



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, January 14, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

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LOVELAND PLANNING COMMISSIONERS: Pat McFall (Acting Chair), Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.

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, January 28, 2019 – Regular Meeting Agenda Preview

- i. Election of Planning Commission Officers**
- ii. Downtown Parking Discussion – David Eisenbraun**
- iii. 2018 Planning Commission Report – Robert Paulsen**

2. Hot Topics:

- i. Highway 402 Plan Update – Jennifer Hewett-Apperson**

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

III. APPROVAL OF MINUTES

Review and approval of the November 26, 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. Sanctuary on the Park – Request for Extension of Preliminary Plat – Troy Bliss

This is a request by Shirley Jane Weitzel for an additional one year extension of the Planning Commission approval of the North Lincoln Avenue 2nd Subdivision preliminary plat. The Sanctuary on the Park development proposal is situated within this subdivision plat. The request indicates that Ms. Weitzel is in discussions with a potential developer to sell assembled properties (including this one) for potential development. In the interim, according to the applicant, having entitlements in place on the subject property for marketing the site is beneficial in the event that current negotiations fall through.

The Sanctuary in the Park site includes 14.3 acres located on the east side of Monroe Avenue, to the southwest of Conrad Ball Middle School. From North Lincoln Avenue, it is located to the east of (behind) Big O Tires. The development approval includes plans for 144 residential units, including single family and multi-family products.

If the Preliminary Subdivision Plat extension is granted, this would be the sixth extension of the City approvals, with a total extension of eleven years following the initial approvals that were effective on December 2, 2008. The applicant has committed to make this the final extension request. Staff supports the extension request.

2. 2019 Update and Process Review Provided by Planning & Legal Staff – Robert Paulsen

This is an informational, administrative item that requires no action by the Planning Commission. With the start of 2019, staff would like to provide updated information and have a discussion on the following topics:

- Status of the Unified Development Code and development application review procedures
- Development Permitting Process: 3 basic components
- Planning Commission Role in Development Permitting
- Planning Commission Operations:
 - Attendance
 - Public Hearings
 - Election of Officers
 - Committee Appointments
 - Study Sessions

VI. ADJOURNMENT