



LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, August 28, 2017
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

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“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADAcoordinator@cityofloveland.org.”

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

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, September 11, 2017 Agenda Preview

i. Affordable Housing Code Changes

ii. Mountain Pacific GDP Amendment

2. Upcoming Unified Development Code Study Sessions:

- August 28 and possibly all Mondays in September

3. Update: Amendment to the Loveland GMA overlay zoning district: The amendment has been approved by City Council and recommended for approval by the Larimer County Planning Commission. It is scheduled for County Commissioner on 8/28/17.

4. Hot Topics:

- i. **The Brands/Brands West:** Flexible Zoning Overlay Zone approved by City Council on 2nd reading on 8/1/17.
- ii. **Parkside Village Annexation:** Approved by City Council on 1st reading on 8/15/17; 2nd reading is 9/5/17.

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

d. **Committee Reports**

e. **Commission Comments**

IV. APPROVAL OF MINUTES

Review and approval of the July 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. 180 S. Jefferson – Special Review Appeal

This is an appeal of Special Review #933 that has been approved for property at 180 S. Jefferson. The Special Review proposes to establish an existing building as a three-family dwelling unit and construct two (2) separate detached single-family dwelling homes – totaling five (5) dwelling units on this site. The property is zoned R3e – Established High Density Residential. Multiple-family developments (exceeding four (4) dwelling units) are permitted only through approval of a special review in this zoning district. The special review includes a

site plan that was approved by the City on July 10, 2017. This decision has been appealed – resulting in a public hearing with the Loveland Planning Commission for determination. The applicant is Ron Elliot, the owner of 180 S. Jefferson Avenue. The appellant is Ian Rajala, owner and resident at 140 S. Jefferson Avenue.

VII. ADJOURNMENT

STUDY SESSION:

1. Unified Development Code – Development Standards

This Study Session will follow the regular Planning Commission meeting. The study session pertains to Task 5 – Development Standards in the new Unified Development Code (UDC). New development standards have been presented to the Planning Commission at study sessions held on August 7th and August 21st. The land use tables that identify the approval procedure for each land use in the different zoning districts will be reviewed.