

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**October 26, 2015**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on October 26, 2015 at 6:30 p.m. Members present: Chairman Crescibene; and Commissioners Molloy, Dowding, Ray, Jersvig, and McFall. Members absent: Commissioner Middleton, Meyers, and Forrest. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney.

*These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Development Services office.*

**CITIZEN REPORTS**

There were no citizen reports.

**STAFF MATTERS**

1. **Bob Paulsen**, Current Planning Manager, noted that Bethany Clark, Community and Strategic Planner, has resigned and will be working for a local consulting firm.
2. **Mr. Paulsen** updated the commissioners regarding their request for information pertaining the use of consultants by the City of Loveland. **Mr. Paulsen** noted that city staff is gathering information and he will report back to the commissioners once complete.
3. **Mr. Paulsen** discussed the November 9<sup>th</sup> Planning Commission agenda. **Mr. Paulsen** asked the commissioners if they felt that a presentation by the Colorado Brick Council would be a valuable presentation. Several commissioners noted that the presentation would be beneficial if it could incorporate utilization of brick in the downtown area along with new design standards.
4. **Moses Garcia**, Assistant City Attorney, noted that there was no information to report.

**COMMITTEE REPORTS**

Commissioner Dowding informed the commissioners that there will be a ZBA Hearing on November 16, 2015.

**COMMISSIONER COMMENTS**

- **Commissioner Ray** cited the brochure received with the agenda packet and asked for more information on the upcoming Land Use Law Conference. **Mr. Paulsen** stated that any commissioner interested in attending can discuss the opportunity with him after the meeting.

- **Commissioner Molloy** noted that the Planning Commission meeting minutes were becoming very detailed and asked for direction from other commissioners regarding their preferences. Consensus of the Commission was that minutes should only be a summary of events. Comments provided throughout the meeting do not need to be addressed; however, commissioner comments prior to finalizing a decision should be included. Commissioners can request additional information or comments be added to the minutes if they feel the information was pertinent to their decision. Specific citizen comments do not need to be addressed; however, minutes should include the citizen's name, address (if provided), if the citizen spoke in favor or against the project, and the general nature of their comments.
- **Commissioner McFall** noted that he will not attend the November 9<sup>th</sup> Planning Commission meeting.

## **APPROVAL OF THE MINUTES**

*Commissioner Dowding made a motion to approve the October 12, 2015 minutes as amended on the record; upon a second from Commissioner McFall the minutes were approved with 5 ayes and 1 abstention (Commissioner Ray).*

## **CONSENT AGENDA**

### **1. Silver Shores Drive – Vacation of Right of Way**

**Project Description:** This is a public hearing item requesting the vacation of unused public street right-of-way located in the Silver Glen 1<sup>st</sup> Subdivision. The location is adjacent to Mugho Place at the NW side of Silver Lake. The right-of-way is not needed for access and City staff supports this request. The Planning Commission's role is to provide a recommendation to the City Council for final action.

*Commissioner Molloy motioned to approve the Consent Agenda. Upon a second from Commissioner Ray, the motion was unanimously approved.*

## **REGULAR AGENDA**

### **2. Humane Society Site Development Plan**

**Project Description:** This is a request for review of Larimer County/Larimer Humane Society's site plan for a new 40,000 sf animal shelter and veterinary hospital to be located on a 27-acre property the south side of 71<sup>st</sup> Street directly north of the Fort Collins/Loveland Airport. Because this project is being developed by Larimer County (another governmental entity), the role of the Planning Commission is to provide review and comment as specified by State Statutes. This is similar to the process that the Commission follows when reviewing public school site plans. City staff and the Fort Collins-Loveland Water and Sanitation District have reviewed the plans and have determined that the proposal provides adequate access and infrastructure to support for this development.

**Troy Bliss**, Senior City Planner, provided a summary of the Larimer Humane Society site plan. **Moses Garcia**, Assistant City Attorney, noted that this is a location, character and extent review as specified in State Statutes. Larimer County Commissioners can overrule any decision the Planning Commissioner forwards them by a two-thirds majority vote.

**Mr. Bliss** introduced **Keith Meyer** with Ditesco. **Mr. Meyer** provided a review of the Humane Society's site plan and answered commissioners' questions. **Mr. Meyer** indicated that coordination regarding access and water service has occurred with Scion Industries and that HOA representatives from the neighboring Eagle Ranch been made aware of the plans of the Humane Society. Mr. Meyer also indicated that all other Humane Society facilities would be closed when the new facility opens and that the new facility would not have a crematorium.

**Mr. Meyer** noted that E. 71<sup>st</sup> Street will be widened to include a left hand turn lane into the site. **Randy Maizland**, Transportation and Development Review, commented that this road will be widened to arterial standards in the future but this is an interim plan to immediately provide a left hand turn lane.

**Judy Calhoun**, Larimer Humane Society, discussed challenges of noise and lighting associated with an animal shelter and how the architects have resolved these issues. She further indicated that the noise from aircraft takeoffs and landings has not been shown to be detrimental to animals.

**Mr. Meyer** discussed how the Larimer Humane Society would coordinate the development of joint infrastructure with adjacent parcels, specifically water looping.

