

MINUTES
BROOMFIELD URBAN RENEWAL AUTHORITY MEETING

AUGUST 8, 2000

ROLL CALL

The Regular Meeting of the Broomfield Urban Renewal Authority was called to order by Chairperson William Berens at 10:10 p.m., Tuesday, August 8, 2000, in the Council Chambers of the Municipal Building.

Those present were: Authority Members Kathy Brown
Thomas Brunner
Vincent Buzek
Linda Fahrenbruch
Clark Griep
Ralph Johnson
Steven Olstad [Left meeting during Item 2(b)]
Colleen Stevenson
Hank Stovall
Karen Stuart

Those absent were: None

Also present were: Executive Director George Di Ciero
Assistant Executive Director Charles Ozaki
Authority Attorney Roy Howard
City Clerk Vicki Marcy
Director of Community and Governmental Affairs Kirk Oglesby
Deputy Director of Community Development Kevin Standbridge
Associate Planner Lynn Merwin
City Engineer Gary Behlen
Director of Public Works Dorian Brown
Chief of Police Tom Deland
Public Information Officer Rosann Doran

AUTHORITY BUSINESS

(a) Approval of Minutes - Regular Meeting of July 25, 2000

AUTHORITY MEMBER STUART MOVED AND AUTHORITY MEMBER FAHRENBRUCH SECONDED, THAT THE MINUTES OF THE JULY 25, 2000 MEETING BE APPROVED. THE MOTION CARRIED UNANIMOUSLY WITH AUTHORITY MEMBERS BROWN, BRUNNER, BUZEK, FAHRENBRUCH, GRIEP, JOHNSON, OLSTAD, STEVENSON, STOVALL, AND STUART VOTING AYE.

(b) Resolution No. UR-2000-9 Approving the Urban Renewal Development Plan for Hunter Douglas Building No. 5 in the West Midway Extended Urban Renewal District
(Refer to M-URA-2000-16)

Chairperson Berens reopened the public hearing at 10:11 p.m. on a proposed addition to an existing building located west of Hoyt Street in the Hunter Douglas Business Park. The public hearing was continued from the July 25, 2000 Authority Meeting.

Executive Director Di Ciero advised that at the public hearing on July 25th, Authority Members raised concerns regarding screening, landscaping, and the building's appearance.

Deputy Community Development Director Standbridge reviewed Memorandum No. M-URA-2000-16 which summarizes the questions and concerns raised at the July 25th Meeting, and the Applicant's response.

Mike Daley, Architect, presented photographs of the area including views of the existing building along Hoyt Street. He also presented a colored, enlarged plan for enhanced landscaping and explained details of the plan.

Anthony Jarvis (3252 W. 10th Avenue Place) explained that his residence is on the north side of the existing building. He expressed the following concerns: 1) Employee parking on the north side access road; 2) Vehicles using access road at night; 3) Noise levels from the existing building and question whether the new building would cause additional noise; and 4) Question whether the Applicant would install landscaping along the north property line to screen views from the adjacent residences.

Mr. Daley responded that the north drive was installed as an emergency access road. They received a temporary permit from the Fire District to allow employee parking along one side of the driveway. A plan for construction of an additional parking lot will be submitted to the City, and, if approved, should take care of the parking. He stated that the Company has routed the compressors through the roof rather than the walls. Since Building 5 will be further away from the residences, the noise level should not increase. Each of the existing buildings is 30' from the property line with an additional 60' buffer dedicated to the City. He does not believe any landscaping has ever been proposed for the north side due to concerns about the expansive soils.

Authority Member Olstad left the meeting at this time.

Assistant Executive Director Ozaki stated that the City-owned buffer along the north side could be added to the City's tree planting program.

In response to Authority Member questions, Mr. Daley stated that they should have the parking lot in by the end of this year which will eliminate parking along the access drive.

Donna Parker, Hunter Douglas, discussed the Company's efforts to block nighttime access to the drive in response to complaints from the adjacent residences.

Authority Members directed Staff to work with Hunter Douglas in establishing some tree plantings in the buffer area on the north side. Ms. Parker indicated that Hunter Douglas is always willing to work with the City. Staff was also directed to review the purpose of the trail link between two of the adjacent houses.

The public hearing was closed at 10:55 p.m.

Resolution No. UR-2000-9 was read by title.

AUTHORITY MEMBER STUART MOVED AND AUTHORITY MEMBER GRIEP SECONDED, THAT RESOLUTION NO. UR-2000-9 BE ADOPTED. THE MOTION CARRIED UNANIMOUSLY WITH AUTHORITY MEMBERS BROWN, BRUNNER, BUZEK, FAHRENBRUCH, GRIEP, JOHNSON, STEVENSON, STOVALL, AND STUART VOTING AYE.

ADJOURNMENT

The Urban Renewal Authority Meeting was adjourned at 10:55 p.m.

Secretary

APPROVED:

Chairperson