

CAB Minutes

June 23, 2010

Roll Call:

Board Members:

Present: Jason Baker, David Eads, Gregg Meisinger, Bruce Meyer, Chris Rosenberger, Jon Rudolph, David Stamps, Garold Smith, Bill Stenberg., and Teri Volk .

Board Members Absent:

Dan Rodgers
Donna Rice, City council Liaison

City Staff Members Present:

Thomas Hawkinson, Building Official
Merlin Green, Fire Marshall, City of Loveland

City Staff Council Liaison Absent; Donna Rice, City council Liaison

I. Call to Order:

Chairwoman Teri Volk called the meeting to order at 6PM

II. Approval of Minutes:

The following corrections were noted for the minutes:

David Eads noted that the date should be 2010.

Teri Volk noted that her name was miss-spelled several times.

Merlin Green, Fire Dept., noted that the time taken for review of a revision to a plan should be changed to 3 weeks.

The motion to the approve minutes as corrected was made by David Stamps and seconded by Jason Baker.

The motion passed unanimously.

III. Reports:

a. Citizen: No report.

b. Board and Commission Members: No report.

c. Staff: Hawkinson, Building Division

Tom Hawkinson asked to have this item moved too Old Business.

d. Contractor Licensing;

No question were [presented.

e. FRAC

The Fire Department representative, Merlin Green, stated that at their last meeting, two persons expressed interest in attending the CAB meetings. A representative will be selected and will attend the next CAB meeting.

IV. New Business

Kerri Burchett, City of Loveland Planning Dept., and Sean Keller, Civil Engineer with the City of Loveland Development Division presented the Amendments to Title 18, 16 & LCUASS: North Cleveland Sub-Area.

Kerri noted that the Title 18, 16 revisions do not require CAB approval and that the revision to LCUASS does require CAB approval.

Currently when an owner wishes to change their residence to a non-residential use, a special review process must occur, which can take months and be very expensive. The purpose of these revisions is to ease this process both financially and time wise. All lots in the North Cleveland Sub-area are currently zoned R3-E. This new document will include all items needed to change from a Residential to a non-Residential use.

The City has been working on the code amendment for two years, which included a field study done by Staff to arrive at the existing conditions and character of the area. The amendment would allow Prof Offices and Service Shops as a use by right. The new standards will also provide safe guards for owners who wish to continue living in the area and not operate a business in their residence.

Staff has cleaned up the Standards and also brought them into alignment with State of Colorado requirements. Staff met with the City Council and found Council to be very supportive of the revisions, and worked with the Transportation Division and Fire Dept.

Sean Keller noted that Street Standards have not been written for this type of use and the LCUASS (Larimer County Urban Area Street Standards) Standards need to be amended to include these types of uses, especially pertaining to the alleys. The Adequate Community Facilities (ACF) must also be amended. Staff recommends omitting the ACF requirements for alleys in this special area.

The requirements for alley surfaces will be as follows:

1-3 parking spaces (including a handicap space) —alley ok as it now exists.

4-10 parking spaces (including a handicap space)-- the alley must be paved.

More than 10 parking spaces--A traffic study is needed these will be handled on a "case by case" procedure.

Garages will not be counted in the required number of parking spaces.

Bruce Meyer asked why the owner occupied garage is not included in the count.

Sean noted that the garage is a bonus space for the owner, and it is to the owner's advantage that the garage not be included in the count.

David Stamps asked if the ACF information presented was for information only and if there was back up for CAB to review. Sean stated that: Attachment C in the packet given CAB is the back up he needs.

Jon Rudolph asked if snow removal will be done by the City and was told that the owners will need to remove the snow from their property.

Bruce Meyers asked if on street parking may be included in the required spaces needed. Kerri noted that Title 18 grants a 25% reduction in required parking spaces and on street parking on Cleveland can be counted.

Gregg Meisinger asked about paved alley requirements. Sean stated that with only a few parking spaces (1-3) using the alley, it may remain as it now exists. When the alley is paved, two profiles may be used: no curb and gutter with the crown in the center of the alley, and when curb is needed, the curb will be on one side only with the paving sloping to that side.

Jason Baker asked who will maintain the alleys. Sean stated that the property owners will since The City has no funds for alley work.

Bruce Meyer made a motion that the CAB recommend the adoption by City Council of the Proposed Amendments to the Title 18,16 &LCUASS North Cleveland Area Plan, including the 6/23 draft. The motion was seconded by Jon Rudolph and passed unanimously.

V. Old Business

Tom Hawkinson noted that Chris Meisinger, Jon Rudolph, and David Stamps have been recommended for new terms on the CAB. This item will be presented to City Council at their July meeting. Tom noted that he would like to hold off on filling the only open CAB position. The CAB really is in need of a licensed Plumber as a member. Dan Rodgers did not apply for a new term;

CAB work program items to be consider in the future are use taxes, Phase 2 automated building permit processes, and on line inspection services. The IRC and IBC committees need to meet and finalize their code reviews. Tom would like to present all code revisions as one package to both the CAB and City Council.

Tom noted that the Green Building Code is on the horizon for CAB to review.

This code parallels the LEED requirements. He has been working with a committee studying this code. Ft. Collins is considering adopting this code. The City of Longmont has already adopted the Green Code.

IBC Review committee will meet on Fridays at 8:30AM and IRC review committee will meet on Wed. at 8:00AM.

Chris Rosenberger noted that he still is concerned about the Electrical Divisions items presented at the last CAB meeting. He is concerned that the Electrical Division is using The NESC and the contractors are using the NEC. Tom suggested that Chris meet with ken Wiseman, Building Dept., and discuss his concerns prior to the next CAB meeting.

VI. Adjournment;

A motion for adjournment was made by Bill Stenberg and seconded by Gregg Meisinger. The motion passed unanimously. The meeting adjourned at 7: PM

Sincerely,

Garold Smith