



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, August 27, 2012
500 E. 3rd Street – Council Chambers
Loveland, CO 80537**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Staff Matters

c. Committee Reports

d. Commission Comments

Policy matters, directions to staff, etc.

IV. REGULAR AGENDA:

1. Zoning Board of Adjustment Findings, 2012

Report from the ZBA hearing officer on the 2012 variance decisions

2. Development Permitting Process Flowcharts Residential and Non-Residential Development

Informational review of the recently developed process flowcharts that map the City's development permitting process from initial application to certificate of occupancy.

3. Capital Expansion Fee Progress Report

Informational report on the City's Capital Expansion Fee program and the update process that has been underway in 2012.

4. Capital Expansion Fee Credits

Proposed code amendments that clarify the establishment of CEF credits when a change of use occurs. This item is a legislative matter requiring a formal action by the Planning Commission.

VI. ADJOURNMENT

