

***Parks and Public Landscaping
Advisory Board
Agenda***

**Tuesday, January 3, 2017
Louisville City Services
739 S. 104th St.
7:00 PM**

- I. Roll Call
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Staff Updates
- V. Board Updates
- VI. Public Comments on Items Not on the Agenda
- VII. New Member Orientation
- VIII. Election of Officers
- IX. Motion to Approve 2017 Meeting Notice Postings at Library, City Hall, Recreation Center, Police Station and City of Louisville Website
- X. Distribution of Open Government Pamphlet
- XI. Discussion Item: Parks Recommendations Regarding Staff Comments on the Clementine Subdivision Preliminary PUD and Plat
Presented by: Allan Gill, Parks & Recreation Project Manager
- XII. Continued Discussion on 2017 PPLAB Goals and Objectives
- XIII. Agenda Items for Next Meeting
- XIV. Adjourn

City of Louisville

*Parks & Recreation Department 749 Main Street Louisville CO 80027
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Parks and Public Landscaping Advisory Board

Minutes

Thursday, December 1, 2016

Louisville City Services

739 S. 104th St.

7:00 PM

- I. **Roll Call:** PPLAB members present: Shelly Alm, Mike Frontczak, K. English Hopkins, Keaton Howe, Mark Newland, Billy O'Donnell, Ellen Toon. Staff Liaison: Dean Johnson. City Council Liaison: Susan Loo.
- II. **Approval of Agenda:** Approved with vote to move Item X to Item VII.
- III. **Approval of Minutes**
- IV. **Staff Updates:** Dean showed the board the new cemetery software the city has purchased.
- V. **Board Updates:** Mike Frontczak met with Mike Schantz from OSAB to discuss criteria for dog parks and DOLAs. The board was informed about a possible trail near Dahlia that is around a drainage area on public land and some neighbors off Dahlia oppose. City council passed the budget.
- VI. **Public comments on Items Not on the Agenda:** none
- VII. **Discussion on PPLAB's Role in the Development Review Process:** It was agreed PPLAB would like to be more involved. In order to help with this for the Clementine Property, we will move our January meeting to Tuesday, January 3rd, 2017 so Planning Director Rob Zuccaro can attend and have the Board's input for the January 12th Planning Commission meeting.



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- VIII. Discussion on Herbicide Use in Playgrounds:** The board voted unanimously to recommend eliminating the use of herbicides in playgrounds as a pilot program.
- IX. Discussion on 2017 PPLAB Goals and Objectives:**
 - 1. Categorize and develop a maintenance management plan for streetscapes, non-irrigated parcels, and entrances formed by now defunct HOA's.
 - 2. Recommendations for CIP projects.
 - 3. Signage.
 - 4. More involvement in the Development Review Process.
 - 5. Create wayfinding through the parks.
 - 6. Dog parks and DOLAs.
 - 7. Revisit Parks annually with continual review of parks scorecard including a category for amount of usage.
 - 8. Input in a master plan for Cottonwood Park area.
 - 9. Parks updates including the possibility of a tennis pavilion.
- X. Continued Discussion on Parks Scorecard:** It was decided to accept the scorecard that has been developed for this year.
- XI. Agenda Items for Next Meeting:** Development Review of Clementine Property. Prioritize 2017 Goals and Objectives.
- XII. Adjourn:** 9:20pm

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Open Government & Ethics Pamphlet 2017



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Participation in Government

The City of Louisville encourages citizen involvement and participation in its public policy process. There are many opportunities for citizens to be informed about and participate in City activities and decisions. All meetings of City Council, as well as meetings of appointed Boards and Commissions, are open to the public and include an opportunity for public comments on items not on the agenda. No action or substantive discussion on an item may take place unless that item has been specifically listed as an agenda item for a regular or special meeting. Some opportunities for you to participate include:

Reading and inquiring about City Council activities and agenda items, and attending and speaking on topics of interest at public meetings

City Council Meetings:

- Regular meetings are generally held on the first and third Tuesdays of each month at 7:00 PM in the City Council Chambers, located on the second floor of City Hall, 749 Main Street;
- Study sessions are generally held on the second and fourth Tuesdays of each month at 7:00 PM in the Library Meeting Room, located on the first floor of the Library, 951 Spruce Street;
- Regular meetings are broadcast live on Comcast Cable Channel 8 and copies of the meeting broadcasts are available on DVD in the City Clerk's Office beginning the morning following the meeting;
- Regular meetings are broadcast live and archived for viewing on the City's website at www.LouisvilleCO.gov.
- Special meetings may be held occasionally on specific topics. Agendas are posted a minimum of 48 hours prior to the meeting.

Meeting agendas for all City Council meetings, other than special meetings, are posted a minimum of 72 hours prior to the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City website at www.LouisvilleCO.gov

Meeting packets with all agenda-related materials are available 72 hours prior to each meeting and may be found at these locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk's Office, City Hall, 749 Main Street,
- City website at www.LouisvilleCO.gov

You may receive eNotifications of City Council news as

well as meeting agendas and summaries of City Council actions. Visit the City's website (www.LouisvilleCO.gov) and look for the eNotification link to register.

After they are approved by the City Council, meeting minutes of all regular and special meetings are available in the City Clerk's office and on the City's website (www.LouisvilleCO.gov).

Information about City activities and projects, as well as City Council decisions, is included in the *Community Update* newsletter, mailed to all City residents and businesses. Information is also often included in the monthly utility bills mailed to City residents.

Communicating Directly with the Mayor and City Council Members

Contact information for the Mayor and City Council members is available at www.LouisvilleCO.gov, as well as at City Hall, the Louisville Public Library, and the Recreation/Senior Center. You may email the Mayor and City Council as a group at CityCouncil@LouisvilleCO.gov. Emails sent to this address are available for public review.

Mayor's Town Meetings and City Council Ward Meetings are scheduled periodically. These are informal meetings at which all residents, points of view, and issues are welcome. These meetings are advertised at City facilities and on the City's website (www.LouisvilleCO.gov).

Mayor or City Council Elections

City Council members are elected from three Wards within the City and serve staggered four-year terms. There are two Council representatives from each ward. The mayor is elected at-large and serves a four-year term. City Council elections are held in November of odd-numbered years. For information about City elections, including running for City Council, please contact the City Clerk's Office, first floor City Hall, 749 Main Street, or call 303.335.4571.

Serving as an Appointed Member on a City Board or Commission

The City Council makes Board and Commission appointments annually. Some of the City's Boards and Commissions are advisory, others have some decision-making powers. The City Council refers questions and issues to these appointed officials for input and advice. (Please note the Youth Advisory Board has a separate appointment process.) The City's Boards and Commissions are:

- Board of Adjustment
- Building Code Board of Appeals
- Cultural Council
- Golf Course Advisory Board
- Historic Preservation Commission
- Historical Commission
- Housing Authority
- Library Board of Trustees

- Local Licensing Authority
- Open Space Advisory Board
- Parks & Public Landscaping Advisory Board
- Planning Commission
- Revitalization Commission
- Sustainability Advisory Board
- Youth Advisory Board

Information about boards, as well as meeting agendas and schedules for each board, is available on the City’s web-site (www.LouisvilleCO.gov).

