

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
December 9, 2019**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on December 9, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Fleischer, Hovland, Peterson, Tygesen, Devlin, Eckman, and Weinberg. Members absent: None. City Staff present: Robert Paulsen. Current Planning: 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**, announced that the City Council has reappointed Commissioners Michael Bears and Rico Devlin to the Planning Commission. Mr. Paulsen also introduced new Planning Commissioners Yaron Weinberg and Paul Eckman. Commissioner Weinberg stated that he has been in the United States for over ten years and has a local business in Loveland. He has been interested in joining the Planning Commission for quite some time. He has been very involved in local elections and is happy to be serving on the Planning Commission. Commissioner Eckman introduced himself as a lawyer who practiced law with the Fort Collins City Attorney's office from 1980 – 2015 mostly dealing with land use, as well as planning and zoning matters, and is hoping to be of service to the Commission. Mr. Paulsen added that he is excited to have a full commission as there have been vacant seats for several months.
2. **Mr. Paulsen** introduced Savannah Benedick-Welch as a new Strategic Planner for the City of Loveland. Savannah stated that she previously worked for Larimer County for 6 years as a Land Use Planner, and previously for small community in Kansas. Her experience has given her a diverse background in planning and she added that she is excited to be working for the City of Loveland.
3. **Mr. Paulsen** shared that there will be a Planning Commission special meeting next Monday, December 16<sup>th</sup> at 6:30 p.m. The public hearing for the East Loveland Industrial 23<sup>rd</sup> Subdivision Rezone, previously scheduled for November 25<sup>th</sup> was canceled due to weather, will be presented to the Commission at that meeting. Dave Klockeman of the City's Public Works Department will also provide a Connect Loveland update, which is the transportation component of the City's comprehensive plan. Mr. Paulsen added that the new

Commissioner's orientation session will be after the first of the year as he will be on vacation during the latter portion of December.

4. **Mr. Paulsen** stated that the Planning Commission Appreciation Dinner was held prior to the meeting tonight. He thanked Commissioners for their service this year and wished them all a Happy Holiday season.

#### **CITY ATTORNEY'S OFFICE UPDATE**

**Laurie Stirman**, Assistant City Attorney, noted there is nothing to report.

#### **COMMITTEE REPORTS**

There were no committee reports.

#### **COMMISSIONER COMMENTS**

**Commissioner McFall** welcomed Commissioners Eckman and Weinberg and stated that they will both bring great knowledge to the Planning Commission and the citizens of Loveland will benefit.

#### **APPROVAL OF THE MINUTES**

*Commissioner Bears made a motion to approve the October 28, 2019 minutes; upon a second from Commissioner Fleisher, the minutes were approved unanimously.*

#### **CONSENT AGENDA**

##### **1. Grace Church - Public Hearing – Rezoning**

This is a request to rezone a 0.3-acre property in southeast Loveland from R3 – High Density Residential District to MAC – Mixed Use Activity Center. The subject property is a portion of Tract D of the Hendrick's first Addition and is located near the intersection of 19<sup>th</sup> Street and S. Cleveland Avenue. A rezoning request requires a public hearing by the Planning Commission followed by a recommendation that is forwarded to the City Council for final action.

The subject property has been purchased from the Derby Hill Baptist Church, by the Loveland Housing Authority, in order to facilitate development of an affordable housing project. Incorporation of the 0.3-acre property into the larger development site helps to overcome site design challenges associated with grade changes. The purpose of the zone change request is to

establish a consistent zoning on the Housing Authority's property and facilitate a development project consisting of single and multi-family homes.

Based on applicable City policies and code provisions, the Commission's role is to conduct a public hearing and determine if the requested zoning is compatible with surrounding zoning and development, and consistent with applicable policies of the Comprehensive Plan (Create Loveland). Staff supports the requested zone change.

**Commissioner Devlin** announced to the Commission that he helped facilitate the acquisition of this land by Loveland Housing Authority (LHA). He does not have any further financial interest in this project. LHA is an ongoing client of his, but he stated that he believes he can vote and take part in the Commission's discussion without bias. He added that he is willing to abstain if needed.

**Laurie Stirman, Assistant City Attorney**, stated that if there are any concerns, she would welcome anyone to raise those; otherwise, the Commission may move forward on the consent item.

