



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, April 24, 2017
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

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LOVELAND PLANNING COMMISSIONERS: Jeremy Jersvig (Chair), Carol Dowding (Vice-Chair), Michele Forrest, Pat McFall, Rob Molloy, and Mike Ray, Jamie Baker Roskie, and Jeff Fleischer.

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. Current Planning Updates

1. Monday, May 08, 2017 Agenda Preview

- i. Unified Development Code – Infill and Corridor Development Standards**
- ii. 2 ordinances addressing wireless telecommunications facilities**

2. Potential Residential Tour

3. Planning Commission Vacancy Update

4. Hot Topics:

c. City Attorney's Office Updates:

d. Committee Reports

e. **Commission Comments**

IV. APPROVAL OF MINUTES

Review and approval of the April 10, 2017 Meeting minutes

V. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items requested to be 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 anyone in the audience wish to remove an item from the Consent Agenda?
- Does any staff member wish to remove an item from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove an item from the Consent Agenda?

1. Waterfall 4th Subdivision: Vacation of Access & Utility Easements

This is a public hearing concerning the vacation of 3 utility easements and 1 emergency access easement to accommodate a building expansion for the Orthopaedic & Spine Center of the Rockies (OCR). The existing easements were established based on the current site and building layout for OCR. The City is currently reviewing a site development plan, construction drawings and an amended plat application for a proposed 64,000 square foot addition directly to the west of the existing building. The expansion would house a new surgery and recovery center for OCR. New utility and emergency access easements will be dedicated to the City with the development of the building addition and will replace the easements proposed to be vacated.

Vacation applications are legislative actions. Under Loveland Municipal Code Chapter 16.36, the Planning Commission must hold a public hearing and make a recommendation to Council on the request. City Council is scheduled to hear this matter on May 16, 2017.

VI. REGULAR AGENDA

2. Waterfall 6th Subdivision: Master Plan Major Amendment

This is a public hearing item. The Loveland Housing Authority is requesting modification of a Conceptual Master Plan to add multi-family as an allowed use on the vacant 6.3-acre property adjacent to "The Edge," the Housing Authority's recently developed 70-unit apartment complex on 15th Street to the west of North Boyd Lake Avenue. The modification would allow the Housing Authority to extend their apartment complex onto this vacant property. The overall master plan site is 12.3 acres and is zoned Mixed Use Activity Center (MAC). While multi-family uses are allowed in the MAC zone, the Master Plan designates only commercial uses on the subject property, which necessitates this modification. The Commission has final decision-making authority on this request. Staff supports the request.

VII. ADJOURNMENT

STUDY SESSION:

Temporary Uses Code Amendments

Temporary uses like fruit stands, Christmas tree sales lots and fireworks sales are not addressed by the Municipal Code. Amendments to Title 18 addressing temporary uses are the subject of this study session.

In January of 2016, the same code amendments were reviewed by the Planning Commission at study session. The staff report from that meeting is attached and provides a history of the joint effort between staff and the Title 18 Committee in developing the amendment. At that first study session, the Commission expressed general support for the amendment and for proceeding with public hearings. However, both the Commission and the Title 18 Committee instructed staff to engage in public outreach with temporary use operators and other interested business owners/operators prior to proceeding with public hearings. The subsequent public outreach effort is described on page 2 of the staff memo.

At the request of the Title 18 Committee, a City Council study session has been scheduled for June 13th to review the Temporary Use provisions prior to initiating the public hearing process. Given the time period involved in the development and formal review of the amendment, it was decided to update the Commission on the code amendment process and offer the opportunity for any further comments prior to review by City Council.