Agendas for all Board and Commission meetings are posted a minimum of 72 hours prior to each meeting and are posted at these locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City web site at www.LouisvilleCO.gov

Copies of complete meeting packets containing all agenda-related materials are available at least 72 hours prior to each meeting and may be found at the following locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk’s Office, City Hall, 749 Main Street
- City web site at www.LouisvilleCO.gov

Planning Commission

The Planning Commission evaluates land use proposals against zoning laws and holds public hearings as outlined in City codes. Following a public hearing, the Commission recommends, through a resolution, that the City Council accept or reject a proposal.

- Regular Planning Commission meetings are held at 6:30 PM on the second Thursday of each month. Overflow meetings are scheduled for 6:30 PM on the 4th Thursday of the month as needed, and occasionally Study Sessions are held.
- Regular meetings are broadcast live on Comcast Channel 8 and archived for viewing on the City’s web-site (www.LouisvilleCO.gov).

Open Government Training

All City Council members and members of a permanent Board or Commission are required to participate in at least one City-sponsored open government-related seminar, workshop, or other training program at least once every two years.

Open Meetings

The City follows the Colorado Open Meetings Law (“Sunshine Law”) as well as additional open meet-

ings requirements found in the City’s Home Rule Charter. These rules and practices apply to the City Council and appointed Boards and Commissions (referred to as a “public body” for ease of reference). Important open meetings rules and practices include the following:

Regular Meetings

All meetings of three or more members of a public body (or a quorum, whichever is fewer) are open to the public.

All meetings of public bodies must be held in public buildings and public facilities accessible to all members of the public.

All meetings must be preceded by proper notice. Agendas and agenda-related materials are posted at least 72 hours in advance of the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- On the City web site at www.LouisvilleCO.gov

Study Sessions

Study sessions are also open to the public. However, study sessions have a limited purpose:

- Study sessions are to obtain information and discuss matters in a less formal atmosphere;
- No preliminary or final decision or action may be made or taken at any study session; further, full debate and deliberation of a matter is to be reserved for formal meetings. If a person believes in good faith that a study session is proceeding contrary to these limitations, he or she may submit a written objection. The presiding officer will then review the objection and determine how the study session should proceed.
- Like formal meetings, a written summary of each study session is prepared and is available on the City’s website.

Executive Sessions

The City Charter also sets out specific procedures and limitations on the use of executive sessions. These rules, found in Article 5 of the Charter, are intended to further the City policy that the activities of City government be conducted in public to the greatest extent feasible, in order to assure public participation and enhance public accountability. The City’s rules regarding executive sessions include the following:

Timing and Procedures

The City Council, and City Boards and Commissions, may hold an executive session only at a regular or special meeting.

No formal action of any type, and no informal or “straw” vote, may occur at any executive session. Rather, formal

actions, such as the adoption of a proposed policy, position, rule or other action, may only occur in open session.

Prior to holding an executive session, there must be a public announcement of the request and the legal authority for convening in closed session. There must be a detailed and specific statement as to the topics to be discussed and the reasons for requesting the session.

The request must be approved by a supermajority (two-thirds of the full Council, Board, or Commission). Prior to voting on the request, the clerk reads a statement of the rules pertaining to executive sessions. Once in executive session, the limitations on the session must be discussed and the propriety of the session confirmed. If there are objections and/or concerns over the propriety of the session, those are to be resolved in open session.

Once the session is over, an announcement is made of any procedures that will follow from the session.

Executive sessions are recorded, with access to those tapes limited as provided by state law. Those state laws allow a judge to review the propriety of a session if in a court filing it is shown that there is a reasonable belief that the executive session went beyond its permitted scope. Executive session records are not available outside of a court proceeding.

Authorized Topics

For City Council, an executive session may be held only for discussion of the following topics:

- Matters where the information being discussed is required to be kept confidential by federal or state law;
- Certain personnel matters relating to employees directly appointed by the Council, and other personnel matters only upon request of the City Manager or Mayor for informational purposes only;
- Consideration of water rights and real property acquisitions and dispositions, but only as to appraisals and other value estimates and strategy for the acquisition or disposition; and
- Consultation with an attorney representing the City with respect to pending litigation. This includes cases that are actually filed as well as situations where the person requesting the executive session believes in good faith that a lawsuit may result, and allows for discussion of settlement strategies.

The City's Boards and Commissions may only hold an executive session for consultation with its attorney regarding pending litigation.

Ethics

Ethics are the foundation of good government. Louisville has adopted its own Code of Ethics, which is found in the City Charter and which applies to elected officials, public body members, and employees. The Louisville Code of Ethics applies in addition to any higher standards

in state law. Louisville's position on ethics is perhaps best summarized in the following statement taken from the City Charter:

Those entrusted with positions in the City government must commit to adhering to the letter and spirit of the Code of Ethics. Only when the people are confident that those in positions of public responsibility are committed to high levels of ethical and moral conduct, will they have faith that their government is acting for the good of the public. This faith in the motives of officers, public body members, and employees is critical for a harmonious and trusting relationship between the City government and the people it serves.

The City's Code of Ethics (Sections 5-6 through 5-17 of the Charter) is summarized in the following paragraphs. While the focus is to provide a general overview of the rules, it is important to note that all persons subject to the Code of Ethics must strive to follow both the letter and the spirit of the Code, so as to avoid not only actual violations, but public perceptions of violations. Indeed, perceptions of violations can have the same negative impact on public trust as actual violations.

Conflicts of Interest

One of the most common ethical rules visited in the local government arena is the "conflict of interest rule." While some technical aspects of the rule are discussed below, the general rule under the Code of Ethics is that if a Council, Board, or Commission member has an "interest" that will be affected by his or her "official action," then there is a conflict of interest and the member must:

- Disclose the conflict, on the record and with particularity;
- Not participate in the discussion;
- Leave the room; and
- Not attempt to influence others.

An "interest" is a pecuniary, property, or commercial benefit, or any other benefit the primary significance of which is economic gain or the avoidance of economic loss. However, an "interest" does not include any matter conferring similar benefits on all property or persons similarly situated. (Therefore, a City Council member is not prohibited from voting on a sales tax increase or decrease if the member's only interest is that he or she, like other residents, will be subject to the higher or lower tax.) Additionally, an "interest" does not include a stock interest of less than one percent of the company's outstanding shares.

The Code of Ethics extends the concept of prohibited interest to persons or entities with whom the member is associated. In particular, an interest of the following persons and entities is also an interest of the member: relatives (including persons related by blood or marriage to certain

degrees, and others); a business in which the member is an officer, director, employee, partner, principal, member, or owner; and a business in which member owns more than one percent of outstanding shares.

The concept of an interest in a business applies to profit and nonprofit corporations, and applies in situations in which the official action would affect a business competitor. Additionally, an interest is deemed to continue for one year after the interest has ceased. Finally, “official action” for purposes of the conflict of interest rule, includes not only legislative actions, but also administrative actions and “quasi-judicial” proceedings where the entity is acting like a judge in applying rules to the specific rights of individuals (such as a variance request or liquor license). Thus, the conflict rules apply essentially to all types of actions a member may take.

