



From zoning updates to infrastructure improvements, map-based planning ensures that land use decisions align with long-term community goals.

Planning for the City of Loveland's future

Building a better tomorrow requires planning.

Loveland joins municipalities in more than 30 countries in celebrating World Town Planning Day on Nov. 8. This recognition day, which originated 76 years ago in South America, is an opportunity for cities and towns across the globe to recognize the value of planned, strategic land use.

Thoughtful planning is about more than making sure homes and businesses are connected to utilities, roads, and services (although those things are certainly important). A well-planned community connects people to the outdoors in the form of neighborhood playgrounds, trails for biking and walking, and sustainable landscaping. It connects people to amenities, such as shops, restaurants, and services.

Health and safety are key components of a well-planned community, with requirements to make it easier for fire, police, and medical services to access neighborhoods; considerations for natural disasters and emergencies; and traffic calming measures. Strategic planning also helps the community grow responsibly and thrive economically.

The City of Loveland's planning staff is divided into two segments: current planning and strategic planning.

Current planning staff collaborate with City employees from public works, utilities, transportation, economic development, fire, and parks and recreation to review project proposals to ensure each one meets City codes and standards, as well as state and national regulations. Their work focuses on what is proposed in the near future.

Strategic planning, meanwhile, focuses on longer-term issues impacting Loveland now and for generations to come, such as housing challenges, corridor planning, and sustainability. This team works to establish policies and regulations in our community.

The City of Loveland's planning work is guided by numerous plans, including the comprehensive plan, the transportation master plan, and several corridor plans. Developing and maintaining these plans requires research, collaboration, and consistent review.

The City of Loveland wants to encourage all residents to learn more about development in Loveland. A great way to stay informed is by visiting the City's Current Development Activity Map at lovgov.org/CDA. The map is updated regularly with information, plans, and documents related to proposed commercial and residential development, as well as projects that have been approved within the last year.



**Experience Our
Visitors Centers
& Gift Shops**



East Gateway Center
5400 Stone Creek Cir.



Downtown Center
503 N. Lincoln Ave.
(Inside the Museum)

**Your One-Stop
Shops for Local
Gifts & Info!**

Loveland, give yourself the gift of fiber this holiday season

The holidays in Loveland are magical—twinkling lights downtown, festive events, and cozy nights at home with family. But as our homes fill with new tech gifts and smart devices, there's one thing that can make or break the season: your internet connection.

This year, give yourself a gift that will make every other gift work better—fiber internet.

Fiber delivers lightning-fast, reliable speeds that can handle everything from streaming holiday classics in 4K to video chatting with loved ones across the country. Whether you're unboxing a new smart TV, setting up a video doorbell, or letting the kids dive into their new gaming consoles, fiber ensures everything runs smoothly—without the dreaded buffering wheel.

Unlike traditional cable, fiber internet offers symmetrical speeds, meaning uploads are just as fast as downloads. That's a game-changer for remote

work, online learning, and sharing all those holiday photos and videos. And with more devices connecting every year, fiber gives you the bandwidth to keep up—now and for many holidays to come.

Here in Loveland, we're proud of our strong sense of community and forward-thinking spirit. Upgrading to fiber is one more way to invest in your home, your family, and your digital future.

So while you're checking off your holiday shopping list, don't forget the one upgrade that makes everything else better. Give yourself the gift of fiber internet—and start the new year with speed, stability, and peace of mind.





WIN BIG WITH PULSE

We're celebrating 5 years of connecting our community with the fastest, most reliable fiber internet.

Join the fun by entering our Five-Year Anniversary Sweepstakes for a chance to win great prizes, including one year of free internet service!

Enter to win:



PulseFiber.org/Light-Years-Ahead



CITY OF LOVELAND SNOW SQUAD VOLUNTEER TEAM

Turn your compassion into action!

Help residents in need this winter by shoveling their sidewalks within 24 hours after 2+ inches of snow.

Contact
Call 970.962.2764 or email SnowSquad@CityofLoveland.org

 **Apply to Volunteer**
lovgov.org/Volunteer





CHECK OUT LOVELAND TV

Watch City Council & Planning Commission meetings, videos about Loveland, event highlights, a community bulletin board, and much more.

Visit lovgov.org/TV or search for Loveland TV on ROKU and Apple TV.



UTILITIES

Investing in reliable, affordable utilities

The City of Loveland is making strategic investments to provide reliable and affordable utility services of lasting value for our customers into the future.