**Commissioner Crescibene** and **Commissioner McFall** noted support for the new center.

*Commissioner Molloy moved to communicate to the Larimer County Commissioner's that the City of Loveland Planning Commission has reviewed the site development plans of the proposed location for the Larimer County/Larimer Humane Society to develop an animal shelter and associated veterinary hospital as depicted and described on said plans and in compliance with City standards for infrastructure and public utilities related thereto. Upon a second from Commissioner Dowding, the motion was unanimously approved.*

### **3. Thompson School District Master Plan Presentation**

**Project Description:** School District Chief Operations Officer **Dr. Dan Maas** will present topics related to the District's Master Plan Committee, including the Thompson Reinvented Concept. This is an informational item designed to facilitate continued communication and

cooperation between the School District and the City of Loveland. This discussion requires no formal action by the Commission.

**Dr. Maas** provided an overview of the Facility Performance Scorecards created for each school. Score cards can be accessed through an interactive webpage on the Thompson School District website. Each school has been evaluated to determine total repair costs, utilization level, energy efficiency, and overall system health rating. **Dr. Maas** introduced **Kurt Berg**, Master Plan Committee chairman.

**Dr. Maas** discussed the Thompson Reinvented concept and how it addresses issues with under-enrolled elementary schools and overcrowded secondary schools. **Dr. Maas** noted that building a new high school and repurposing the old building as a K-8 school could help Loveland handle the next 20 years of growth.

Several commissioners thanked **Dr. Maas** for his presentation and noted their appreciation for all of his efforts.

**Chair Crescibene called for a recess at 8:03 p.m.**

**Chair Crescibene called the meeting to order at 8:15 p.m.**

#### **4. 287 Strategic Plan**

**Project Description:** This is public hearing on a legislative matter that was continued from the October 12, 2015 Planning Commission meeting. The 287 Strategic Plan is complete and staff and the consulting team will present the final draft to the Planning Commission for consideration. The 287 Strategic Plan identifies strategies and actions to guide development and help improve business opportunities along US Highway 287. Staff is seeking to have the Planning Commission forward a recommendation of approval to City Council.

**Greg George**, Director of Development Services, stated that since the last discussion with the Planning Commission city staff has worked to remove the negative tone throughout the document and outlined the 8 major amendments as described in the staff report. **Mr. George** noted that no additional comments were received outside of the prior Planning Commission meeting.

#### **COMMISSIONER COMMENTS:**

- Several commissioners noted their support of the plan and appreciated the much more positive and constructive tone of the plan.
- **Commissioner Jersvig** and **Chair Crescibene** supported the changes made to the 287 Strategic Plan but recommended removing Appendix D (Urban Land Institute report) due to the negative tone of the document. **Mr. George** recommended that Appendix D remain as it was used as a reference in the planning process and emphasized that as an appendix,

it is not a policy document. All action items are contained within the 287 Strategic Plan. **Mr. George** recommended adding language to the plan stating that not all of the ULI recommendations were incorporated into the plan. **Commissioner Molloy** disagreed that Appendix D should be removed and stated that the plan should remain as is. Discussion ensued.

- Commissioners directed **Mr. George** to include within the 287 Strategic Plan a statement that the Planning Commission approved the recommendation of the resolution to City Council with the following reservations by several commissioners: the ULI report should be removed due to the negative tone of the document and that the report did not provide beneficial information not already considered by city staff and Logan Simpson.
- **Mr. George** stated that the commissioners' concerns pertaining to the ULI report will also be brought to City Council's attention in the Cover Memo.

**Chair Crescibene opened the Public Hearing at 8:52 p.m.**

There were no citizen comments.

**Chair Crescibene closed the Public Hearing at 8:52 p.m.**

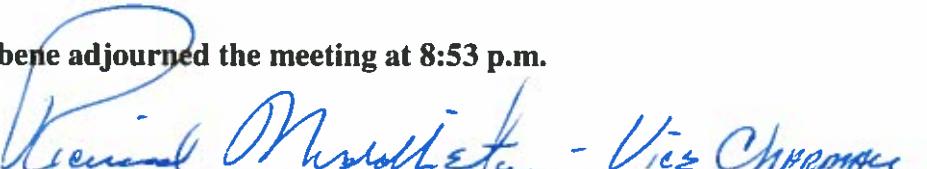
*Commissioner Dowding moved to approve the resolution recommending that City Council adopt the Highway 287 Strategic Plan, as revised on the record by the Planning Commission. Upon a second by Commissioner Jersvig, the motion was approved with 5 ayes (Chairman Crescibene, Commissioners Dowding, Ray, Jersvig, and McFall) and 1 nay (Commissioner Molloy).*

#### **ADJOURNMENT**

*Commissioner Jersvig, made a motion to adjourn. Upon a second by Commissioner McFall, the motion was unanimously adopted.*

**Chair Crescibene adjourned the meeting at 8:53 p.m.**

Approved by:

 - Vice-Chair

John Crescibene, Planning Commission Chair **VICE-CHAIR**  
Richard Middleton



Jenell Cheever, Planning Commission Secretary

