

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**January 28, 2019**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on January 28, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Molloy, Fleischer, Hovland, Peterson, and Tygesen. Members absent: Commissioners Hitchcock and Hammond. City Staff present: Robert 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**, reviewed the agenda scheduled for the Monday, February 11<sup>th</sup> Planning Commission meeting:
  - i. A draft of the Planning Commission's "2018 Accomplishments and 2019 Goals" will be provided to commissioners for their review and feedback.
  - ii. A 2018 Development Services report will be presented. If commissioners have any requests for specific information in the report, please let Mr. Paulsen know.
  - iii. Jennifer Hewett-Apperson of Strategic Planning will be presenting proposed amendments to the Comprehensive Plan, which designates land uses for all properties within the city.

**CITY ATTORNEY'S OFFICE UPDATES**

**Laurie Stirman, Assistant City Attorney**, noted there was nothing to report.

**COMMITTEE REPORTS**

There were no committee reports.

## **COMMISSIONER COMMENTS**

There were no comments.

## **APPROVAL OF THE MINUTES**

*Commissioner Hovland made a motion to approve the January 14, 2019 minutes; upon a second from Commissioner Fleischer, the minutes were unanimously approved.*

## **CONSENT AGENDA**

There were no items scheduled on the Consent Agenda

## **REGULAR AGENDA**

### **1. Downtown Parking Study Discussion - David Eisenbraun**

**Project Description:** The purpose of this item is to review the findings from Phase I of the Loveland Downtown Parking Study and Strategic Plan. Downtown Loveland (“Downtown”) is the cultural and historic center of the city and is host to a wide-range of restaurants, retailers, and arts galleries. In addition to the many modern cultural amenities, the historic nature of the downtown, reenergized by recent preservation efforts, has made it an attractive place for tourists and visitors alike and has served as an anchor for future community reinvestment. This created a need for a comprehensive parking study to understand our supply and demand via impartial data.

Walker Consultants surveyed a 32-block area, approximately a quarter of a square mile, which forms the basis of Downtown. The parking study area, as established by the City, is comprised of the historic West 4th Street corridor from Railroad Avenue to Washington Avenue, added to the registry of Historic Places in 2015, as well the surrounding blocks near downtown which includes office, residential, and civic uses. The Study Area is bounded by 9th Street to the north, 1st Street to the south, Garfield and N. Railroad Avenues to the west, and Washington Avenue and the creek to the east.

This item is solely administrative currently and requires no action; however, Phase II will incorporate more decision based inquiries and the Planning Commission will be asked to vote and recommend on certain action items to be determined.

**Mr. David Eisenbraun, Strategic Planning**, presented a general summary of Phase I of the study including the scope and schedule. An aerial map was used to show the project study area, which is comprised of 32 blocks. The three steps of in Phase I included data collection through counting cars in the area at different times and days; stakeholder engagement by forming a technical advisory committee of City staff, as well as a steering committee comprised of downtown business owners; lastly, reporting of findings and next steps.

The total publicly-available inventory in the study area is 2,342 spaces; of which, 49% are on-street, 35% publicly available lots, 12% private lots, and 4% County/City employee lots. The survey revealed that peak occupancy occurred on a Friday at noon, with 67% of parking spaces occupied, which suggests that parking supply is more than adequate. In general, the study found that parking supply is meeting the demand, and it is projected to continue meeting the demand well into the future; however with the growth occurring downtown, better management strategies are needed in areas of high demand. It was predicted that by 2028, parking demands will exceed the available parking supply.

Through a community survey launched in August, 1,215 responses were acquired regarding the users' experience with the parking system downtown. It was revealed that 42% of users believe the primary factor influencing low parking ratings is availability, followed by 29% who believe it is proximity.

**Mr. Eisenbraun** addressed some issues regarding the downtown parking structure. A current issue is that some residents of The Foundry apartments are utilizing free spaces in the parking structure rather than leasing parking spaces intended for apartment residents. This practice is affecting parking space availability in the parking structure, resulting in overnight space usage, and reducing revenues from the structure. Mr. Eisenbraun indicated that remedies for this issue are being evaluated.

The path of Phase II for the parking study will involve the soliciting of extensive feedback from stakeholders and community members, as well as identifying solutions to the parking issues analyzed in Phase 1. More details will be investigated regarding GID #1, user permits and enforcement strategies.

**Mr. Eisenbraun** explained that the Planning Commission role this evening is to gain a general understanding of the study and its purpose. There will be more of a formal recommendation needed from the commission in June that will be taken to the City Council. **Mr. Paulsen** added that commissioners are free to email Mr. Eisenbraun with any questions regarding the project. He also urged the Planning Commission to review their materials again so a productive discussion can be held before a recommendation is made to the City Council.

## COMMISSIONER QUESTIONS:

- **Commissioner Bears** asked what the timeline is for converting the diagonal parking on the 3<sup>rd</sup> and 4<sup>th</sup> Street area. He shared that the diagonal parking contributed to a couple accidents he was involved in. **Mr. Eisenbraun** mentioned that the conversion to parallel parking is part of the HIP Streets plan, which will be implemented on a block-by-block basis. However, funding and implementation for the project are currently undetermined.
- **Commissioner Molloy** stated he has never had an issue with the downtown parking. He knows he might have to walk a couple blocks and knows he will always find a space, but this would be less compared to other cities. He also mentioned he would like to see more motorcycle parking.

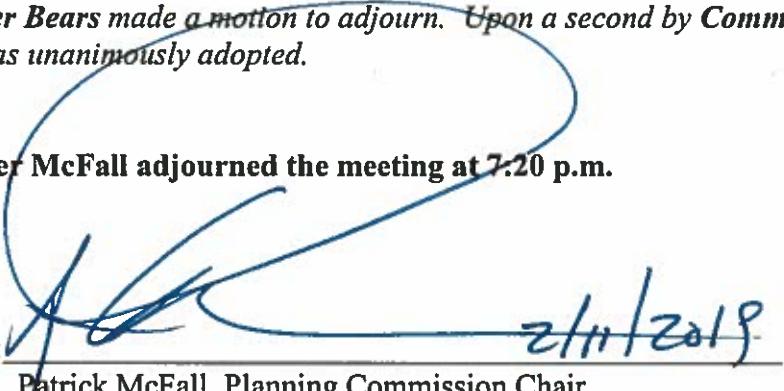
- **Commissioner McFall** mentioned the problem he sees with parking is not the lack of spaces, but the lack of information available as to the location of parking. There is nothing that directs people to alternate parking areas. He also questioned when there will be a solution to the parking problems occurring at the parking garage. **Mr. Eisenbraun** mentioned that the City has limited regulatory authority on the parking garage, but is working on this as it is needed to manage the issue.

## ADJOURNMENT

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

**Commissioner McFall adjourned the meeting at 7:20 p.m.**

Approved by:

 Patrick McFall, Planning Commission Chair

 Lisa Rye, Planning Commission Secretary