



# MINUTES

## Construction Advisory Board Meeting

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

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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.