Contracts

In addition to its purchasing policies and other rules intended to secure contracts that are in the best interest of the City, the Code of Ethics prohibits various actions regarding contracts. For example, no public body member who has decision-making authority or influence over a City contract can have an interest in the contract, unless the member has complied with the disclosure and recusal rules. Further, members are not to appear before the City on behalf of other entities that hold a City contract, nor are they to solicit or accept employment from a contracting entity if it is related to the member’s action on a contract with that entity.

Gifts and Nepotism

The Code of Ethics, as well as state law, regulates the receipt of gifts. City officials and employees may not solicit or accept a present or future gift, favor, discount, service or other thing of value from a party to a City contract, or from a person seeking to influence an official action. There is an exception for the “occasional nonpecuniary gift” of \$15 or less, but this exception does not apply if the gift, no matter how small, may be associated with the official’s or employee’s official action, whether concerning a contract or some other matter. The gift ban also extends to independent contractors who may exercise official actions on behalf of the City.

The Code of Ethics also prohibits common forms of nepotism. For example, no officer, public body member, or employee shall be responsible for employment matters concerning a relative. Nor can he or she influence compensation paid to a relative, and a relative of a current officer, public body member or employee cannot be hired unless certain personnel rules are followed.

Other Ethics Rules of Interest

Like state law, Louisville’s Code of Ethics prohibits the

use of non-public information for personal or private gain. It also prohibits acts of advantage or favoritism and, in that regard, prohibits special considerations, use of employee time for personal or private reasons, and use of City vehicles or equipment, except in same manner as available to any other person (or in manner that will substantially benefit City). The City also has a “revolving door” rule that prohibits elected officials from becoming City employees either during their time in office or for two years after leaving office. These and other rules of conduct are found in Section 5-9 of the Code of Ethics.

Disclosure, Enforcement, and Advisory Opinions

The Code of Ethics requires that those holding or running for City Council file a financial disclosure statement with the City Clerk. The statement must include, among other information, the person’s employer and occupation, sources of income, and a list of business and property holdings.

The Code of Ethics provides fair and certain procedures for its enforcement. Complaints of violations may be filed with the City prosecutor; the complaint must be a detailed written and verified statement. If the complaint is against an elected or appointed official, it is forwarded to an independent judge who appoints a special, independent prosecutor for purposes of investigation and appropriate action. If against an employee, the City prosecutor will investigate the complaint and take appropriate action. In all cases, the person who is subject to the complaint is given the opportunity to provide information concerning the complaint.

Finally, the Code allows persons who are subject to the Code to request an advisory opinion if they are uncertain as to applicability of the Code to a particular situation, or as to the definition of terms used in the Code. Such requests are handled by an advisory judge, selected from a panel of independent, disinterested judges who have agreed to provide their services. This device allows persons who are subject to the Code to resolve uncertainty before acting, so that a proper course of conduct may be identified. Any person who requests and acts in accordance with an advisory opinion issued by an advisory judge is not subject to City penalty, unless material facts were omitted or misstated in the request. Advisory opinions are posted for public inspection; the advisory judge may order a delay in posting if the judge determines the delay is in the City’s best interest.

Citizens are encouraged to contact the City Clerk’s Office with any questions about the City’s Code of Ethics. A copy of the Code is available at the City’s website (www.LouisvilleCO.gov) and also from the Offices of the City Manager and City Clerk.

Other Laws on Citizen Participation in Government

Preceding sections of this pamphlet describe Louisville's own practices intended to further citizen participation in government. Those practices are generally intended to further dissemination of information and participation in the governing process. Some other laws of interest regarding citizen participation include:

Initiative and Referendum

The right to petition for municipal legislation is reserved to the citizens by the Colorado Constitution and the City Charter. An initiative is a petition for legislation brought directly by the citizens; a referendum is a petition brought by the citizens to refer to the voters a piece of legislation that has been approved by the City Council. In addition to these two petitioning procedures, the City Council may refer matters directly to the voters in the absence of any petition. Initiative and referendum petitions must concern municipal legislation—as opposed to administrative or other non-legislative matters. By law the City Clerk is the official responsible for many of the activities related to a petition process, such as approval of the petition forms, review of the signed petitions, and consideration of protests and other matters. There are minimum signature requirements for petitions to be moved to the ballot; in Louisville, an initiative petition must be signed by at least five percent of the total number of registered electors. A referendum petition must be signed by at least two and one-half percent of the registered electors.

Public Hearings

In addition to the opportunity afforded at each regular City Council meeting to comment on items not on the agenda, most City Council actions provide opportunity for public comment through a public hearing process. For example, the City Charter provides that a public hearing shall be held on every ordinance before its adoption. This includes opportunities for public comment prior to initial City Council discussion of the ordinance, as well as after Council's initial discussion but before action. Many actions of the City are required to be taken by ordinance, and thus this device allows for citizen public hearing comments on matters ranging from zoning ordinances to ordinances establishing offenses that are subject to enforcement through the municipal court.

Additionally, federal, state, and/or local law requires a public hearing on a number of matters irrespective of whether an ordinance is involved. For example, a public hearing is held on the City budget, the City Comprehensive Plan and similar plans, and a variety of site-specific or person-specific activities, such as annexations of land into the city, rezonings, special use permits, variances, and new

liquor licenses. Anyone may provide comments during these hearings.

Public Records

Access to public records is an important aspect of citizen participation in government. Louisville follows the Colorado Open Records Act (CORA) and the additional public records provisions in the City Charter. In particular, the Charter promotes the liberal construction of public records law, so as to promote the prompt disclosure of City records to citizens at no cost or no greater cost than the actual costs to the City.

The City Clerk is the custodian of the City's public records, except for financial, personnel, and police records which are handled, respectively, by the Finance, Human Resources, and Police Departments. The City maintains a public policy on access to public records, which include a records request form, a statement of fees, and other guidelines. No fee is charged for the inspection of records. No fee is charged for locating or making records available for copying, except in cases of voluminous requests or dated records, or when the time spent in locating records exceeds two hours. No fees are charged for the first 25 copies requested or for electronic records.

Many records, particularly those related to agenda items for City Council and current Board and Commission meetings, are available directly on the City's website (www.LouisvilleCO.gov). In addition to posting agenda-related material, the City maintains communication files for the City Council and Planning Commission. These are available for public inspection at the City Clerk's Office, 749 Main Street.

CORA lists the categories of public records that are not generally open to public inspection. These include, for example, certain personnel records and information, financial and other information about users of city facilities, privileged information, medical records, letters of reference, and other items listed in detail in CORA. When public records are not made available, the custodian will specifically advise the requestor of the reason.

Citizens are encouraged to review the City's website (www.LouisvilleCo.gov) for information, and to contact the City with any questions regarding City records.

Public Involvement Policy

Public participation is an essential element of the City's representative form of government. To promote effective public participation City officials, advisory board members, staff and participants should all observe the following guiding principles, roles and responsibilities:

Guiding Principles for Public Involvement

Inclusive not Exclusive - Everyone's participation is

welcome. Anyone with a known interest in the issue will be identified, invited and encouraged to be involved early in the process.

Voluntary Participation - The process will seek the support of those participants willing to invest the time necessary to make it work.

Purpose Driven - The process will be clearly linked to when and how decisions are made. These links will be communicated to participants.

