

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
March 12, 2018

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on March 12, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners Molloy, McFall, Roskie, Fleischer, Hitchcock, Bears and Hammond. Members absent: None. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, Interim 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, announced there are no agenda items for the Monday, March 26, 2018 Planning Commission meeting and it has been cancelled.
2. **Mr. Paulsen** reported he will show a short PowerPoint presentation regarding the development permitting process at the Planning Commission meeting on April 9th.
3. **Mr. Paulsen** announced the application deadline for the Planning Commission vacancy is March 13 at 4:00 pm. Late applications will not be considered. Depending on the number of applications, the process may be reopened at a later date.

CITY ATTORNEY'S OFFICE UPDATES

Laurie Stirman, Assistant City Attorney, thanked the commissioners for the opportunity to serve during Moses Garcia's absence. She asked everyone to contact her with any questions.

COMMITTEE REPORTS

There were no committee reports.

COMMISSIONER COMMENTS

Commissioner Molloy stated he and **Commissioner Bears** attended the Boards and Commissions meeting. He was pleased with some aspects such as the booths, but also shared some disappointment with the event and wished more commissioners had attended.

APPROVAL OF THE MINUTES

Commissioner McFall made a motion to approve the February 26, 2018 minutes; upon a second from Commissioner Bears, the minutes were unanimously approved. Commissioners McFall and Hitchcock abstained.

CONSENT AGENDA

There were no items scheduled on the Consent Agenda.

REGULAR AGENDA

1. Foundry Garage and Amenity Package – SDP

This is an informational item. The Planning Commission approved the parking garage and amenity areas (i.e. plaza) on March 13, 2017. However, details associated with the final finishing of the parking garage and site furnishings had not been completed. Therefore, a commitment was made to present this information to the Planning Commission when details had been finalized. A memo has been provided to the Commission along with attachments addressing the parking garage art and site furnishing for the overall project. The art on the parking garage has been approved by the Visual Arts Commission. The site furnishings have been reviewed by City staff and by the Downtown Development Authority.

Troy Bliss, Senior Planner, reflected on the first year of the Foundry development and hopes that the commission is happy with what they see from the development so far. He mentioned that the project budget has been a driving factor for the parking garage and other areas of the project. He stated the Downtown Development Authority has seen the art proposal for the parking garage and Visual Arts Commission approved it at a hearing in February.

Scott Ranweiler, Development Manager for Brinkman Partners, presented the Foundry art design. There were approximately 200 applicants who submitted their art for the project. Mr. Ranweiler presented the winning selection and their creation “Solar Muse” by the artists James Dihn and Michael Stutz. The bronze foundry concept inspired the artists and they incorporated an anodized finish on aluminum to give a bronze hue. The art components will be applied to the south and east facades of the parking structure.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner Molloy and Commissioner McFall** expressed concern over the shadow painting of a little girl reaching up to the bottom portion of the art. **Mr. Ranweiler** responded by and stating he has discussed raising the art 10 feet to keep out of reach.
- **Commissioner Hitchcock** expressed concern over why there were only 2 facades used for artwork. **Mr. Ranweiler** stated decisions were driven by the total budget of \$170,000.
- **Commissioner Fleisher** asked to move some of the flames from the south elevation to the more public east elevation.

- **Commissioner Roskie** asked if there were any Loveland artists that responded to the RFP. **Mr. Ranweiler** mentioned the budget constraint in a bronze art community might have been a challenge.
- **Commissioner Dowding** questioned if aluminum could withstand wind. She also wants to see more flames on the main side of the building. **Mr. Ranweiler** stated the structure is ribbed to offer rigidity, and will be equipped with well-placed fasteners. He will be working with structural engineers to make certain that there is structural integrity.

