

**CITY OF LOVELAND**  
**PLANNING COMMISSION MINUTES**  
**September 23, 2019**

---

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on September 23, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Hovland, Peterson, Tygesen, and Devlin. Members absent: Commissioners Fleischer, Molloy, and Hammond. City Staff present: Robert Paulsen, Current Planning; 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**, welcomed Rico Devlin as a new Planning Commissioner. Mr. Devlin introduced himself as a CSU graduate and has worked in Loveland for over 5 years as a Commercial Real Estate Broker. He shared that he is honored to be with the Commission and looks forward to serving the community.
2. **Robert Paulsen, Current Planning Manager**, provided a preview of the agenda for the Monday, October 14, 2019 Planning Commission meeting. The Poudre School district will be presenting plans for the South East Elementary School location and extent review, and the Commission will be reviewing the location and plans to ensure that it comports with the City's Comprehensive Plan. In a second agenda item, Airport Director Jason Licon will be providing a Northern Colorado Regional Airport master plan update. Lastly, Mr. Paulsen announced that the Animal Husbandry item has been removed from tonight's agenda, and will be moved to the October 14<sup>th</sup> meeting.

**CITY ATTORNEY'S OFFICE UPDATES**

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

**COMMITTEE REPORTS**

There were no committee reports.

## **APPROVAL OF THE MINUTES**

*Commissioner Hovland made a motion to approve the August 26, 2019 minutes; upon a second from Commissioner Bears, the minutes were approved unanimously.*

## **REGULAR AGENDA**

### **1. Highway 402 Corridor Plan – Public Hearing**

**Project Description:** The Strategic Planning office, in concert with their consultant team, has completed the final draft of the Highway 402 Corridor Plan. The role of the Planning Commission is to conduct a public hearing and make a recommendation to the City Council concerning the adoption of this plan.

The 402 Corridor Plan effort began in 2018 following a determination of high priority by City Council. It was recognized that this stretch of highway serves a growing importance as a transportation corridor and southern gateway to the City of Loveland. While much of the corridor is rural in character, the entire corridor is within the City's growth management area and is subject to varying degrees of change and urbanization in the near term and in the longer-term future. The planning effort examined the corridor holistically, reviewing existing and future transportation needs and forms, land use options, infrastructure provision along with the impact of natural features and environmental constraints. A major focus was placed on community input in effort to develop a consensus-based plan that establishes policies to guide future growth.

**Jennifer Hewett-Apperson, Community and Strategic Planning**, stated that she provided a presentation to the Planning Commission on August 26, 2019, where she introduced the Highway 402 Corridor Plan. She asked that the commission recommend the approval of the Corridor Plan to the Loveland City Council.

## **CITIZEN COMMENTS:**

**Commissioner McFall opened the public hearing for citizen comment at 6:40 p.m.**

- **Mr. Brian Peterson**, owner of Thompson Valley Tree Farm at 2526 Highway 402, stated that his company, which builds athletic fields and parks, and works on river restoration, is celebrating their 40<sup>th</sup> year in business. His business does a good amount of revenue and employs approximately 50 people. Mr. Peterson added that he also serves on the Board of Directors for the Loveland Business Partnership group. He attended some 402 project workshops and public discussions, and is in support of the corridor plan. He shared that the 402 corridor has several challenges, such as zoning, access, and the expansion of lanes serving the roadway. He has considered an alternative location for his business because Highway 402 has been a "nightmare", as access in and out of his property has

been very difficult. He would like to see his current location work for his business, and added that the proposed zoning within the land use plan is a good start and is in support of it. He shared that he has been happy with his communications with Ms. Hewett-Apperson and hopes to keep the dialogue going, so he knows what the City's intentions will be over time.

**Commissioner McFall closed the public comment portion at 6:45 p.m.**

**Mr. Paulsen** directed questions to Ms. Hewett-Apperson, asking what the primary challenges and achievements have been throughout the planning process, and what the next steps are. **Ms. Hewett-Apperson** responded that the one chief challenge was the floodplain map revision just at the start of the corridor plan process, which put a substantial part of the corridor in the flood zone. Another challenge she shared has been the great diversity of uses within the corridor, which consists of large lot residential development, large portions of unincorporated land, and industrial uses mixed with agricultural uses. Because of this diversity, there has been opposition to some proposed projects, which brought about community involvement in Planning Commission and City Council meetings. Notwithstanding these earlier controversies, the planning process included good dialogue between community members at stakeholder committee meetings, and citizens worked together and towards a compromise to design a plan for the development of the corridor. Utility provision is, and will continue to be, a huge challenge. The City of Loveland Public Works Department, along with Colorado Department of Transportation (CDOT), will be working on an access control plan, which will address appropriate property access points and the signalization of intersections. Other next steps will be the continuation of intergovernmental coordination to get the plan implemented.

## **COMMISSIONER QUESTIONS:**

- **Commissioner McFall** shared that he has major concerns about existing vehicular chokepoints on Highway 402. He stated that the intersection by Osborn Farms has a tendency to cause traffic to back up enough for drivers to sit through 2 or 3 light cycles before they can proceed. If the width of the corridor is not expanded, there will be more chokepoints created. He added that he is aware of an agreement between the state and the City of Loveland for the state to provide funds for the construction of Highway 402 if they become available, and questioned if there has been other conversations regarding this.
- **Ms. Hewett-Apperson** responded, stating that approximately 10 years ago, the Colorado Department of Transportation (CDOT) conducted studies that focused on the widening of the roadway. It was determined that the preferred alternative proposed by both the 402 Plan and the DOT were similar, such as 150-foot right-of-ways with 2 travel lanes in each direction and bike and sidewalk facilities. The need for adequate right-of-way has been identified; and, going through the development review process will help ensure that adequate right of way is dedicated so that the roadway can be expanded. If a large enough development is proposed, the development project would be responsible for much of the roadway improvements as part of the development process.

- **Commissioner Devlin** asked how utilities expanded throughout the corridor will be financed so developers will be attracted to that location. **Ms. Hewett-Apperson** stated that any developer seeking to do water and wastewater services would be responsible for funding those services on their own. She added that this is an important item for the corridor, especially for attracting a high-quality development; and discussions are ongoing.

*Commissioner Hovland made a motion to recommend the adoption of the Highway 402 Corridor Plan to City Council; upon a second by **Commissioner Tygesen**, the motion was unanimously approved.*

**ADJOURNMENT:**

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

**Commissioner McFall adjourned the meeting at 6:59 p.m.**

Approved by:

Patrick McFall, Planning Commission Chair

Lisa Rye, Planning Commission Secretary