Time, Financial and Legal Constraints - The process will operate within an appropriate time frame and budget and observe existing legal and regulatory requirements.

Communication - The process and its progress will be communicated to participants and the community at-large using appropriate methods and technologies.

Adaptability - The process will be adaptable so that the level of public involvement is reflective of the magnitude of the issue and the needs of the participants.

Access to Information - The process will provide participants with timely access to all relevant information in an understandable and user-friendly way. Education and training requirements will be considered.

Access to Decision Making - The process will give participants the opportunity to influence decision making.

Respect for Diverse Interests - The process will foster respect for the diverse values, interests and knowledge of those involved.

Accountability - The process will reflect that participants are accountable to both their constituents and to the success of the process.

Evaluation - The success and results of the process will be measured and evaluated.

Roles and Responsibilities - City Council

City Council is ultimately responsible to all the citizens of Louisville and must weigh each of its decisions accordingly. Councilors are responsible to their local constituents under the ward system; however they must carefully consider the concerns expressed by all parties. Council must ultimately meet the needs of the entire community—including current and future generations—and act in the best interests of the City as a whole.

During its review and decision-making process, Council has an obligation to recognize the efforts and activities that have preceded its deliberations. Council should have regard for the public involvement processes that have been completed in support or opposition of projects.

Roles and Responsibilities - City Staff and Advisory Boards

The City should be designed and run to meet the needs and priorities of its citizens. Staff and advisory boards must ensure that the Guiding Principles direct their work. In addition to the responsibilities established by the Guiding

Principles, staff and advisory boards are responsible for:

- ensuring that decisions and recommendations reflect the needs and desires of the community as a whole;
- pursuing public involvement with a positive spirit because it helps clarify those needs and desires and also adds value to projects;
- fostering long-term relationships based on respect and trust in all public involvement activities;
- encouraging positive working partnerships;
- ensuring that no participant or group is marginalized or ignored;
- drawing out the silent majority, the voiceless and the disempowered; and being familiar with a variety of public involvement techniques and the strengths and weaknesses of various approaches.

All Participants

The public is also accountable for the public involvement process and for the results it produces. All parties (including Council, advisory boards, staff, proponents, opponents and the public) are responsible for:

- working within the process in a cooperative and civil manner;
- focusing on real issues and not on furthering personal agendas;
- balancing personal concerns with the needs of the community as a whole;
- having realistic expectations;
- participating openly, honestly and constructively, offering ideas, suggestions and alternatives;
- listening carefully and actively considering everyone's perspectives;
- identifying their concerns and issues early in the process;
- providing their names and contact information if they want direct feedback;
- remembering that no single voice is more important than all others, and that there are diverse opinions to be considered;
- making every effort to work within the project schedule and if this is not possible, discussing this with the proponent without delay;
- recognizing that process schedules may be constrained by external factors such as limited funding, broader project schedules or legislative requirements;
- accepting some responsibility for keeping themselves aware of current issues, making others aware of project activities and soliciting their involvement and input; and
- considering that the quality of the outcome and how that outcome is achieved are both important.

This pamphlet is prepared pursuant to the Home Rule Charter of the City of Louisville.

This is a compilation of Articles 4 and 5 of the Charter of the City of Louisville and is available at all times in the City Clerk's Office, 749 Main Street, Louisville, Colorado, and on the City's web site at www.LouisvilleCO.gov.

This pamphlet is also provided to every member of a public body (board or commission) at that body's first meeting each year.

Memorandum

To: Rob Zuccaro, Planning & Building Safety Department Director
From: Allan Gill, RLA, and Park's Project Manager
Date: December 2, 2016
Re: Clementine Subdivision Redevelopment, Preliminary PUD

The Parks & Recreation Department has reviewed the Clementine Subdivision Redevelopment; Preliminary PUD dated September 1, 2016 and has the following comments:

Summary:

The applicant is proposing to provide enhanced landscaping and a trail (from Lock Street to the northern edge of the clementine Development) as a public benefit in addition to maintenance on an undeveloped City owned parcel of land adjacent to the east side of the development located at 301-333 East Street. In return the applicants are asking to use a portion of the area for stormwater detention. As some stormwater detention basins tend to be very noticeable as a fairly deep hole the proposed detention area would be about a twelve to eighteen inches in depth.

The triangular shaped parcel is approximately 1.4 acres +/- in size and is identified as "Parks" in the Parks, Recreation, Open Space and Trails (PROST) master plan. Typically public land cannot be used for permanent, private purposes. In this instance the applicants are proposing what they believe is a win / win situation.

Currently the City owned parcel of land is undeveloped and does not have high Recreation or Parks value as the parcel is too small to be developed and maintained for active Park or Recreation purposes and the triangular shape further limits what the parcel can be used for.

Pros:

1. A constructive use of a 'remnant parcel' of land.
2. Enhanced landscaping would serve as a more aesthetically pleasing gateway to the City.
3. Construction of the trail to Lock Street where an existing two track can be accessed to connect to the Coal Creek Trail which provides safe pedestrian access to Community Park without crossing the railroad tracks.
4. Detention could be sized to accommodate runoff not only from the Clementine Subdivision but for the areas to the north as well as paving the way for redevelopment in those areas.

Cons:

1. Use of the parcel for detention provides limited benefit to the general public.
2. Private use of public land is typically not allowed.
3. The City has encountered problems in the past when dealing with HOA's that become unresponsive or defunct over time resulting in substandard maintenance or the City, by default assuming maintenance responsibility.
4. City maintenance standards may be difficult to enforce.

Park and Recreation Department staff supports **conditional** use of the City owned parcel of land as proposed and subject to the applicant addressing the following:

1. The parcel of land requires an appraisal at the applicant's expense to determine market value. Improvements and benefit provided by the applicants to the City would need to meet or exceed market value.
2. The applicants or their designee will be responsible for maintenance of the City owned parcel of land and trail which meets City standards in perpetuity including any and all improvements.
3. The trail connection to the Coal Creek trail as shown on sheet A1.0 (existing two-track road south of Lock Street) would need to be constructed as part of the project and at applicant's expense.
4. The applicant in conjunction with the City shall explore funding options such as placing funds in escrow or other options to improve the walk along the west side of East Street from the development north to Pine Street. Improvements will meet or exceed both Americans with Disabilities Act (ADA) and City requirements as the current walk is only three feet wide in places.
5. Public Works in their written comments recommended that detention on the City owned parcel of land would be sized to accommodate not only the Clementine subdivision but also as much area to the north as possible.
6. If the applicant cannot or will not agree to these conditions, staff recommends that the applicant address detention requirements without the use of publically owned land or explore purchasing the parcel from the City.

Staff recommendations are subject to review and comment by the Parks and Public Landscape Advisory board (Parks Board) and the Open Space Advisory Board (OSAB).

Parks Board concurs with staff recommendations on comment #1 Yes No
Parks Board Comments:

Parks Board concurs with staff recommendations on comment #2 Yes No
Parks Board Comments:

Parks Board concurs with staff recommendations on comment #3 Yes No
Parks Board Comments:

Parks Board concurs with staff recommendations on comment #4 Yes No
Parks Board Comments:

Parks Board concurs with Public Works recommendations on comment #5 Yes No
Parks Board Comments:

Parks Board concurs with staff recommendations on comment #6 Yes No
Parks Board Comments:

Parks Board recommends the following with regard to the Clementine Subdivision Preliminary PUD and Plat.

