

FREDERICK J. BURMONT

3584 Parlin Street, Loveland, CO 80538

(970) 590-8590

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Honorable Mayor and City of Loveland Councilors:

Item 14 on your City Council meeting tonight is "PUBLIC HEARING, LOVELAND FOOTHILLS SUBSTATION". This hearing is in conjunction with your action to consider rezoning a 52.6 acre portion of the Meadowbrook Ridge Planned Unit Development (PUD), and to amend the related PUD Development Agreement, from PUD to "DR-Developing Resource District". The purpose of the proposed rezoning is to allow construction of a new electric substation and solar facility.

My wife, Carolyn, are the owners of a home in Meadowbrook Ridge at the corner of Nucla Avenue and Parlin Street—with an uninterrupted view of the subject site from our front window. We are unable to attend the Public Hearing tonight, and respectfully offer the following comments as a part of the record of the Public Hearing.

As homeowners in Meadowbrook Ridge we welcome a change in the PUD Development Agreement which provides for 257 single family and townhome units on the subject 52.6 acres. We also are 100% in favor of solar energy (I voted to approve several solar energy projects while serving as an elected City Councilor for three terms). And, as a former City Finance Director and City Manager, I recognize the benefits of getting a significant reimbursement from FEMA to replace the generating capacity of the Idylwilde Dam that was destroyed in the 2013 flood.

Notwithstanding the benefits of the project, the matter before you tonight is a quasi-judicial zoning decision. Chapter 18.40 of the Loveland Code states that any permit under DR zoning must take into account that "the proposed use will be compatible with the surrounding uses of property".

As owners of one of the more than 400 properties within the 1200 foot radius of the subject tract, we are concerned not so much with WHAT is planned, but HOW it will be done. If the result is an "industrial-looking complex" it seems that would NOT be compatible with the surrounding neighborhoods of homes—and will have an adverse impact on the value of all of the homes in Meadowbrook Ridge, Quail Run and Hunters Run subdivisions.

The Applicant (Loveland Power and Water Department) has held two neighborhood meetings to explain the project. And they have listened to the more than 100 residents attending those meetings. However they have not yet given answers to specific questions asked at those meetings, such as: What types, sizes and number of trees will be installed to screen the improvements? Will there be chain link fencing? Will there be barbed wire on top? Where will the 60-foot tall transmission towers be? Will the result look "industrial"? *We simply want to know what to expect.*

According to the Memorandum for this matter, your options are: (1) adopt the action as recommended; (2) deny the action; (3) adopt a modified action; or (4) refer back to staff for further development and consideration.

I am submitting this letter to respectfully request that you either (1) refer the matter back to staff for further consideration, or, (2) continue the Public Hearing and table consideration of the subject Ordinance until your first regular meeting following the neighborhood meeting on the Type 2 permit.

The objective of either action is to allow residents of the affected neighborhoods to have the specifics of the proposed landscaping, fencing, transmission towers and other visual impacts BEFORE concluding the Public Hearing and rezoning.

Thank you.

Sincerely,

Frederick J. Burmont