**Commissioner McFall** asked if there were any public, staff, or commissioner requests to remove this item from the consent agenda. There were no responses.

*Commissioner Bears moved to approve the Consent Agenda consisting of Grace Church Rezoning. Commissioner Hovland seconded the motion and it was unanimously approved.*

## 2. Regular Agenda South East Elementary School

**Project Description:** The Poudre School District (PSD) is proposing to develop a new elementary school on a 15-acre site in northeast Loveland. The site is located near the intersection of Fairgrounds Avenue and County Road 30. The school will serve the southeast portion of their district. State Statutes require that new school facilities undergo a location and extent review with the local planning commission.

The first portion of the location and extent process occurred in June of 2016 when PSD first acquired the property and provided a presentation to the Planning Commission. The Commission raised no objections to the site location. Now, a site plan has been prepared and PSD will entertain comments from the Planning Commission regarding the development plans. While the Commission has no direct authority over the design of the project, the Commission may request a meeting with PSD School Board if concerns are identified. Staff has been reviewing the school plans and has not identified any issues of concern.

**Kerri Burchett, Principal Planner**, provided for the Commission a presentation, which gave an overview of the project, as well as the purpose of location and extent review. **Ms. Burchett** stated that PSD purchased 15 acres of property for a new elementary school as the school district was experiencing tremendous growth from Timnath and Windsor. A map of the PSD boundary was shown, which includes a portion of property within Northeast Loveland. **Ms. Burchett**

stated that construction of the school was to be funded by bonds approved in 2018, and legal proceedings delayed project at the time. The district is now ready to move forward with a Site Development Plan, which is currently being reviewed by the City, with a focus on infrastructure plans.

**Brendan Willits, PSD Planning Manager**, provided a timeline for the Commission which includes the hiring of a principal, the creation of a school naming committee, with the start of construction scheduled for 2020. He added that the school is tentatively scheduled to open in the fall of 2021. The school building is approximately 75,000 square feet. It will be built for Pre-K through 5<sup>th</sup> Grade with a maximum capacity of 600 students. Mr. Willits shared that the architect selected for the project is Hord, Coplan, and Macht.

**Mr. Willits** presented the Site plan, and stated that the school has been located away from high volume roads. The school will be surrounded by apartments to the north, and condominiums to the south of the site. The staff parking lot and bus loop is located on the west side of the site. He shared that there is a separate preschool entrance on the south side. The east side of the site has a dual stacking lane and approximately 100 visitor parking spots. A fly-through presentation of the school was shown and featured a patio off the cafeteria with garage doors that open, a nature area, a separate fenced area for Pre-K, many breakout rooms, and larger classrooms with the potential to hold 50 children. Modular furniture with many whiteboards were featured throughout the building, as well as a gym and cafeteria separated by a wall that opens and closes.

#### COMMISSIONER QUESTIONS:

- **Commissioner Fleischer** asked for more information about the anticipated parking for the sports field and if it will be integrated into the normal parking. **Mr. Willets** stated that it will be integrated into the parking, as there will not be any access along the north area of the site for security reasons. **Commissioner Fleischer** also asked why the primary access is not aligned with the traffic circle on the north side. **Ms. Burchett** stated that the future plan will allow for the southern road to become a primary thoroughfare, so it was more appropriate location for the main access.
- **Commissioner Devlin** asked how only 100 total parking spots will be adequate for 400-600 students with families needing parking for sports fields and assemblies. **Mr. Willets** answered that the sports fields are not full size stadiums, so the larger sporting events are not usually at elementary schools. Instead, the events would be for T-ball teams or flag-football teams, which typically would bring only a dozen cars at a time. He added that for day-to-day operation, they have done their best to add as many spaces as possible. Other schools were researched and parking is on par with most recent Thompson and Poudre elementary schools. **Commissioner Devlin** added that he did not see a signalized intersection on Fairgrounds Avenue and it seems with high-density housing and the school could be the site of numerous accidents with all the traffic. **Mr. Willets** answered that a Traffic Impact Study was performed. He stated that the traffic situation may not be ideal in the short term, but the road to the west will eventually connect the north and south streets to Country Road 30 to the north. **Mr. Willets**

explained that the school district has had years of discussions with traffic engineers. The School district does not decide signalization, the City does. Collaborative efforts between school district and the City to mitigate potential problems. **Ms. Burchett** added that the school is part of a master planning effort. The transportation study came in for the apartments, condominiums, and the school and was analyzed as one project. The transportation trips did comply with city standards. No variance was needed for the intersection or the peak hour trips. She assured the Commission that it has been reviewed and many meetings were held. The City worked very closely with the district to buffer the school from the arterial area. Pedestrian lights and fencing will provide safety. The intersection will be busy, but the future plans will bring relief.