CLEMENTINE SUBDIVISION REDEVELOPMENT LOUISVILLE, CO 80027

**PRELIMINARY PUD SUBMITTAL
SEPTEMBER 1, 2016**



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

**CLEMENTINE SUBDIVISION
REDEVELOPMENT
LOUISVILLE, CO 80027**

PRELIMINARY
PUD

**PROJECT # 1553
DATE: 4/16
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:**

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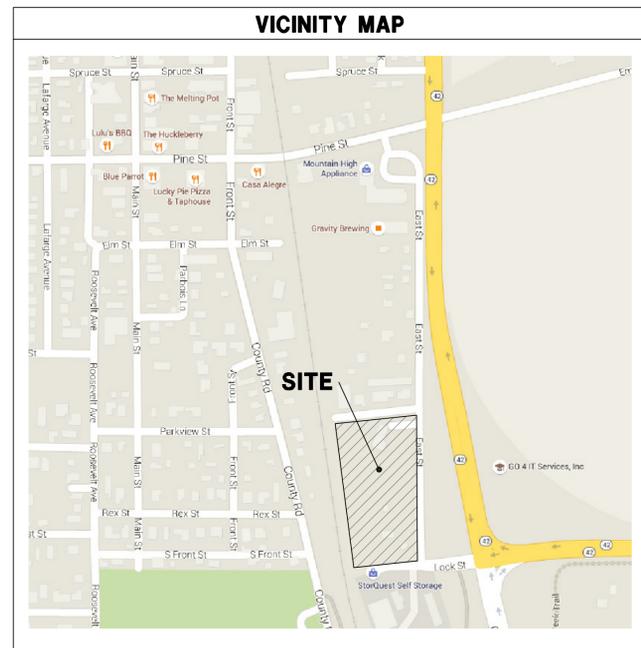
**COVER SHEET
PROJECT DATA
SIG BLOCKS**

Sheet
A0.1
of Sheets

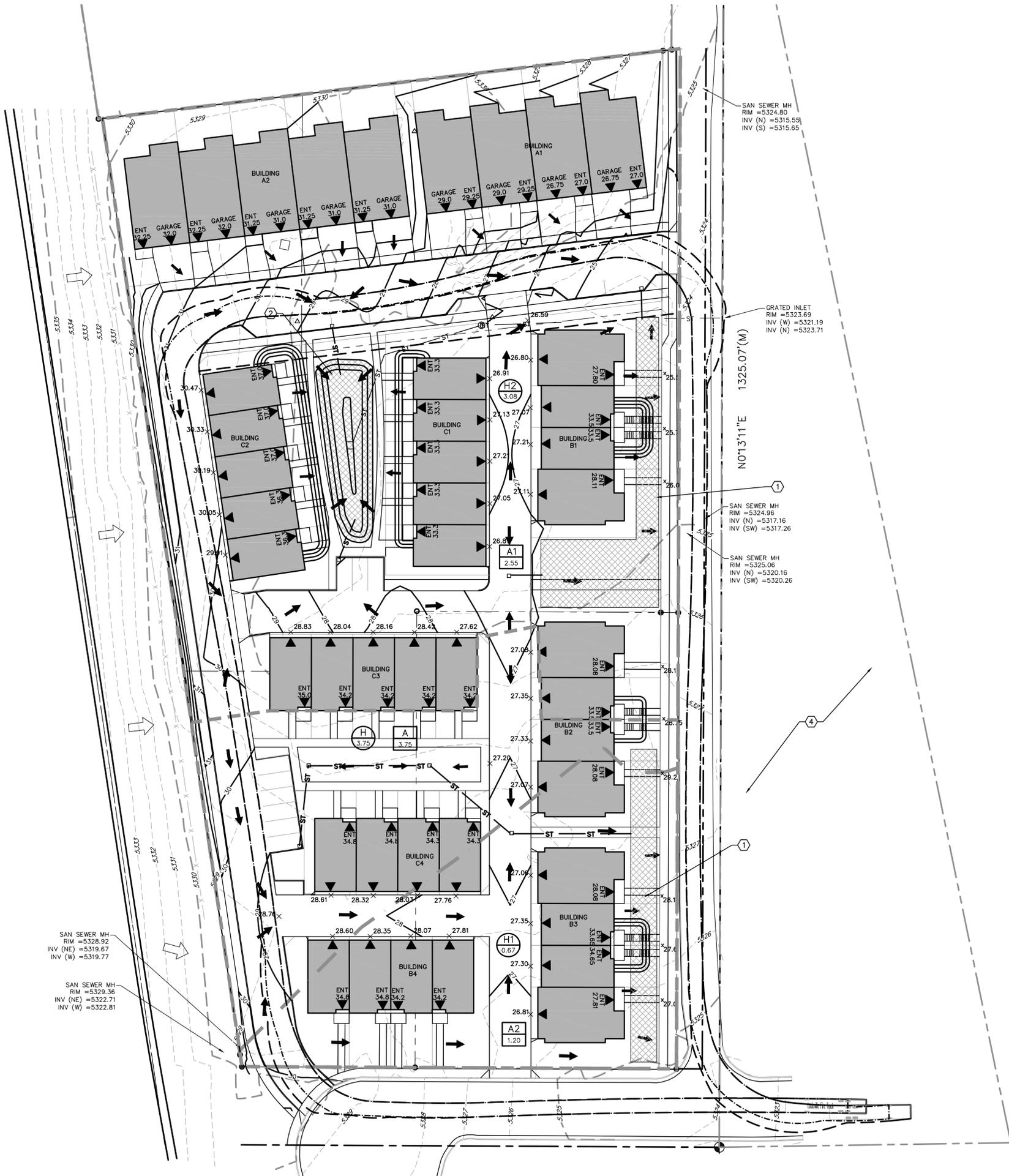
PROJECT DIRECTORY	
OWNER	LOUISVILLE GATEWAY, LLC PO Box 270067 Louisville, CO 80027 Mike Eisenstein (310) 488-0737 Mike Jones (303) 995-3900
ARCHITECT/PLANNER	Harttront Associates, p.c. 950 Spruce Street, #2A, Louisville, CO 80027 (303) 673-9304 / Fax (303) 673-9319 Contact: J. Erik Harttront, AIA Email: erik@hapcdesign.com
CIVIL ENGINEER	Scott Cox & Associates, Inc. 1530 55th Street, Boulder, CO 80303 (303) 444-3051 / Fax (303) 444-3387 Contact: Don Ash Email: ash@scottcox.com

SHEET INDEX	
SHEET	DESCRIPTION
A0.1	Cover Sheet, Signature Blocks, Project Data
1	ALTA Survey
CIVIL	
C1.01	PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL PLAN
C1.02	PRELIMINARY UTILITY PLAN
C1.03	PRELIMINARY TRUCK TURNING ANALYSIS
ARCHITECTURAL	
A1.1	CONTEXTUAL SITE PLAN
A1.2	PUD PLAN & LANDSCAPE PLAN

