

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**August 13, 2018**

---

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 13, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners Roskie, Hitchcock, Hammond, and Hovland. Members absent: Commissioners McFall, Fleischer, Molloy, and Bears. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, 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, reminded the commissioners of the Unified Development Code (UDC) Joint Study Session scheduled for Monday, August 20th with City Council, the Title 18 Committee and Planning Commission. This will be the last planned Study Session before the Planning Commission Public Hearing, which is scheduled for September 10<sup>th</sup>.
2. **Mr. Paulsen** reviewed the agenda scheduled for the Monday, August 27<sup>th</sup> Planning Commission meeting. **Alison Hade**, Community Partnership Administrator, will be proposing adjustments to current Municipal Code Chapters 16.38 and 16.43, which address affordable housing.
3. As a Hot Topic item, **Mr. Paulsen** discussed Planning Commission absences. It was decided that commissioners will send an emailed notification of any absence to the full commission, along with Bob Paulsen and Lisa Rye, in advance of the meeting.

**CITY ATTORNEY'S OFFICE UPDATES**

There was nothing to report from the City Attorney's office.

**COMMITTEE REPORTS**

There were no committee reports.

## **COMMISSIONER COMMENTS**

Commissioner Roskie discussed her involvement as a member of a working group for health outcomes related to the built environment. The purpose of the group is to improve assistance from Larimer County to the local municipalities. She will share updates over the upcoming months and will ask the Planning Commission for feedback.

## **APPROVAL OF THE MINUTES**

*Commissioner Roskie made a motion to approve the July 23, 2018 minutes; upon a second from Commissioner Hitchcock, the minutes were unanimously approved.*

## **CONSENT AGENDA**

### **1. Thornburg Hamilton 4<sup>th</sup> Sub – Preliminary Plat**

---

This is a public hearing is to consider a preliminary subdivision plat that would subdivide a 38-unit townhome development into separate lots for individual sale. The property is part of a larger 74-acre residential development located on the west side of Fairgrounds Avenue, north of the Larimer County Fairgrounds. The overall development consists of a variety of multifamily apartments, townhomes, and condominiums, along with a new elementary school for the Poudre School District. A special review was administratively approved allowing the multifamily land uses; however, in order to subdivide the property for individual townhome units, preliminary and final plat approval is needed.

Staff is recommending approval of the preliminary plat based on compliance with the findings required in the Municipal Code, as outlined in Section VIII of this report. The Planning Commission's decision on the preliminary plat is final unless the decision is appealed to City Council.

*Commission Roskie moved to make the findings listed in Section VIII of the Planning Commission staff report dated August 13, 2018 and, based on those findings approve the Thornburg Hamilton Fourth Subdivision. Commissioner Hovland seconded the motion.*

*The motion was unanimously approved.*

## **ADJOURNMENT**

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

**Commissioner Dowding adjourned the meeting 6:40 pm.**

Approved by:   
Carol Dowding, Planning Commission Chair

  
Lisa Rye, Planning Commission Secretary.