- **Commissioner McFall** asked what the timing will be on installing the new light on Fairgrounds Road. **Ms. Burchett** clarified that there will be a pedestrian light installed with the project at Fairgrounds and Hwy. 30.
- **Commissioner Eckman** stated that he is pleased with the parking, as there is no parking around Lopez Elementary School, so cars are forced to park in the neighborhood. He added that cars will not be able to park in the condo area due to congestion and predicts that there will be some spillover into the north streets. **Ms. Burchett** added that the condominiums do have limited guest parking, and there is on-street parking along Travers Stakes Drive and American Oaks Street. **Commissioner Eckman** asked if Thompson School District students can attend Poudre Schools. **Mr. Willets** stated that 1200 – 1400 students come into Poudre Schools from other districts. Policy dictates how this happens but bussing would not be provided; however, as long as space is available, students are allowed to enroll across boundary lines.
- **Commissioner Weinberg** asked what the distance is to the closest fire and police stations. **Ms. Burchett** answered that the school is not located within the typical 5 minute response from the City's nearest fire station, and is actually 6 minutes. There is an agreement with the Windsor/Severance Fire District, which has a station located within the required response time, and they would respond first. The Loveland Police would be dispatched if needed. **Commissioner Weinberg** asked about public outreach efforts to get more opinions on the school. **Ms. Burchett** answered that there will not be anymore neighborhood meeting; however, there are activities and committees which can facilitate participation in the school. Lastly, **Commissioner Weinberg** asked if demographic analysis is done in the school area. **Mr. Willets** stated that it is not done for new schools as they serve a geographic region in need of an educational facility. **Ms. Burchett** added when planning was done for the proposed residential development, the school was a part of those neighborhood meetings, so there was larger outreach for the residential and school project, and the main concern at these meetings was their views rather than for the school itself : however, traffic was also discussed.
- **Commissioner Hovland** stated that with Fairgrounds Avenue being a main artery, and only one entrance into the property, his main concern is for this becoming a bottleneck

for traffic. He asked if there is a possibility of restricting traffic turning north. **Ms. Burchett** stated that there is not a turning restriction; however, there is an access point off American Oak Street open during peak times, it is just difficult to see on the site plan. **Mr. Hovland** stated that he would like to relay to the City that the entrance to the school site is of concern to him.

- **Commissioner McFall** stated that the traffic coming onto Fairgrounds Avenue travels at a high rate of speed and it concerns him to see the pedestrian only walkway; however, he believes that most of the heavier traffic is in the evening. As there were no further questions, he indicated that the Commission would move to the next agenda item. He indicated appreciation for the presentation and thanked the Commission for the questions that were raised.

### **3. Ranch Acres First Addition Rezoning - Public Hearing**

**Project Description:** This is an application to rezone properties within the Ranch Acres First Addition from Planned Unit Development (PUD) zoning to B – Developing Business District. A rezoning request requires a public hearing by the Planning Commission followed by a recommendation that is forwarded to the City Council for final action.

The subject property includes two vacant tracts of land (Tracts DD and EE) comprising 6 acres of developable area along with associated street rights-of-way. The property is located along the west side of North Garfield Avenue to the south of 57<sup>th</sup> Street and to the immediate north of Ranch Acres Drive. The property was annexed and zoned PUD in 2007 through a serial annexation process that included five associated additions. The PUD process was never fully completed and the PUD has expired and affords no development rights.

The current owner, JF Capital, is requesting Developing Business District zoning which allows a variety of commercial, office and multifamily uses. Based on applicable City policies and code provisions, the Commission's role is to conduct a public hearing and determine if the requested zoning is compatible with surrounding zoning and development, and consistent with applicable policies of the Comprehensive Plan (Create Loveland) and the Highway 287 Strategic Plan. Staff supports the requested zone change.

