



MINUTES

Construction Advisory Board

Meeting

5:00 PM - Wednesday, July 30, 2025
Development Center 410 E 5th ST

The Construction Advisory Board of Loveland, CO, was called to order on Wednesday, July 30, 2025, at 4:59 PM, in the Development Center, 410 E 5th ST, with the following members present:

PRESENT: Blaine Rappé, Adam Trainor, Gregg Meisinger, Chad Arthur, Richard Anderson, and Jeff Gallagher.

Liaison: Dana Foley

Staff: Theresa Campbell, Chief Building Official, Bob Paulsen, Development Services Director, Marian Duran, Senior Strategic Planner, DS Strategic Planning, and Nathan Alburn, Civil Engineer II, Water Resources Utilities.

ABSENT: Member: Jason Baker
Member: Massey Brooks

The meeting was opened with the Pledge of Allegiance.

ADOPTION OF MINUTES

Richard Anderson moved to approve the June 25, 2025, meeting minutes, and Greg Meisinger seconded the motion.

CITIZEN COMMENTS

None

REGULAR AGENDA

Presentation on Unified Development Code (UDC) Revisions – Compliance with Senate Bill 24-005

- **Presenters:** Nathan Alburn, Civil Engineer II, Water Resources, and Marian Duran, Senior Strategic Planner.
- **Topic:** Non-functional turf and its implications for the City of Loveland.
- **Key Points:**
 - Senate Bill 24-005 mandates the prohibition of non-functional turf, artificial turf, and invasive plant species in specific applications by January 1, 2026.
 - The bill applies to new developments and significant commercial, institutional, industrial, and common interest areas redevelopments.
 - Definitions and examples of functional and non-functional turf were provided.
 - The bill aims to reduce water usage and promote drought-tolerant landscaping.
 - The city is working with Brendel Group for expertise in water efficiency and municipal codes.
 - Stakeholder engagement includes internal departments and public meetings.

Discussion and Questions

Concerns Raised:

- The practicality and aesthetics of replacing traditional turf with drought-tolerant alternatives.
- Maintenance challenges and public acceptance of new landscaping standards. The need for public education.
- The impact on stormwater management and the use of turf in drainage areas.
- The need for educational programs to help the public adapt to new landscaping practices.
- The potential for variances and flexibility in the implementation of the bill.
- Consideration of fire mitigation in the Wildland-Urban Interface (WUI) areas.

Next Steps

- **Code Updates:** Ongoing reviews and updates to align with Senate Bill 24-005.
- **Stakeholder Engagement:** Continued meetings with internal stakeholders and public information sessions.
- **Implementation Timeline:** Final code updates and public engagement to be completed by the end of the year, with city council readings scheduled for November and December.

Additional Discussions:

- Appeals Process: Discussion on the need for a formal appeals process for variances related to the new landscaping requirements pending legal review.

Conclusion

- CAB members unanimously agreed to support the Unified Development Code (UDC) efforts by providing comments to ensure compliance with state mandates (SB 25-005) guidelines and to move forward with the proposed changes for submission to the council.

Work Plan Updates Presented by Ms. Campbell

- **2025 Work Plan Achievements:**
 - Contractor licensing review – recommendation to extend renewal period to 3 years.
 - Disaster assessment policy alignment with Larimer County – completed.
 - Affordable housing code adjustments – task force in progress.
 - Builder/developer outreach – ongoing.
- **2026 Work Plan Planning:**
 - Focus areas to be determined in upcoming meetings (due date October 31, 2025).
 - Suggestions included:
 - Clarifying “change of use/occupancy” code interpretations.
 - Addressing ambiguous amendments (e.g., hail-resistant roof requirements).
 - Focusing on compliance with state mandates.
 - Enhancing educational outreach.
 - Providing support from members for implementing the ACCELA software for permit applications.

Title 15 Updates

- Introducing new licenses for gas piping, framing, and solar installations.

REPORTS

Staff Report:

Member Reports:

- New candidates for open CAB positions were interviewed, and strong applicants were identified.

- Candidate nominations are set to be presented to the council for consideration of appointment on August 5, 2025.

ADJOURN:

Adam Trainor motioned to adjourn, and Richard Anderson seconded the motion at 6:15 PM.

Respectfully submitted by Francesca Petrie.

This document was drafted with support from ChatGPT. The content was edited and fact-checked by City staff. Sources for facts and figures are provided as they appear.

DRAFT