time if it is affordable.
22 He supported the annexation

23 ***Vice Chair Middleton made a motion to make the findings listed in Section VIII of the Planning***
24 ***Commission staff report dated September 24, 2012 and, based on those findings, recommend that***
25 ***City Council approve the Mehaffey Park First Addition, subject to the condition listed in Section***
26 ***IX, as amended on the record, and zone the addition to Public Park District. Upon a second by***
27 ***Commissioner Ray the motion was unanimously adopted.***
28

29 ***Vice Chair Middleton made a motion Move to make the findings listed in Section VIII of the***
30 ***Planning Commission staff report dated September 24, 2012 and., based on those findings***

1 *recommend that City Council approve the Meadowbrook Ridge PUD General Development Plan*
2 *First Amendment. Upon a second by Commissioner Ray the motion was unanimously adopted.*

3
4 *Vice Chair Middleton made a motion to make the findings listed in Section VIII of the Planning*
5 *Commission staff report dated September 24, 2012 and, based on those findings, recommend that*
6 *City Council rezone 9.36 acres from the Meadowbrook Ridge PUD to Public Park District. Upon*
7 *a second by Commissioner Ray the motion was unanimously adopted.*
8

9 **RECOMMENDED CONDITIONS**

10
11 The following conditions are recommended by City Staff.

12
13 Annexation

14 Transportation Development Review

15
16 1. All public improvements shall comply with the Larimer County Urban Area Street Standards
17 (LCUASS).

18 19 2. Community Sustainability Plan.

20
21 This is the Draft Community Sustainability Plan. In 2008 the City of Loveland began a staff
22 initiated effort to define and establish sustainability efforts for the City of Loveland this
23 document reflects the work of that effort and identifies what steps the city has already taken to
24 guide and improve sustainability in the community. Staff is seeking Planning Commission
25 input on the Plan.
26

27 **Keith Reester, Director of Public Works**, introduced the Community Sustainability Plan (the
28 "Plan") and of the goal statements.
29

30 **Commissioner Ray** asked how Planning Department has been involved with the Plan.
31

32 **Ms. Burchett** stated she was not prepared to speak to the issue because she has not be directly
33 involved in the discussions. She commented that this is an opportunity to be a part of the Plan and
34 was hopeful that there would be future discussions regarding sustainability, alternative energy and
35 energy conservation.
36

37 **Vice Chair Middleton** asked how oil and gas would be integrated into the Plan, or would it even be
38 included.
39

40 **Mr. Reester** stated there is interest on the topic noting that it is a policy issue to be adopted by City
41 Council and then included in the next draft of the Plan.

1 **Commissioner Molloy** asked if the city has considered more LEED projects.

2
3 **Mr. Reester** stated there is no policy to require new projects to be LEED certified but there was
4 support for green building.

5
6 **Mr. Reester** responded to Commissioner Dowding's questions regarding how the goals would be
7 measured and scored. He stated that is one of the most challenging parts of the Plan and would be
8 dealt with on a departmental basis.

9
10 **Commissioner Dowding** stated she liked the concept of looking at previously established standards
11 and linking onto those.

12
13 **Commissioner Krenning** stated that Public Works and all the employees for what they do.

14
15 **Chair Meyers** stated that he would like to see the City use local company's/firms when at all
16 possible and purchase American made vehicles.

17
18 After further discussion regarding purchasing practices, Mr. Reester clarified local firms are used
19 whenever possible.

20
21 **ADJOURNMENT**

22
23 *Vice Chair Middleton made a motion to adjourn. Upon a second by Commissioner Molloy the*
24 *motion was unanimously adopted.*

25
26 _____
27 Buddy Meyers, Chair

28
29 _____
30 Vicki Mesa, Secretary