

**CITY OF LOVELAND OPEN LANDS ADVISORY COMMISSION
JANUARY 11, 2012
PARKS AND RECREATION CONFERENCE ROOM
REGULAR MEETING MINUTES**

Commissioners Present: Lori Bell, Gale Bernhardt, Rick Brent, Kathy Hartman, Andy Hawbaker, Steve McMillan, Ted Mioduski, Darren Pape, Bill Zawacki, Hugh McKean (City Council Liaison), Jim Roode (alternate).

Commissioners Absent: None.

Staff Present: Brian Hayes, Gary Havener, Debbie Eley, Greg George, Bethany Clark.

The public meeting was called to order at 5:30 pm.

Approval of the November 9, 2011 Commission Meeting Minutes: Ted Mioduski requested that the minutes be corrected to show that he was present at the meeting. Andy Hawbaker made a motion to approve the minutes as amended, Lori Bell seconded, and the motion passed unanimously.

Public Comment: None.

City Council Liaison Report. Hugh McKean reported that the City Council retreat will be held on January 21. One topic to be discussed is Open Lands' acquisitions.

Larimer County Open Lands Advisory Board Liaison Report. Hugh McKean will meet with Gary Havener, Rick Brent, Kerri Rollins, and Gary Buffington regarding Larimer County's Open Lands tax fund uses.

Discussion/Action:

1. Historic Preservation Commission Report – HP/Agilent Property. Several members of the Historic Preservation Commission were present: Jim Cox (Chair), Cara Scohy, and Matt Newman. Bethany Clark, HPC Staff Liaison, and Carl McWilliams of Cultural Resource Historians, consultant for the historical resource survey, were also present. Jim Cox gave a short presentation about the history of the Agilent farmhouse buildings, potential grant sources, and possible future uses of the structures. Their recommendation is to work with OLAC towards preservation of the structures. This will be considered with finalization of design options chosen.

2. Property Review – Longview-Midway Conservation Easement (*note change in agenda order*). Open Lands staff had a request from Bill and Marcia Coulson of Eldon James Corporation to purchase a conservation easement on 118 acres of property in the separator area, south of Longview Farm and east of the McKee Property (open space properties managed by Larimer County and Fort Collins, respectively). The Longview-Midway CE property is annexed into the City of Loveland and zoned Industrial. Greg George, Director of Development Services, suggested that the Industrial-zoned property is valuable for economic development and future jobs, and proposed an alternate version of a conservation easement on the steeper portions of the property to the west only, preserving the view corridor from Taft Avenue and allowing the flat land above to remain zoned Industrial for future development. OLAC consensus was for staff to meet again with the Coulsons to discuss this option and/or

others. OLAC also discussed additional land options to be included which are adjacent and possible connections to the south along the railroad tracks.

3. Election of Chair and Vice Chair. Rick Brent was elected Chair, and Gale Bernhardt was elected Vice Chair.

4. HP/Agilent Open Space Update. Staff distributed a timeline for the design process with AECOM and a draft Stakeholder list for the project. OLAC members were asked to fill out a questionnaire about desired uses and amenities to help set expectations for the open space prior to stakeholder interviews and AECOM's design of three alternatives for the site. OLAC will also be interviewed by AECOM on January 23 as a major stakeholder, to gain additional visions and design concepts for incorporation.

Reports/Correspondence:

4. GOCO River Corridors Initiative Update. Based on a concept paper submitted to GOCO last fall, Loveland was selected as one of 17 entities statewide to submit a full application for the GOCO River Corridors Initiative no later than March 16.

5. Natural Areas Manager Report.

- a. The City paid half of the annual assessments for water shares co-owned with Lazy J Bar S Ranch, and has paid all past obligations. The new owners have defaulted on their loan and the ranch will be taken back by the Stephens. A possible buyer has been identified and staff will discuss the water assessments with the new owner.
- b. The annual Boards and Commissions Summit will be held on March 1. Two volunteers will be selected to attend as OLAC representatives.

Commission Members' Discussion Topics:

1. Kathy Hartman requested that the Open Lands website be updated with information about the Agilent Open Space project.

Adjournment: The meeting was adjourned at 7:30 pm.