PROJECT DATA			
PROJECT LOCATION:	301-333 EAST ST.		
LEGAL DESCRIPTION:	LOTS 1A, 1B, AND 1C CLEMENTINE SUBDIVISION FILING 2, AND LOT 2 CLEMENTINE SUBDIVISION LOCATED IN SE 1/4, SE 1/4 SECTION, T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO		
PROJECT DESCRIPTION:	THIS PROPOSED PRELIMINARY PUD INCLUDES REDEVELOPMENT OF APPROXIMATELY 3.7 ACRES. NEW CONSTRUCTION INCLUDES (44) TOWNHOMES ALONG WITH COMMON AREAS.		
ZONING:	RM (RESIDENTIAL MEDIUM DENSITY WHICH PRIMARILY PERMITS TOWNHOUSE DENSITIES)		
PROPOSED USE:	MULTI-UNIT DWELLINGS		
OVERLAYS?	NO		
TOTAL LAND AREA	# OF D.U.'s	DENSITY	
3.7 ACRES (160,705 SF)	44*	11.9 D.U./ACRE	
TOTAL BLD'G COVERAGE OF SUBDIVISION:	56,250 SF = 35% OF TOTAL LAND AREA		
TOTAL OPEN SPACE OF SUBDIVISION:	64,011 SF = 40% OF TOTAL LAND AREA		
*NOTE: @3,500SF MIN PER D.U. PER 17.12.040 FOR RM DISTRICTS, 46 UNITS WOULD BE ALLOWED			
PUD YARD & BULK REQUIREMENTS			
	Clementine North	Clementine Perimeter	Clementine Central District
Building Type:	A	B	C
Min. Lot Area	3,140 SF	1,775 SF	1,440 SF
Min. Lot Width	32'	24'	24'
Max. Lot Coverage	65% ²	70% ²	85% ²
Max. Footprint	1,875 SF	1,625 SF	1,200 SF
Maximum Height	35'	35'	35'
Building Setbacks			
Front Yard			
To Private Drive	15' to porch		
To Common Open Space			10'
To Public ROW		20'	
Rear Yard	15'		
To Private Drive		2'	2'
Side Yard			
Between Units	0' ¹	0' ¹	0' ¹
Abutting Public ROW	7'	10'	
Abutting Private Drive			5'
Abutting Commons		5'	
Parking Requirements			
Parking Required per D.U.	2	2	2
Parking Provided per D.U.	2	2	2
Note: Using Louisville Mixed Use Standards for guest parking, 1 space per 8 dwelling units to be provided.			
Guest Parking Required:			
(site-wide)	44 D.U. / 8 = 6		
Guest Parking Provided:			
(site-wide)	16*		
*This does not include two spaces per D.U. provided in the driveways of the D.U.'s of Buildings A1 & A2			
NOTES			
1. IF FEE SIMPLE LOTS ARE CREATED WITHIN BLD'GS, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.			
2. ON SITE OPEN SPACE IS AGGREGATED IN COMMON AREAS & OVERALL BUILDING COVERAGE FOR THIS SUBDIVISION SHALL NOT BE GREATER THAN 35%			



SIGNATURE BLOCKS		
<p>OWNERSHIP SIGNATURE BLOCK</p> <p>By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ___ day of _____, 20__.</p> <p>Owner Name and Signature _____</p> <p>Notary Name (print) _____ (Notary Seal)</p> <p>Notary Signature _____</p> <p>My Commission Expires _____</p>	<p>CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)</p> <p>I hereby certify that this instrument was filed in my office at _____ o'clock, ____ M., this ___ day of _____, 20__, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.</p> <p>Clerk & Recorder _____</p> <p>Deputy _____</p>	<p>PLANNING COMMISSION CERTIFICATE</p> <p>Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.</p> <p>Resolution No. _____, Series _____</p> <p>CITY COUNCIL CERTIFICATE</p> <p>Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.</p> <p>Resolution No. _____, Series _____</p> <p>Mayor Signature _____ (City Seal)</p> <p>City Clerk Signature _____</p>



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
ADD 5300 TO ALL CONTOURS
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
- PROPOSED SPOT ELEVATION
ADD 5200 TO ALL SPOT ELEVATIONS
- EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY (HISTORIC)
- PROPOSED BASIN BOUNDARY
- SUB-BASIN DESIGNATION (HISTORIC)
- AREA IN ACRES
- PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES
- PROPOSED DETENTION
- PROPOSED STORM SEWER W/MANHOLE

KEYED NOTES ①

1. PROPOSED UNDERGROUND DETENTION.
2. PROPOSED ABOVE GROUND DETENTION.
3. PROPOSED STORM SEWER.
4. EXPLORE OPTION FOR OFF-SITE DETENTION AT CITY OWNED PROPERTY EAST OF EAST STREET. SUBJECT TO NEGOTIATIONS WITH THE CITY OF LOUISVILLE.

GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 08013C0582J, MAP REVISED DECEMBER 18, 2012.
4. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX AND ASSOCIATES ON 10/6/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
7. IF REQUIRED, ALL APPLICABLE CITY AND/OR STATE PERMITS PERTAINING TO THE DISCHARGE OF GROUNDWATER MUST BE OBTAINED PRIOR TO PREPARATION OF BUILDING PERMIT PLANS.

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers & surveyors
 1530 15th Street, Boulder, Colorado 80502
 (303) 444-3001
 JOB NO. 15537B DRAWING NO. 15537B-1
 9/1/16

**CLEMENTINE SUBDIVISION
 REDEVELOPMENT
 LOUISVILLE, CO 80027**

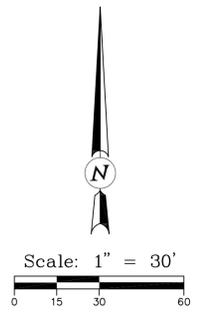
PRELIMINARY
 PLAN

PROJECT # 15537B
 DATE 9/1/16
 DRAWN BY: MRF
 CHECKED BY: DPA
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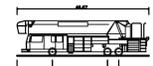
**PRELIMINARY
 GRADING,
 DRAINAGE, AND
 EROSION
 CONTROL PLAN**

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 1 of 3 Sheets





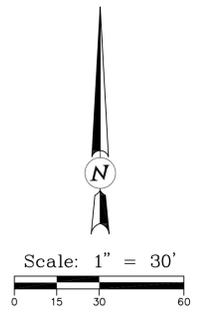
LEGEND



Louisville Fire Truck	
Overall Length	46.670ft
Overall Width	8.000ft
Overall Body Height	14.605ft
Min. Body Ground Clearance	0.176ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

