



## LOVELAND PLANNING COMMISSION MEETING

### AGENDA

Monday, June 25, 2018

500 E. 3<sup>rd</sup> Street – Council Chambers

Loveland, CO 80537

6:30 PM

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**LOVELAND PLANNING COMMISSIONERS: Carol Dowding (Chair), Pat McFall, Jamie Baker Roskie, Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, and Milo Hovland.**

### CALL TO ORDER

#### I. PLEDGE OF ALLEGIANCE

#### II. 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, July 02, 2018 - UDC Study Session at 6:00 pm at the DC

2. Monday, July 09, 2018 – Agenda Preview

i. New Vision Charter School – Location Extent Review

3. Hot Topics: UDC update

##### c. City Attorney's Office Updates:

##### d. Committee Reports

##### e. Commission Comments

### **III. APPROVAL OF MINUTES**

#### **Review and approval of the June 11, 2018 Meeting minutes**

### **IV. 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?

### **V. REGULAR AGENDA:**

#### **1. Kendall Brook GDP Amendment**

This is a public hearing to consider an amendment to the Kendall Brook General Development Plan (GDP). The GDP includes 168 acres located in NW Loveland; most of the GDP area has been built out. The requested amendment is to allow an increase in the allowable multi-family residential units within the GDP from 184 to 242 and to increase the building height allowance from 40 to 45 foot. This application is being made to accommodate a proposed senior housing development on a currently vacant 3.59-acre site at the northwest quadrant of Taft Avenue and W. 43rd Street. Amendments to GDP requirements require a public hearing by the Planning Commission that results in a recommendation to the City Council for final action. Staff believes key issues have been resolved and is recommending approval.

### **VI. ADJOURNMENT**

## SUPPLEMENTARY INFORMATION

### Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process. Below is the typical hearing sequence to be followed by the Planning Commission. *Annotations have been provided for clarity.*

1. **Agenda item is recognized by the Chair**
2. **Public hearing is opened\***
3. **Staff presentation**  
*(May include clarifying questions to staff from Commissioners)*
4. **Applicant presentation**  
*(May include clarifying questions to applicant from Commissioners)*
5. **Public comment**  
*(All public comment should be made from the podium upon the PC Chair acknowledging the citizen speaking. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)*
6. **Applicant response**  
*(The Chair typically requests that applicants respond to comments and questions raised during public comment)*
7. **PC questions to staff, the applicant and possibly to citizens who presented**  
*(Commissioners may use this step in the process to gain a more detailed understanding of relevant information)*
8. **Close public hearing**  
*(Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)*
9. **Motion**  
*(Motions are made by a PC member with possible conditions)*
10. **Motion is seconded**  
*(A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)*
11. **PC discussion**  
*(The PC discusses the application and whether it satisfies the required findings)*
12. **PC Chair requests that the applicant agree to any conditions prior to a vote**  
*(If an applicant does not accept the proposed conditions, the PC may deny the application)*
13. **Vote**  
*(The decisions of the PC must address relevant findings of fact. These findings are specified in adopted plans and codes, and serve to guide zoning and annexation decisions. Relevant findings are itemized in the Staff Report and referred to in the recommended motion.)*

\* Note that the Planning Commission may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.