



## LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, May 08, 2017  
500 E. 3<sup>rd</sup> 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 22, 2017 Planning Commission Agenda Preview

- i. Anderson 1<sup>st</sup> Subdivision Preliminary Plat and Preliminary Development Plan Extension
- ii. Boyd Lake Village Master Plan Amendment
- iii. LEI Emergency Access Easement Vacation
- iv. UDC Study Session – New Residential Zoning Districts

##### 2. Comments on the Unified Development Code Open House (prior to PC meeting)

##### 3. Hot Topics:

- Update on expanding Planning Commission eligibility to include GMA residents

**c. City Attorney's Office Updates:**

**d. Committee Reports**

**e. Commission Comments**

**IV. APPROVAL OF MINUTES**

**Review and approval of the April 24, 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?

**VI. REGULAR AGENDA:**

**1. Unified Development Code – Infill and Corridor Development Standards (15 minute presentation)**

This is a public hearing item concerning new legislation. This component will be integrated into the UDC upon completion of the document later in 2017. It proposes new standards to facilitate redevelopment and reinvestment in properties along Loveland's highway corridors and to allow a wide range of housing types in new development and compatible infill development in older neighborhoods. The draft has been presented to the Commission at the March 13<sup>th</sup> and March 27<sup>th</sup> study sessions and the draft was presented at the City Council's April 11th study session. Concerns raised by the Planning Commission have resulted in adjustments to the provisions; the City Council raised no concerns with the proposed provisions.

Staff is requesting that the Commission recommend approval of this portion of the UDC to City Council. Upon the Commission's recommendation, this portion will be put on hold while other portions of the UDC are drafted and undergo review. Once all components of the UDC are completed, and have been reviewed by City Council and recommended for approval by the Planning Commission, a complete final draft will be brought back to the Commission for a recommendation of approval. The final version will then be forwarded to City Council for adoption.

**2. Wireless Co-location Code Provisions (10 minute presentation)**

This is a public hearing item regarding proposed amendments to Chapter 18.55 of the Municipal Code. This chapter of the zoning code specifies requirements for wireless telecommunications facilities, commonly referred to as "cell towers," antennas and associated equipment. The code amendment responds to recently adopted rule changes by the Federal Communications Commission (FCC) concerning co-location. The intent of the FCC provisions is to simplify the co-location process. Among the new FCC provisions is a 60-day review period that mandates the automatic approval of any co-location application that is not processed by local government within this time period. The proposed amendments will bring the Municipal Code into compliance with the FCC regulations. The role of the Planning Commission is to make a recommendation to City Council for final action. This code amendment is scheduled for the May 16, 2017 Council meeting.

**VII. ADJOURNMENT**

**STUDY SESSION:**

**1. Temporary Uses Code Amendments (5 minute presentation)**

Adjustments have been made to the proposed Temporary Use provisions based on comments made by the Planning Commission in a study session held on April 24, 2017. Staff will provide a brief presentation on the adjustments and be available for any comments and questions the Commission may have. The Temporary Use provisions are scheduled for City Council study session on June 13<sup>th</sup> and staff is working to address any remaining concerns or issues with the proposal prior to Council review.

**2. Unified Development Code – New Residential Zoning Districts (20 minute presentation)**

This study session will introduce to the Planning Commission Task 4 – New Residential Districts in the new Unified Development Code (UDC). Items to be discussed are new standards to implement policies in the Comprehensive Plan for Complete Neighborhoods. A study session with City Council on the same material is scheduled for July 11<sup>th</sup>.

Please note that a public open house on the New Residential Districts 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.