OUTLINE OF WHEEL TRACK

OUTLINE OF BODY TRACK



**CLEMENTINE SUBDIVISION
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PRELIMINARY
 TURNING
 ANALYSIS

Sheet

C1.03

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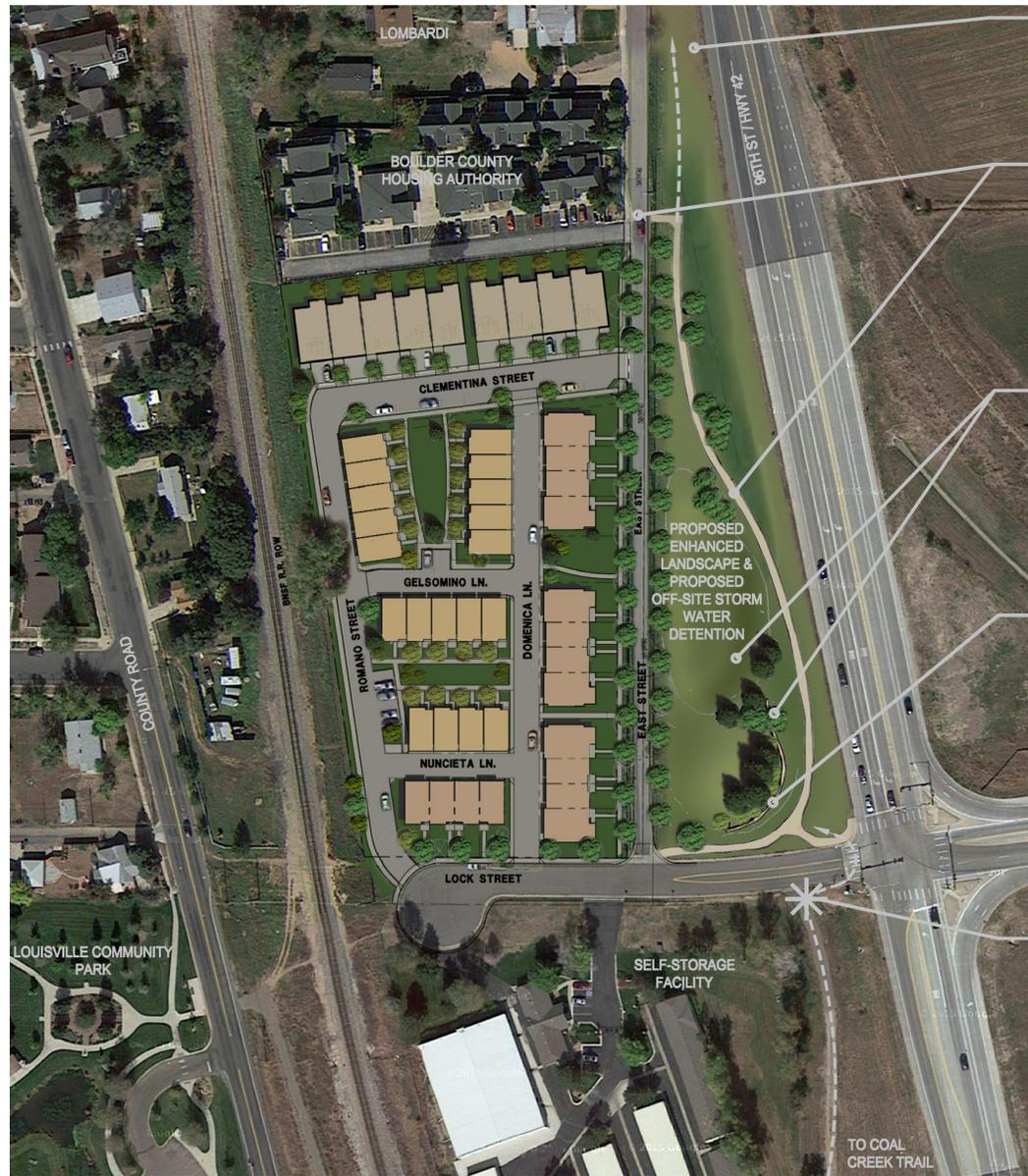
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CONTEXTUAL
PUD PLANS

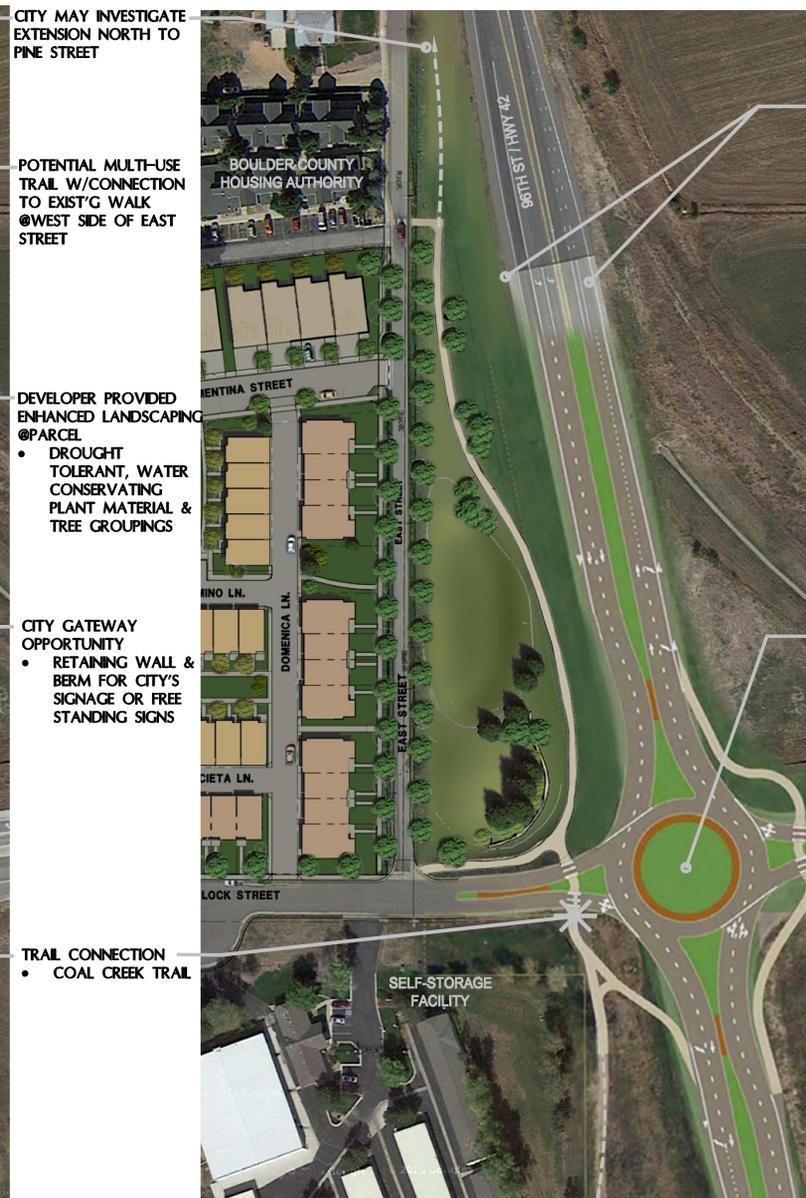
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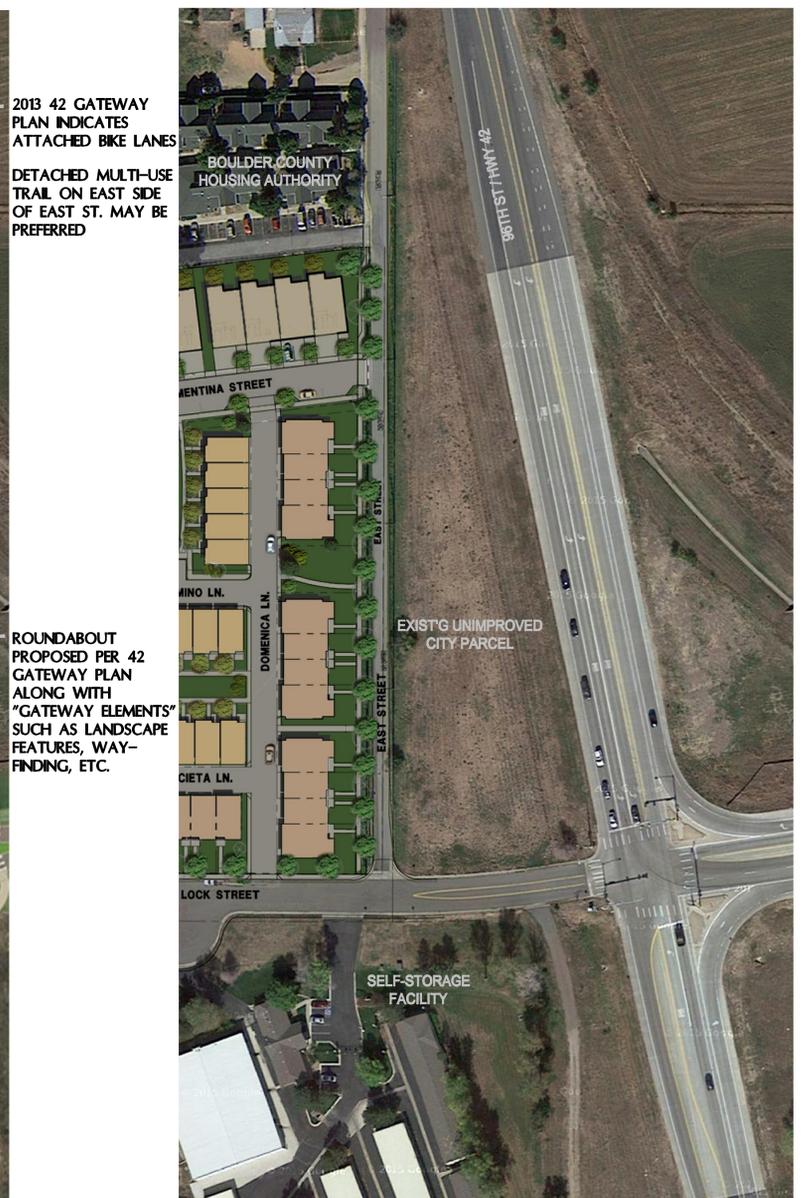
5 of Sheets



