



LOVELAND PLANNING COMMISSION MEETING AGENDA

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

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“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 ADAcordinator@cityofloveland.org.”

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Milo Hovland, Susan Peterson, Deborah Tygesen and Jerico Devlin.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

A. Citizen Comments

This is the opportunity for citizens to address the Commission on matters not on the published agenda.

B. Current Planning Updates

1. Monday, December 9, 2019 Meeting Agenda Preview

- Grace Church – Public Hearing
- Ranch Acres Rezone - Public Hearing
- Preceded by Annual Commission Dinner at 5:30

2. Commission Interviews--completed on November 21

3. Planning Commissioner Workshop – Saturday, December 7--see handout

C. City Attorney's Office Updates

D. Committee Reports

E. Commission Comments

III. APPROVAL OF MINUTES

Review and approval of the October 28, 2019 meeting minutes

IV. REGULAR AGENDA

1. Connect Loveland – Update

Presented by Dave Klockeman & Katie Guthrie, Public Works Department

Connect Loveland is the name of the City's updated Transportation, Transit and Bicycle & Pedestrian Plans. The plan is designed to integrate these three primary transportation systems, providing stronger linkages and establishing a long term vision that anticipates changes in technology and consumer needs. Connect Loveland is a component of the City's Comprehensive Plan, Create Loveland. As such, it takes a broad, encompassing and long-term look at a complex and important community topic. Ultimately, it is designed to provide information and policy guidance to City decision makers.

The Plan was initiated in early 2019 is expected to be completed in the spring of 2020. The November 25 Planning Commission presentation will summarize the planning effort to date and review primary components of the plan. The project team will highlight emerging transportation trends and identify goals for the multi-modal transportation network. As an informational item, the Commission is encouraged to ask questions and make comments on the progress to date. Once a final draft is completed, the project team will schedule a public hearing with the Commission. Ultimately, Connect Loveland will be brought forward to the City Council for adoption.

2. East Loveland Industrial 23rd – Conditional Use Public Hearing

Presented by staff planner Troy Bliss

This is a request for Conditional Use approval to allow a Heavy Logistics Center to be developed on an industrially-zoned, vacant 14-acre site located in the East Loveland Industrial Addition. The site fronts on and is accessed from Byrd Drive to the north of Crossroads Boulevard; the site is directly north of the Thunder Mountain Harley Davidson Dealership. The east side of the site is adjacent to I-25. The applicant is proposing to develop two similarly-sized industrial flex buildings totaling nearly 200,000 square feet at this location.

A heavy logistics use is defined as a use that generates more than 12 semi-trucks trips on a daily basis. As a conditional use in the I-Developing Industrial zone, a heavy logistics center requires Planning Commission approval following a public hearing. While the applicant is unsure of the tenant mix at this early juncture, approval of the Conditional Use is being pursued to provide greater use flexibility; consequently, the buildings and site are designed to accommodate heavy truck traffic, including numerous loading docks and related site facilities.

The Planning Commission has final authority on this request barring an appeal. City Development Review staff believe that the location is appropriate for a Heavy Logistics Center and has determined that all required criteria have been met. Approval is recommended with the conditions specified in the staff report.

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 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 center podium upon direction from the Chair. 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 criteria as found in adopted City policies and ordinances)
12. **PC Chair requests that the applicant agrees to any conditions prior to a vote**
(When preparing to vote on a motion for approval, the PC Chair will ask if the applicant is willing to accept the proposed conditions, if any. If the applicant does not accept the conditions as proposed, the PC may deny the application)
13. **Vote**
(The decisions of the PC must address relevant findings of fact. These findings respond to criteria specified in adopted plans and codes, and serve to guide zoning, annexation and other land use decisions. Relevant criteria and 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, including the applicant, staff and citizens, should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.