



## **LOVELAND PLANNING COMMISSION MEETING AGENDA**

**Monday, November 14, 2016  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM**

### **Notice of Non-Discrimination**

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) or 970-962-3319.

### **Notificación en contra de la discriminación**

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en [TitleSix@cityofloveland.org](mailto:TitleSix@cityofloveland.org) o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en [ADACoordinator@cityofloveland.org](mailto:ADACoordinator@cityofloveland.org) o al 970-962-3319.

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at: [cityofloveland.org/](http://cityofloveland.org/)

**LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), Michelle Forrest, Pat McFall, Rob Molloy, Mike Ray, David Cloutier, and Jamie Baker Roskie. Note: currently the Planning Commission has one vacant position.**

### **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**

##### **1. 11/28/16 Agenda Preview:**

###### **i. Larimer County Office Building Location and Extent Review**

- ii. **Foundry Project Update**
- iii. **LDP/DDA Presentation**
- 2. **Planning Commission Vacancy Update: Jeff Fleischer will be nominated at the 11/15/16 City Council Meeting.**
- 3. **Planning Commission Fall Recruiting Cycle ends at 5:00 pm 11/14/2016.**
- 4. **Planning Commission Appreciation Dinner: 12/12/2016 prior to the regular meeting.**
- 5. **11/14/16 ZBA Hearing for a setback variance at 630 W. 5<sup>th</sup> Street**
- 6. **Hot Topics:**

c. **Committee Reports**

d. **Commission Comments**

- 1. **Motion to cancel 12/26/16 Planning Commission Meeting**

**IV. APPROVAL OF MINUTES**

**Review and approval of the October 10, 2016 Meeting minutes**

**V. CONSENT AGENDA**

The Consent Agenda includes items for which no discussion is anticipated. Upon request by a Commissioner, staff member or citizen, any item may be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

- Does any Staff Member or Commissioner wish to remove an item from the Consent Agenda?
- Does any Community Member wish to remove an item from the Consent Agenda?

**1. Larimer County Easement Vacation**

This is a public hearing to consider the vacation of access, utility and building footprint easements that exist on Lot 1 of the Anderson Farm Eleventh Subdivision. This 3.4-acre site is located at the NW quadrant of the intersection of 1<sup>st</sup> Street and Denver Avenue. The site is being planned for a new County office complex that would accommodate many of the services currently provided at the downtown 6<sup>th</sup> Street location. The vacation of easements is part of the process of preparing the site for development by eliminating easements that were established to serve a previous development proposal; new easements will be established to serve the new development. On November 28, 2016, the Planning Commission will review a Location and Extent proposal for the new project. The Commission's role with the easement vacation request is to make a recommendation to the City Council for final action.

## **VI. REGULAR AGENDA:**

### **2. Seven Lakes 11<sup>th</sup> Subdivision Preliminary Plat and Preliminary Development Plan – (Presentation Time: 15 minutes)**

This is a public hearing to consider a Preliminary Development Plan and Preliminary Plat for a 37-lot residential subdivision on 5.5 acres located on vacant land in the Seven Lakes area. The undeveloped site is located between Pikes Peak Drive and Boise Avenue, on the north side of Mount Columbia Avenue. This property was previously approved for an independent/assisted living facility that was not developed. The proposed attached housing development is allowed by the Seven Lakes North Planned Unit Development. Planning Commission has final authority on both the Preliminary Plat and the Development Plan; City review staff supports the applications subject to the proposed conditions.

## **VII. ADJOURNMENT**

### **STUDY SESSION (to begin at approximately 7:45 pm)**

#### **1. Unified Development Code Update**

This study session will provide the Planning Commission with the opportunity to review the second working draft of the proposed *Development Review Procedures* for the new Unified Development Code (UDC). This is the first portion of the Unified Development Code that has been drafted. Development Services staff along with lead consultant Todd Messenger will be present at the study session to explain the proposed code components and answer Commission questions. As study session with City Council on the same material is scheduled for December 13<sup>th</sup>.

Please note that a public open house on the *Review Procedures* of the Unified Development Code will occur in the Council Chambers between 5:30 and 6:30 pm, immediately preceding the Planning Commission meeting. Commissioners and members of the public are invited to attend.