



## **LOVELAND PLANNING COMMISSION MEETING AGENDA**

**Monday, February 11, 2019  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM**

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**LOVELAND PLANNING COMMISSIONERS:** Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, Tim Hitchcock, 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, February 25, 2019**

- i. Parking Garage Art – Memo – Troy Bliss**
- ii. Village Cooperative – Public Hearing – Noreen Smyth**
- iii. Animal Husbandry – Emily Tarantini**

###### **2. Hot Topics:**

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

##### **d. Committee Reports**

**e. Commission Comments**

**III. APPROVAL OF MINUTES**

**Review and approval of the January 28, 2019 meeting minutes**

**IV. REGULAR AGENDA**

**1. 2019 Comprehensive Plan Amendments – Public Hearing – Jennifer Hewett Apperson**

**Create Loveland**, the Comprehensive Plan for the City, is scheduled to be updated annually to ensure that the Plan is current. This includes updates that reflect policy changes adopted by City Council or the adoption of new codes and standards that impacts components of the Plan. The current update focuses on making Create Loveland consistent with new density provisions adopted with the Unified Development Code; specifically, density allowances relating to the Complete Neighborhoods provisions and the Enhanced Corridor Overlay Zone standards. In both cases, these new zoning elements provide for residential densities and development intensity not formerly allowed under the existing zoning districts.

The Planning Commission's role in reviewing the Comprehensive Plan Amendments is to conduct a public hearing and forward a recommendation to the City Council on the proposed amendments. The Public Hearing Procedures that are outlined in this Agenda should be followed by the Commission in completing this process.

**2. Accomplishments in 2018 and Goals for 2019 – Robert Paulsen**

Early in each year, the Planning Commission reviews its accomplishments from the previous year and establishes goals for the new year. This effort provides a record of past activities and helps the Commission and staff plan for the year ahead. This is an administrative item that may require review at more than one meeting.

**3. Report: 2018 Development Review Team / Current Planning Activity – Robert Paulsen**

This is an administrative item. The report will focus on a snapshot of development review and current planning applications processed annually from 2011 - 2018. Staff will provide an explanation of the various applications types and services provided by staff in processing development applications. Commissioners are encouraged to ask questions and look for trends in the d

**V. 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.