**Troy Bliss, Senior Planner**, described the site location which sits roughly on the west side of Highway 287 to the south of W. 57<sup>th</sup> Street. It is surrounded by Lauden Ditch to the north; Highway 287 is located to the east with Caliber Collision, Tractor Supply, and Christian Brothers Automotive located directly across the highway. To the south and west of the subject property is a subdivision within Larimer County jurisdiction composed of detached homes.

**Mr. Bliss** presented the preliminary development plan, which established zoning requirements for the Ranch Acres Addition, which was envisioned to be a large commercial center with a variety of office buildings and retail pads for potential restaurants and a bank. The development plan didn't go through the process of getting the document vested and entitled, so there are no land-use entitlements associated with this plan. **Mr. Bliss** stated that the property went through a

serial annexation process since it was not contiguous to city limits. The property is made up of approximately 6 acres, with an additional 9.2 acres of right-of-way.

**Mr. Bliss** stated that a neighborhood meeting was held on October 2, 2019. Neighbors in attendance were from the residential subdivisions to the south and west. Concerns were with the potential for increased traffic in neighborhood since there is no signalized intersection that will allow traffic to enter and exit directly onto Highway 287 from the site. Neighbors shared concerns of the possibility of new traffic cutting through their neighborhood. They also shared concerns regarding building height and preservation of open space. **Mr. Bliss** added that no new correspondence has been received since the neighborhood meeting.

**Mr. Bliss** shared that the zoning being proposed provides opportunity for a variety of uses; however, the current interest of the owner is to develop the site as a senior multi-family facility, which the B-zoning allows. The concept plan was prepared to present the vision of the property, but many further components will need to be evaluated once the rezoning occurs, including a review of building massing, building height, parking, and street requirements.

**Mr. Bliss** indicated that the rezoning request is consistent with policies of the City's Comprehensive Plan and with the Highway 287 Plan. He specifically indicated that the City's Highway 287 Corridor Plan supports the establishment of multi-family uses in the commercial corridors as it provides transitional use and supports commercial uses in the area. **Mr. Bliss** compared the existing PUD zone standards with the proposed B – Developing Business zone, and shared that the PUD is out of date with respect to the Unified Development Code requirements, such as minimum lot square footage, maximum building coverage and minimum building setbacks that are not defined in the PUD, but are in the proposed zoning.

Finally, **Mr. Bliss** stated that City staff is recommending approval of the rezoning. Any motion or action that the Commission takes this evening would be in the form of a recommendation to the City Council, who will decide whether to approve the rezoning request.

#### **COMMISSIONER QUESTIONS:**

- **Commissioner Eckman** asked what type of uses would be allowed in the B-developing business zone since the residential project may or may not happen. **Mr. Bliss** answered that there would be numerous uses allowed by right including retail, standard restaurant, office use, and even light industry, in addition to the multi-family opportunities. **Mr. Paulsen** added that since Commissioner Eckman is familiar with Fort Collins code, which has much more numerous and distinct zoning categories, most of Loveland's zoning districts are intentionally broader. The "B" zone is meant to be utilized most typically along the major commercial corridors.
- **Commissioner Peterson** asked that if the current zoning allows for multi-family, why rezoning is needed. **Mr. Bliss** clarified that there are no land-use entitlements associated

with the existing PUD zoning as the use entitlements have expired. When the PUD was adopted, multi-family uses were not allowed.

- **Commissioner Weinberg** asked when the original zoning was approved. **Mr. Bliss** responded that it was at the time the property was annexed in 2007. Under the previous zoning ordinance, the Final Development Plan would have had to have been submitted within a year of the approval, or requested an extension, which did not occur.
- **Commissioner Hovland** stated that he thought the maximum height on multi-family buildings to be 40 feet, but Attachment C to the staff report lists the overall height up to 50 feet. **Mr. Bliss** stated that if it were zoned "B", they would have to fall under the height allowance of 40 feet and would have to ask for a height exception for anything taller.

**Mr. Brock Loomis of JF Capital**, owner and developer of the property, stated that his company researched the Highway 287 Corridor plan in deciding how to develop the land. He clarified that they would consider other uses after the rezoning, and that the "age-targeted" facility is only conceptual at this point. If the project were pursued, it would be marketed to seniors but not restricted to seniors. He added that the neighborhood meeting was held in October, and height and traffic were the biggest concerns raised. A traffic impact study will be submitted to the City once a development project is identified and his company will comply with associated requirements of the City.

