

**CITY OF LOVELAND
PLANNING COMMISSION MINUTES
February 11, 2019**

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on January 28, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Hammond, Hitchcock, Molloy, and Peterson. Members absent: Commissioners Fleischer, Hovland, and Tygesen. City Staff present: Robert Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, Planning Commission Secretary.

These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>

CITIZEN REPORTS

There were no citizen reports.

CURRENT PLANNING UPDATES

1. **Robert Paulsen, Current Planning Manager**, requested that the 2018 Current Planning Report, which is on tonight's agenda, be moved to the next meeting. Some of the data requires revising before it is ready to be presented.
2. **Mr. Paulsen** reviewed the agenda scheduled for the Monday, February 25th Planning Commission meeting:
 - i. Boards and Commissions Survey Results – Steve Adams
 - ii. Foundry Parking Garage Art Memo
 - iii. Village Cooperative - Public Hearing
 - iv. Animal Husbandry Introduction
3. **Mr. Paulsen** distributed a Greeley Tribune article entitled "A Look at the Ambitious Housing Plan Greeley is Considering". Commissioners discussed raw water costs and its impact on the cost of housing. Mr. Paulsen explained that under the new Unified Development Code (UDC), the Planning Commission will see fewer development applications for review; however, the Planning Commission may become more proactive in policy related matters which can be recommended to the City Council.

CITY ATTORNEY'S OFFICE UPDATES

Laurie Stirman, Assistant City Attorney, noted that she will be providing a brief training session during the study session immediately following the February 25th Planning Commission meeting.

As part of the City's goals, City Attorney staff will be addressing all boards and commissions regarding open meetings, conflicts of interest, and the role of the Planning Commission.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

Commissioner Hitchcock mentioned that since he will be serving as a backup hearing officer for the Zoning Board of Adjustments (ZBA), he would like to attend the next hearing for a better understanding of the process.

APPROVAL OF THE MINUTES

Commissioner Bears made a motion to approve the January 28, 2019 minutes; upon a second from Commissioner Hammond, the minutes were approved, with Commissioner Hitchcock abstaining.

CONSENT AGENDA

There were no items scheduled on the Consent Agenda

REGULAR AGENDA

1. 2019 Comp Plan Amendments – Jennifer Hewett-Apperson

Project Description: Create Loveland, the comprehensive plan for the City of Loveland, is a living document and the Annual Update is a key strategy for keeping the Plan up-to-date. Being up to date means that the Plan is in line with current realities and that the Policies are relevant to the current conditions. Annual updates also improve implementation opportunities by better reflecting current conditions. For 2019, the amendments focus on ensuring that the plan is consistent with the recently adopted Unified Development Code (UDC) by increasing maximum allowable density in several Future Land Use Map categories to reflect density increases permissible under the Complete Neighborhood and Enhanced Corridor Overlay Zone standards specified in the UDC. Additionally, Table 2-2 amendments remove obsolete plans and add new plans. This amendment package does not include any map changes since there were not any zoning changes in 2018 that required map amendments. There have been no key issues identified with this request; and, City staff agree with the updates.

Commissioner McFall opened the public hearing at 6:49 p.m.

Jennifer Hewett-Apperson, Strategic Planning, presented proposed amendments to Create Loveland, the comprehensive plan for the City of Loveland. She explained that the Loveland

Comprehensive Plan is an advisory plan, and the proposed administrative changes focus on ensuring that the plan is updated and relevant. Proposed Table 2-2 amendments will remove obsolete plans and replace with new plans.

Ms. Hewett-Apperson explained that other proposed amendments relate to the Complete Neighborhood and Enhanced Corridor Overlay Zone standards specified within the Unified Development Code (UDC). The amendments are necessary because the UDC now allows for increased density when certain criteria are met. Furthermore, future Land Use Map categories permitting residential uses require amendments to reflect maximum density permitted in underlying zoning districts.

CITIZEN COMMENTS:

There were no public comments.

Commissioner McFall closed the public hearing at 6:54 p.m.

COMMISSIONER COMMENTS:

There were no commissioner questions.

Commissioner Molloy moved to recommend that the City Council approve the update and amendments to the City of Loveland 2016 comprehensive master plan known as CreateLoveland. Commissioner Hitchcock seconded the motion.

The motion was unanimously approved.

2. Planning Commission Accomplishments in 2018 and Goals for 2019 – Robert Paulsen

Robert Paulsen presented the Planning Commission a list of proposed Accomplishments and Goals for their consideration. He emphasized that once adopted, the goals will help in establishing Commission agendas and other scheduled activities over the course 2019; the goals will provide staff with information on Commission priorities. Commissioners were asked to review the items listed and modify the lists as they wish.

Mr. Paulsen spoke of the upcoming Boards and Commissions yearly meeting, which the Planning Commission chairman and vice-chair may be asked to present at. Although the format of the upcoming meeting is unknown, it would be beneficial for commission members to compile a list of accomplishments in 2018 and goals for 2019.

COMMISSIONER COMMENTS:

- **Commissioner Molloy** mentioned that the biggest accomplishment for the year was the completion of the UDC. He shared that it would be good to present to the other boards and commissions the amount of work that went into this.
- **Commissioner Hitchcock** agreed that the work on the UDC would be a great topic to present at the meeting. He would also like to include the number of all study sessions that contributed to the development of the UDC, instead of just last year's count.
- **Commissioner McFall** stated that he would like to highlight more of the details of the work that went into the UDC. He added that he would like to further discuss the goals and accomplishments at the March 11, 2019 Planning Commission meeting.
- **Commissioner Hammond** stated that it is important to identify what the top three most important goals of the commission would be for 2019, so they can focus on achieving those. He expressed interest in understanding the plan for the Highway 402 corridor. **Mr. Hammond** would also like to know what collaborating with government entities would look like. **Mr. Paulsen** stated that this is something that commissioners would need to define.
- **Commissioner McFall** added that the development of Highway 402 is very important to him and he would like to hear the plans for improvement of the look in that area.

Mr. Paulsen emphasized that this is a list that needs to be created by the Planning Commissioners. He can provide further comment or direction on how to achieve those goals.

3. Development Services Report for 2018

Commissioner Hitchcock made a motion to move this agenda item to the next meeting on February 25th. Upon a second by Commissioner Hammond, the motion was unanimously adopted.

ADJOURNMENT

Commissioner Hammond made a motion to adjourn. Upon a second by Commissioner Bears, the motion was unanimously adopted.

ADJOURNMENT

Commissioner Bears made a motion to adjourn. Upon a second by Commissioner Fleischer, the motion was unanimously adopted.

Commissioner McFall adjourned the meeting at 7:11 p.m.

Approved by:



Patrick McFall, Planning Commission Chair



Lisa Rye, Planning Commission Secretary