

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**July 24, 2017**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on July 24, 2017 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Molloy, Forrest, Ray, McFall, Roskie, Fleischer, and Hitchcock. Members absent: None. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney; Jenell Cheever, Planning Commission Secretary.

*These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>*

**CITIZEN REPORTS**

There were no citizen reports.

**CURRENT PLANNING UPDATES**

1. **Robert Paulsen**, Current Planning Manager, introduced Tim Hitchcock and welcomed him to the Planning Commission. **Commissioner Hitchcock** thanked the Commission for the opportunity to serve the community. He noted that he works for a federally licensed health care center and that he has served on the Fire Rescue Advisory Commission and Human Services Commission over the past 11 years.
2. **Mr. Paulsen** reviewed the agenda for the Monday, August 14, 2017 Planning Commission meeting.
3. **Karl Barton**, Strategic Planning, reported on the Larimer County Planning Commission's review of the amendment to the Loveland Growth Management Area Overlay Zoning District. The Larimer County Planning Commission met on July 19, 2017 and unanimously approved the expansion of the Growth Management Area; however, the Warburg Farm Conservation Development near Chapman Reservoir was excluded from the overlay zoning district. The property owner requested the exclusion. The property is on the edge of the Growth Management Area and is already platted as a conservation development with a conservation easement. The exclusion was supported by Larimer County and City staff. The Board of County Commissioners will take final action on this item on August 28<sup>th</sup>.
4. **Mr. Paulsen** noted that the Brands and Brands West flexible zoning overlay was approved by City Council on first reading and will be on the Council agenda for second reading on August 1<sup>st</sup>.
5. **Mr. Paulsen** reported that City Council reviewed the Planning Commission's request to expand the Planning Commission membership to allow up to two residents who reside within the Growth Management Area. City Council did not support the expansion; however, they would like to assess recruitment options to diversify membership by wards within the city. **Commissioner Jersvig** asked the Commission to provide recruitment suggestions in order to formulate a plan to present to Council.

## **CITY ATTORNEY'S OFFICE UPDATES**

There were no City Attorney's Office updates.

## **COMMITTEE REPORTS**

**Commissioner Molloy and Roskie** reported that Title 18 discussed tiny homes and the Unified Development Code Land Use Tables.

## **COMMISSIONER COMMENTS**

There were no Commissioner Comments.

## **APPROVAL OF THE MINUTES**

*Commissioner Dowding made a motion to approve the June 26, 2017 minutes; upon a second from Commissioner Roskie the minutes were unanimously approved with Commissioner Ray abstaining.*

## **REGULAR AGENDA**

### **1. Unified Development Code - Complete Neighborhoods**

**Project Description:** 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. This section proposes new standards to implement policies in the Comprehensive Plan for Complete Neighborhoods. Compliance with the standards for Complete Neighborhoods is voluntary; however, incentives are included to encourage developers to choose to develop a Complete Neighborhood. The draft was presented to the Planning Commission at the May 8, May 22, June 5, and June 19, 2017 study sessions. A revised draft that integrated Planning Commission comments was presented at City Council's July 11<sup>th</sup> study session. 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 review and a recommendation of approval. The final version will then be forwarded to City Council for adoption.

**Greg George**, Special Project Manager, provided a PowerPoint presentation and reviewed the Complete Neighborhood standards and tonight's approval process. Mr. George noted that the Complete Neighborhood standards can be applied to any property if a developer can meet the standards. If standards are met, a pattern book is created to lay out the design criteria for the development. Mr. George also discussed the requirement for common amenities and noted that the required number of amenities is based on the underlying zoning.

Mr. George noted that the Complete Neighborhood Standards were presented to City Council at a recent study session and no changes were requested.

#### **COMMISSIONER QUESTIONS AND COMMENTS:**

- **Commissioner Dowding** commented that staff has done a good job preparing the Complete Neighborhood standards and no amendments are necessary at this point.
- **Commissioner Forrest** stated she supported approval of these standards.
- **Commissioner Ray** expressed concerns with the proposed maximum density ranges and the effect it would have on existing neighborhoods and traffic in the development. **Mr. George** stated that a complete neighborhood would have different housing types throughout the neighborhood and would be required to match the density along the edges of adjoining existing neighborhoods. These standards provide flexibility to a developer, however, there is an increased intensity of review through the pattern book and any neighborhood appeal will go to the Planning Commission.
- **Commissioner Jersvig** pointed out that these density tables would only apply when the Complete Neighborhood Standards are met.
- **Commissioner Molloy** stated that the common amenity requirement for Complete Neighborhoods would help reduce traffic by providing convenient access to certain services.

#### **CITIZEN COMMENTS:**

**Commissioner Jersvig opened the public hearing 7:11 p.m.**

There were no public comments.

**Commissioner Jersvig closed the public hearing at 7:11 p.m.**

#### **COMMISSIONER COMMENTS:**

- **Commissioner Roskie** commented that staff has been responsive to past concerns and thought the ranges should be maintained
- **Commissioner Ray** recommended clarification pertaining to maximum density requirements.

Discussion continued between the commissioners and staff on the density issue within the Complete Neighborhoods Standards. These standards provide diverse neighborhood housing opportunities. Additionally, the extremely high density options typically would not be an option because the underlying zoning dictates the density and any neighborhood concerns regarding density would still come before the Planning Commission.

*Commissioner Dowding moved to grant preliminary approval of Division 2.08.05, standards for Complete Neighborhoods (Sixth Working Draft), dated July 24, 2017, with the understanding that the sixth working draft of Division 2.08.05 will be considered by the Planning Commission for final approval in Task 6. Upon a second by Commissioner Roskie, the motion was adopted with 7 ayes, 1 nay and 1 abstention.*

### **ADJOURNMENT**

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

Commissioner Jersvig adjourned the meeting at 7:37 p.m.

Approved by:



Jeremy Jersvig, Planning Commission Chair

  

for Jenell Cheever, Planning Commission Secretary.