- **Commissioner Weinberg** stated that there is no exit from the neighborhood to the west towards Taft Avenue, due to the railroad tracks. He stated that the only traffic residents would be concerned with would be from Highway 287. He asked for confirmation that they would create an entrance and exit to the apartment project. **Mr. Loomis** confirmed that they will propose an entrance and exit via Ranch Acres Drive and will request a limited entrance and exit off Highway 287 from Colorado Department of Transportation.
- **Commissioner Eckman** asked for clarification of street names regarding Grant Street and Granite Street. He also stated that he agrees that traffic would not be likely to drive through Ranch Acres, unless you live there or are visiting, as there is no way out of that neighborhood.
- **Commissioner McFall** stated that the Planning Commission is deciding on the zoning only and asked if the future development plan would come back before the Commission. **Mr. Paulsen** stated that under the requested "B" zoning, a development plan would not come back before the Commission unless an exceptional is proposed. Most uses allowed in the B zoning district are reviewed and approved administratively.
- **Commissioner Weinberg** asked if it could become an automotive repair type use. **Mr. Bliss** stated that some automotive uses, for example, would not be a "by right" use, and would require a neighborhood meeting and go through an administrative process instead.



of coming before the Commission for approval. In such cases, the project could come before the Planning Commission upon appeal.

**Mr. Paulsen** added with adoption of the Unified Development Code (UDC), staff worked under City Council direction to minimize the number of projects that will go through a public hearing process, affording a more certain outcome for developers. However, development standards were amended to ensure protection to adjacent properties and neighborhoods. Commissioner McFall suggested, with the addition of new Commissioners, a study session be held in the future to better understand the UDC.

#### **CITIZEN COMMENTS:**

- **Jim Price**, a property owner in the Ranch Acres Subdivision, and caddy-corner to the proposed development, shared that he is concerned that a 4 story apartment building does not belong in a one and two-level housing development. Mr. Price also shared his concerns regarding access into Ranch Acres. He stated that the intersection is a zoo most of the day anymore, and Highway 287 has heavy traffic. Vehicles headed north on 287 that try to make a left turn into Ranch Acres will have to wait long periods since there is no traffic light there, and stated there have been many accidents at that location. In addition, when it snows, the plows make a big pile onto Ranch Acres, which inclines to the west. The snow piles from the past storm caused a hazardous situation, causing traffic to back up since they couldn't get through.
- **George Kackos**, Ranch Acres resident, stated that he supports what Jim Price shared. He stated that Create Loveland calls for building height to be one to two stories, not four stories. He stated that keeping the development with only two stories would keep it consistent with what is going on in the area. From reading the staff report handout, he feels there is a commitment to plan for developments to fit in with what already exists. He read that primary access would be from Ranch Acres Drive as well as the likelihood of a restricted access with future development onto North Garfield Avenue. He shared there is limited access, and with a four story and 180 unit building, there would be too many residents trying to get into that development. He asks for consideration for the height of the building to be consistent with what fits into the natural look of the area. **Commissioner Weinberg** asked if he was aware of the initial planned development in 2007. **Mr. Kackos** answered that he was not.

**Commissioner McFall** stated that he was concerned with a four-story building going into that area. He asked if the expectation is to have northbound traffic entering onto Ranch Acres, and was the intention to only have southbound traffic entering off Ranch Acres onto Highway 287. **Mr. Bliss** responded that it is anticipated that Ranch Acres Drive would likely serve as the primary entrance into the development from north and southbound traffic. There could be some restriping, and there would likely be restricted turning movement along 287, similar to that by Tractor Supply, which is a restricted right-in and right-out, with the ability to make a left out heading northbound. He added that it is hard to respond with certainty, as that type of analysis has not yet been done since an actual project proposal has not been submitted at this time.

**Commissioner Eckman** stated that it is premature to decide the traffic plans now, but it seems the Ranch Acres residents currently have issues getting onto Hwy. 287 through a left turn out of their development. He suggested a circulation system that would cross over the ditch to the other site to the north via some type of bridge, then the residents of Ranch Acres could access 57<sup>th</sup> directly. **Mr. Bliss** agreed that residents in Ranch Acres would have to drive down to W. 50<sup>th</sup> Street in order to access the light to go north on Highway 287.

