

**CITY OF LOVELAND  
PLANNING COMMISSION MINUTES  
April 9, 2018**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on April 9, 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, Planning Commission Secretary and Linda Bersch, 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**

**Robert Paulsen**, Current Planning Manager, reviewed the agenda items scheduled for the Monday, April 23, 2018 Planning Commission meeting. Please let staff know if you cannot attend.

1. **Monday, April 23, 2018 Agenda Preview:**
  - i. The Bighorn Addition Annexation Public Hearing has been moved to May.
  - ii. All Access Emergency Easement Vacation Public Hearing
2. **Hot Topics:**
  - i. **Mr. Paulsen** provided the Commission with an update on the Unified Development Code (UDC). He noted that the Planning office was making considerable progress on the adjustments needed to assure the plan is clear and polished before bringing this project back into the public arena. While there is no firm schedule yet, we expect to restart the process with the Planning Commission, the Stakeholder Group and the Title 18 Committee in May. A final review draft should be distributed to the Planning Commission around the end of April. The first study session will highlight the changes and adjustments of any significance. Any changes were in keeping with the direction received from the Planning Commission, the City Council and others.
  - ii. **Mr. Paulsen** also announced that the interviews for the one vacancy on the Planning Commission begin tomorrow. He along with the Commission Chair Dowding, Councilor Jersvig and Ms. Stirman from the City Attorney's office will interview the

## **1. North Taft Third Addition**

This is a public hearing to consider the annexation and zoning of a 5.22-acre parcel located at the southeast corner of North Taft Avenue and West 43rd Street. This property is known as North Taft Third Addition. The site is an enclave, an area under Larimer County jurisdiction that is entirely surrounded by land that has been annexed into the City of Loveland. The proposed zoning is R2 – Developing Two-Family Residential, which allows single-family and duplex residential uses. The applicant is Rob Molloy of Planscapes. Staff is recommending approval of this request. Following Planning Commission review and action, this application will be forwarded to the City Council for final action

**Jennifer Hewett-Apperson, Staff Planner**, noted for the Commissioners that some of the findings on the original staff report have been deleted as they apply only to PUD applications and this annexation and zoning request is not in that category. Revised copies noting the strikeouts have been provided. She went on to note that this property is a county enclave surrounded by properties within the city limits. The property meets all qualifications for annexation. An R2 zone is requested for the property.

A neighborhood meeting was held on January 18, 2018 with twenty-seven people in attendance. Some concern for the greater density of the R2 zoning was expressed as surrounding properties are zoned R-1. Ms. Hewett-Apperson noted that R2 zoning does fit with the policies of the Comprehensive Plan. In addition, she indicated that R2 zoning, which allows single family detached homes, townhouses and duplexes, is compatible with the surrounding land use pattern. The site is located along a major arterial that includes commercial use directly across Taft Avenue. In addition, there is multi-family development in the vicinity and senior living facilities. She noted properties located at key intersections are more appropriate for increased density.

## **COMMISSIONER CLARIFYING QUESTIONS:**

**Commissioner Hitchcock** inquired about the reference to Boyd Lake Avenue on page three of the staff report. **Ms. Hewett-Apperson** noted that was an error in the text that will be corrected.

## **CITIZEN COMMENTS:**

**Commissioner Dowding** opened the public hearing at 7:47 p.m.

There were no public comments.

**Commissioner Dowding** closed the public hearing at 7:47 p.m.

## 2. Development Permitting System Overview

Mr. Paulsen presented an informational/administrative item brought forward by Current Planning staff. He presented Powerpoint slides designed to explain the various components of Loveland's development permitting system, including development review, infrastructure design and installation, and the building permit review and approval. This presentation illustrated the many types of projects that come through the various review and approval processes. He noted that only about 15-25 development applications come before the Planning Commission annually; other applications are approved administratively. He provided answers to the Commissioner's questions throughout the presentation.

## ADJOURNMENT

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

Commissioner Dowding adjourned the meeting at 7:42 p.m.

Approved by:



Carol Dowding, Planning Commission Chair



Lisa Rye, Planning Commission Secretary.