Mr. Roger Sherman, Landscape Architect with BHA Design, then presented the amenity package details for the Foundry project. Site elements were discussed in detail. Mr. Sherman stated high quality and cast fixtures will be used and bollards will be placed in locations where vehicles are to be restricted. The fire pits were selected to represent the foundry concept. There will be a shelter area with a translucent ceiling on it. The Thompson River Rotary Club is donating a sculpture which represents overcoming adversity by local artist, Danny Haskell, and will be displayed in the paseo area. Vertical sandstone structures, as well as a clock chosen by Rotary were also discussed.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner Fleisher** asked the about the location of string lighting. **Mr. Sherman** replied it will be located at the alley entrance, as well as in the paseo, and under the shelter.
- **Commissioner Hitchcock** expressed concern that with the shelter will not offer much shade. **Mr. Sherman** confirmed the materials used will give some, but not full shade.
- **Commissioner McFall** asked for clarification of the fire pit. **Mr. Sherman** confirmed it is gas and on a timer.
- **Commissioner Roskie** shared in concern for management of the fire pits.
- **Commissioner Dowding** stated that she loved the bike racks.
- **Commissioner Hitchcock** asked what is to prevent plaza visitors from pressing the button all night and turning on the fire pits. **Mr. Sherman** stated there will be a timer that will prevent fire pits from being used after certain hours.
- **Commissioner Hammond** asked how many bollards would be used and shared his concern over safety on Lincoln side of the project. He stated he wants the bollards black and heavy. **Mr. Sherman** responded that there will be lighted bollards along 3rd St. to prevent cars from coming down, and removable for fire vehicles. **Commissioner Hammond** commented on the great job of the design team and is excited to see this dress the town up, but wants to make sure all are safe.
- At 6:47 p.m. the Commission concluded discussion on The Foundry Garage and Amenity Package. No motion was needed as this was an informational item.

2. Planning Commission Hearing Procedures and Overview

This is an administrative item that responds to a recent request by the Planning Commission for more guidance on hearing procedures and related Commission operations. Staff has

provided two documents for review at the meeting. A particular area of focus will be in on hearing procedures.

Laurie Stirman, assistant City Attorney, distributed an update to the Planning Commission procedures provided by **Moses Garcia**, Interim City Attorney. She explained that under the "Motion for Reconsideration" portion, item #1 has been reworded as "Motion raised by a member of the Commission." Ms. Stirman also clarified that the Motion for Reconsideration can occur at a subsequent meeting.

Robert Paulsen, Current Planning Manager, shared with the Commission that **Mr. Garcia**, Interim City Attorney, has recommended a change in procedure and that all public hearings be opened once the agenda item is recognized. Mr. Garcia also recommended all questions by the Commission, before the hearing is closed, be clarification questions only. The discussion by the Commission should not take place until after the public hearing is closed.

Mr. Paulsen spoke further on procedures by emphasizing that determinations of the project should be tied to the findings, which are contained in the Zoning Code and the Comprehensive Plan. He stressed that the job of the Planning Commission is to make a decision based on whether the project meets the required findings. Mr. Paulsen recommended to the Commissioners that they cite findings that are relative to their decisions in order to make stronger and more defensible and consistent with adopted City policies and codes.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner Molloy** stated the Commission's purpose is to clean things up before they go to Council and make their decision easier. **Mr. Paulsen** agreed and added that Council relies on information from the Commission's recorded minutes and uses the minutes to better understand the primary issues associated with the project. He also stressed that he is not telling the Commission how to vote, but asking the Commission to structure their decision in a way that is consistent with the framework provided by the required findings.
- **Commissioner Molloy** asked about the procedure format and if Commission discussion should occur after a motion has been made.
- **Commissioner Roskie** mentioned that Commissioners should be sure to not make opinion statements before the public has spoken and all information has been received. The Commission is responsible for making certain the law applies to the application before them; and, that the public has full confidence in the Commission's decision.
- **Commissioner McFall** commended the Planning Staff on the research they do for the Commissioners.
- **Commissioner Dowding** asked for an amendment to the procedures to have the Planning Commission discussion occur after a motion has been seconded. She asked for a revised copy at the next meeting.
- At 7:59 p.m. the Commission concluded their discussion on Hearing Procedures.

ADJOURNMENT

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

Commissioner Dowding adjourned the meeting at 8:00 p.m.

Approved by: Carol Dowding
Carol Dowding, Planning Commission Chair

Lisa Rye
Lisa Rye, Interim Planning Commission Secretary.