**Commissioner McFall** stated the bigger concern is the compatibility of a four-story building within the area that the majority of buildings are only two story, and if he were a resident, he too would be concerned. **Mr. Bliss** stated that the apartment building is just a concept plan, and wants to instill in the Commission and the neighbors that there is nothing set in stone stating this will be a four-story building or even that an apartment building will be developed on this site. The Create Loveland Plan suggests that the limiting of building heights to one to three stories should be considered, but the zoning needs to be considered as well, and a business zone allows a 40-foot building. **Commissioner McFall** added that compatibility is something the Commission has always been concerned with, but due to changes included in the UDC, it the review process will be in City staff hands. He asked City staff to be good stewards and to consider these concerns. **Mr. Bliss** added that citizens are welcome to come into Development Services and review plans with staff and voice concerns. Staff will be willing to work with the developer to the best of their ability.

- **George Kackos** added that if the "B" rezoning is granted, will they have the opportunity to build to 40-feet. He shared that he wants the standard set that it won't be four stories and it will be limited to two stories.

**Commissioner Weinberg** asked if the original PUD and the proposed zoning are the same with a maximum building height of 40 feet. **Mr. Bliss** confirmed that they are the same.

**Mr. Loomis** stated that he commends the City for the corridor plan since it puts high density housing toward the corridor, where it belongs. The developer wants to be sensitive to the two story residential that is close to the corridor. He shared that it is more aesthetically pleasing to drive down a major corridor to see a building than to see parking, and it also creates a buffer when the parking is put between the building and the residents.

**Commissioner Peterson** shared that access points are a big concern, especially with an increase in the number of people trying to leave at 7:30 in the morning. **Mr. Loomis** agreed that it is a concern and something that needs to be addressed, since it will affect the surrounding neighbors, as well as the tenants that will live in the proposed project. They will be required to do a Traffic Impact Study, and the City Engineer makes the decision of the number of units would be acceptable. **Commissioner Peterson** stated that she does agree with the residents, and once the zoning is approved, it is like a blank check and the residents don't have much say at that point.

**Commissioner Bears** questioned how the developer will get four stories out of a 40 foot building. **Mr. Loomis** agreed. **Commissioner Bears** said we need to remove our personal

emotions and opinions regarding what the future may hold, as he has seen the City do a tremendous job of looking out for the community.

**Commissioner Devlin** asked what the likelihood of having an access point as a right-in, right-out at the north of the property. **Mr. Bliss** stated that there is a strong likelihood of having at least a restricted, right-in, right-out access point onto Highway 287, which will alleviate some of the traffic on Ranch Acres.

**Commissioner McFall** closed the public hearing at 8:45 p.m.

*Commissioner Bears* moved to make the findings listed in this Staff Report dated December 9, 2019, and based on those findings recommend approval to the City Council for rezoning Ranch Acres First Addition from P-94: Ranch Acres First Addition Planned Unit Development (PUD) to B – Developing Business.

#### **COMMISSIONER DISCUSSION:**

- **Commissioner Hovland** asked that **Mr. Loomis** take into consideration the comments made by the residents of Ranch Acres as he agrees that a 40-foot building would be tough to look at, and there is an issue of the access in and out of the property.
- **Commissioner Weinberg** stated that he lives close to the area and believes that if it was your house, a 40-foot building in the back of your yard would be atrocious. However, he believes that the developer has the right to do what he needs to do.
- **Commissioner Eckman** stated he is concerned with traffic, and asked that they look close at the reports and that they meet the requirements of the traffic laws. He said the backside of a building can be ugly, but an architect can make it look alright.
- **Commissioner McFall** stated he was concerned with the height. He hopes that the City and the applicant take the opportunity to be good neighbors and give the community something that is compatible with the area.

The motion was unanimously approved.

#### **ADJOURNMENT:**

*Commissioner Weinberg* made a motion to adjourn the meeting; with a second made by *Commissioner Bears*, the motion was approved.

The meeting was adjourned at 8:55 p.m.

Approved by:



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Patrick McFall, Planning Commission Chair



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Lisa Rye, Planning Commission Secretary