



LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, September 25, 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, 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, October 09, 2017 Agenda Preview**
 - i. Affordable Housing Code Changes PH**
- 2. Upcoming Unified Development Code Study Sessions:**
October 2nd and October 9th
- 3. Unified Development Code Public Hearing**
October 16th
- 3. Hot Topics: October 19th City Council Study Session summary**

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

IV. APPROVAL OF MINUTES

Review and approval of the September 11, 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. Thornburg –Hamilton Mineral Estate Hearing

This is a Public Hearing to consider a minor subdivision plat that contains a severed mineral estate owner. The property is approximately 74 acres and is located at the southwest corner of Fairgrounds Avenue and Country Road 30, north of the Larimer County Fairgrounds. The plat proposes to create 4 new lots to accommodate a multifamily residential development and an elementary school site for the Poudre School District. In accordance with State Statutes, when a plat contains severed mineral owners, a public hearing is required with the Planning Commission. The purpose of the hearing is to provide mineral owners notice and an opportunity to be heard. Any mineral owners objecting to the minor subdivision plat at the public hearing may seek a surface use agreement with the property owner or pursue other civil remedies. The role of Planning Commission is to facilitate the public hearing. No motion or action other than opening and closing the public hearing shall be made.

2. Thornburg –Hamilton Easement Vacation

This is a Public Hearing for consideration of a request to vacate a 30-foot access and utility easement on Lot 3, Block 1, Thornburg-Hamilton First Subdivision. As described in item 1. above, the overall development site is approximately 74 acres and is located at the southwest corner of Fairgrounds Avenue and Country Road 30, north of the Larimer County Fairgrounds. The easement on Lot 3 proposed to be vacated is approximately 1.8 acres in size. The vacation of the easement is necessary to accommodate a proposed a multi-family residential development. This easement is unnecessary as new easements accommodating planned future development will be established with approval of the minor subdivision plat for the property; the new plat is currently undergoing administrative review. The applicant is Windsor Plains LLC, represented

by Jon Turner. Staff is recommending approval. The Planning Commission's role is to make a recommendation to the City Council for final action.

VI. REGULAR AGENDA:

3. Shamrock West (Davis Dental) Preliminary Development Plan (Presentation Time: 15 minutes)

This is a public hearing for consideration of a request to amend the Shamrock West/Greenbriar Preliminary Development Plan to allow development on Lot 3, Block 1, Shamrock West Third Subdivision. The 0.63 acre subject property is located within a developing commercial area along the west side of North Taft Avenue to the south 43rd Street. The proposed building will accommodate a dental office along with a future complementary office or retail use. The applicant is Paul Battista, Battista Design. Staff is recommending approval. The Planning Commission has final authority on this application.

4. ADJOURNMENT

STUDY SESSION:

Following the Regular Planning Commission Meeting, a study session will be held to review updated draft portions of the Unified Development Code.