



City of Loveland

**LOVELAND PLANNING COMMISSION MEETING
AGENDA**

**Monday, February 25, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org.

“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org.”

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. Boards and Commissions Survey Results – Steve Adams, City Manager

c. Current Planning Updates

1. Monday, March 11, 2019

i. Animal Husbandry Standards Presentation – Emily Tarantini

ii. Planning Commission 2018 Accomplishments and 2019 Goals – Bob Paulsen

2. Monday, March 25, 2019

i. Economic Development presentation -- Kelly Jones, Director

- d. **Foundry Parking Garage Art Project – Troy Bliss**
- e. **City Attorney's Office Updates:**
- f. **Committee Reports**
- g. **Commission Comments**

III. APPROVAL OF MINUTES

Review and approval of the February 11, 2019 meeting minutes

IV. REGULAR AGENDA

1. Village Cooperative – Public Hearing - Noreen Smyth

This is a public hearing for the Planning Commission to consider plans for a 58-unit senior housing development located at the northwest corner of Taft Avenue and 43rd Street. The vacant 3.69-acre site is zoned Planned Unit Development. The site is designated as Parcel H within the 169-acre Kendall Brook neighborhood. While the existing PUD zoning allows for the proposed senior housing development, the submitted Preliminary Development Plan (PDP) must undergo review and approval by the Planning Commission before the project can be developed. The Planning Commission has final approval authority unless an appeal of the Commission's decision is filed. There is no known opposition to the project and staff is recommending approval with conditions as specified in Section VIII. of the staff report.

2. 2018 Current Planning Report – Robert Paulsen

A presentation of 2018 data from the Current Planning Division and the Building Division will be provided for the Commission's review. This is an administrative item that does not require Commission action.

V. ADJOURNMENT

STUDY SESSION:

1. Planning Commission Training – Laurie Stirman

Information relating to the legal aspects of Commission operations will be presented for the Commission's review and comment. This is an informational item.

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.