



## LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, September 11, 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, 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 25, 2017 Agenda Preview**

- i. Shamrock West (Davis Dental) –PDP PH**
- ii. Thornburg Hamilton – Vacation PH**
- iii. Thornburg Hamilton 3<sup>rd</sup> Subdivision Mineral Estate Hearing**

##### **2. Upcoming Unified Development Code Study Sessions:**

- September 11th and 18<sup>th</sup>

### **3. Hot Topics:**

- c. City Attorney's Office Updates:**
- d. Committee Reports**
- e. Commission Comments**

## **IV. APPROVAL OF MINUTES**

### **Review and approval of the August 28, 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. Mountain Pacific GDP Amendment [20 minute presentation]**

This is a Public Hearing to consider an amendment to the Mountain Pacific General Development Plan. The property is located at southeast corner of the intersection of Garfield Avenue (Hwy. 287) and 71<sup>st</sup> St (County Road 30). The application proposes to allow drive-thru fast food restaurant and drive-thru pharmacy uses on two lots located at the NW portion of the 20-acre Mountain Pacific project site. Allowance for new uses within a planned unit development requires a public hearing by the Planning Commission followed by a public hearing and final action by the City Council. Staff is supporting the amendment.

## **VII. ADJOURNMENT**

## **STUDY SESSION:**

### **1. Affordable Housing Code Changes**

Alison Hade with the City's Community Partnership office will be discussing proposed code changes that address City incentives for affordable single family home developers. A tiered incentive program is recommended, with greater incentive levels provided to developers of homes for very low income residents and flexible incentive standards for projects with residents living between 60 and 100% of the area median income level.

### **2. Unified Development Code**

The project team for the Unified Development Code project will present the Commercial Land Use Table (Fourth Working Draft), the Motor Vehicle and Transportation Land Use Table (Third Working Draft) and the Agricultural Land Use Table (First Working Draft). The Title 18 Committee reviewed these tables on September 7.