PROPOSED REDEVELOPMENT W/IMPROVEMENTS TO ADJACENT PROPERTY



PROPOSED REDEVELOPMENT SHOWN
W/FUTURE ROUNDABOUT



PROPOSED REDEVELOPMENT SHOWN W/EXIST'G
CONDITIONS AT ADJACENT CITY PROPERTY





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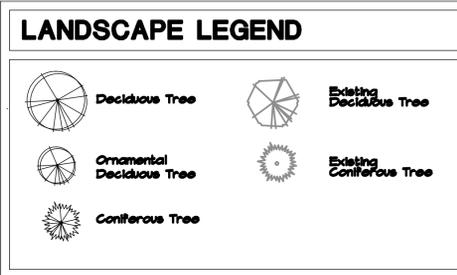
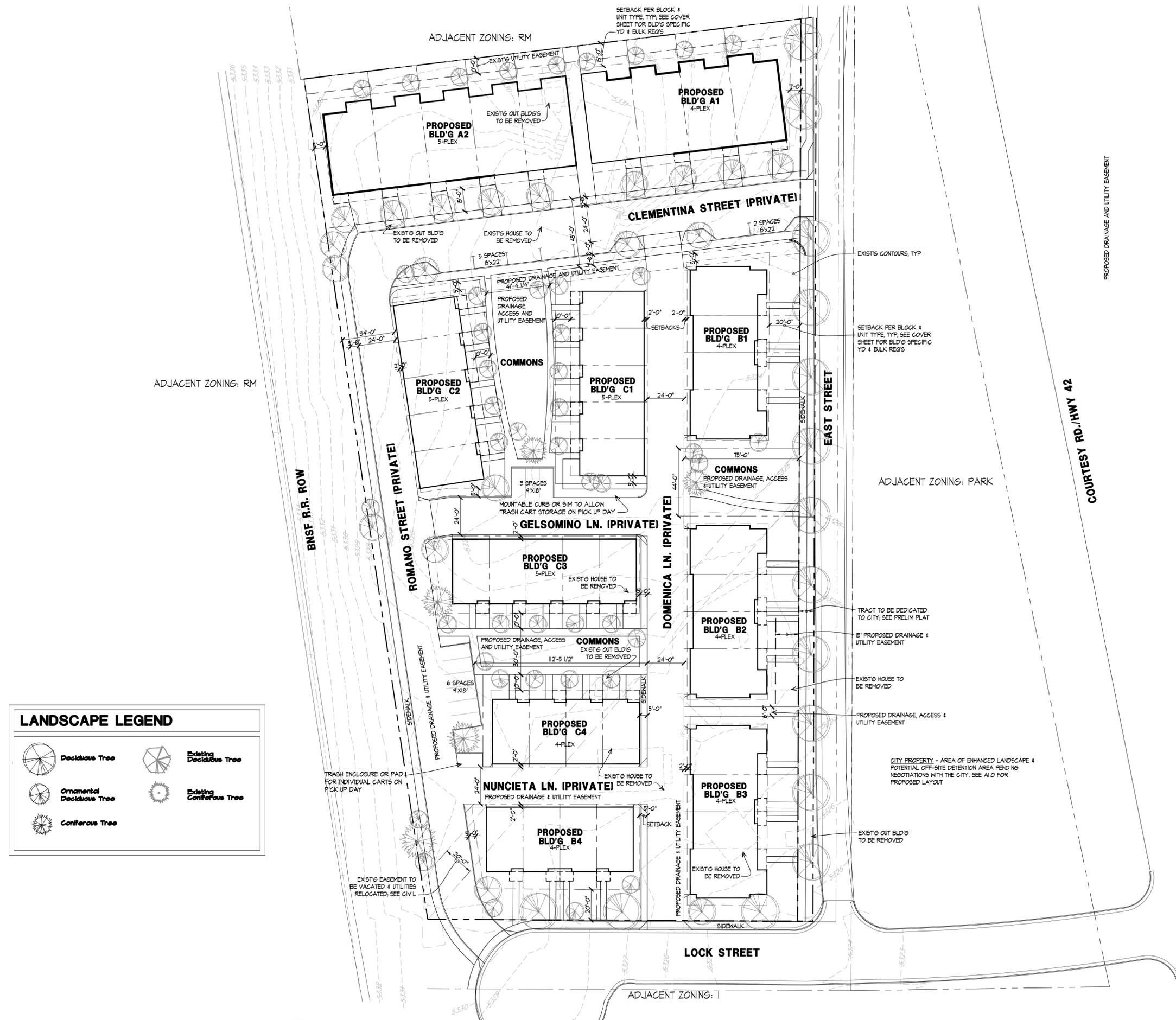
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PUD PLAN

Sheet

A1.1

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A1 PUD PLAN
A1.1 1" = 30'-0"