ELECTRIC

The electric utility sector is evolving rapidly as communities focus on cleaner energy and more resilient infrastructure. In partnership with Platte River Power Authority, City of Loveland Utilities is committed to a carbon-free future. Factors such as supply and demand delays, rising construction costs and overall inflation contribute to the proposed 5.88% increase in electric rates for 2026.

WATER

Water rates are proposed to increase by 4% to help fund capital projects at the Water Treatment Plant and within the distribution system, addressing aging infrastructure and enhancing system reliability. The implementation of advanced metering infrastructure for the Water Division, along with the inspection and inventory of water service lines to meet regulatory compliance requirements, will continue through 2026.

WASTEWATER

Wastewater rates will increase by 4% to help fund capital projects at the Wastewater Treatment Plant and within the collection system, supporting infrastructure upgrades and ongoing regulatory compliance. Rising costs related to the Treatment Plant expansion and transmission main improvements are contributing to overall cost increases.

How we set fair and sustainable rates

The City routinely evaluates the costs of providing reliable, high-quality water, power and wastewater services, as well as maintaining the infrastructure that supports them. Each year, we calculate the true cost of service for each customer group to ensure rates accurately reflect the resources required to deliver these essential services.

Recommended rates are presented to the Loveland Utilities Commission, which reviews the proposals and forwards approved recommendations to the Loveland City Council for final consideration and adoption.

Additionally, every three years, we collaborate with independent rate consultants to conduct a comprehensive cost-of-service study. This detailed analysis examines how different customer groups use our services and compares usage patterns to the associated costs. The process ensures that no customer class subsidizes another, keeping rates fair, equitable and aligned with the true cost of service.

ASSISTANCE

The City offers multiple paths of assistance for those seeking support with bills, as well as efficiency programs that can help save money based on reduced energy usage.

Financial assistance: lovgov.org/UtilityHelp
Residential programs: lovgov.org/programs

2025 to 2026

RESIDENTIAL BILL COMPARISON

		2025 RATES	2026 RATES	% CHANGE	\$ CHANGE
	ELECTRIC 700 kilowatt-hours/month	\$120.90	\$128.09	5.9%	\$7.19
	WATER 7,100 gallons/month	\$49.86	\$51.83	3.9%	\$1.97
	WASTEWATER 3,200 gallons/month	\$36.92	\$38.40	4%	\$1.48

A typical residential customer, based on average annual use, could expect to see an overall increase of \$10.64 monthly on their utility bills.

DID YOU KNOW?

Our rates are among the lowest in the Front Range.

[Learn more](https://lovgov.org/rates) about residential and commercial rates and how to manage costs at lovgov.org/rates.

Meet our new Deputy Director



**Shaundra
Stoevers**

As part of an internal reorganization, City of Loveland Utilities established a new deputy director position to oversee the Utility Accounting, Utility Solutions and Technology, Customer Experience and Utility Billing teams.

Following a highly competitive selection process, we are pleased to welcome Shaundra Stoevers as the new deputy director. Shaundra joins the organization with more than 20 years of experience across public and private sectors. She holds a bachelor's degree in business management and a master's degree in business administration. Known for her collaborative leadership style, Shaundra brings extensive expertise in process improvement, change management and public administration. Her background in policy development, compliance oversight and stakeholder engagement will be instrumental as we continue to strengthen operations and plan for Loveland's growing future.

"I am honored to serve the Loveland community and the people who make Loveland such a great place to live and work. I look forward to supporting our outstanding team at City of Loveland Utilities as we continue to build and deliver the standard of excellence Loveland expects and deserves."

We're excited for the knowledge, energy and strategic vision Shaundra will bring to her new role.

Water and Storm improvements for Taft Ave.

The US 34 and Taft Avenue Intersection Improvement Project recently concluded successfully, enhancing traffic flow, reducing congestion and making one of Loveland's busiest intersections safer and easier to travel for all users. Improvements included new bike lanes, wider sidewalks and ADA-compliant features that improve safety and accessibility for drivers, cyclists and pedestrians alike.

The next phase of improvements will focus on Taft Avenue between 18th and 29th streets. Crews will replace aging waterlines and stormwater infrastructure to improve service reliability, increase system capacity and reduce neighborhood flooding during heavy rain events. This phase also includes intersection upgrades at Taft Avenue and 29th Street to support smoother traffic operations and enhance long-term safety.

To ensure reliable water service, the City plans to install a new 16-inch water line along N. Taft Avenue, replacing the aging 12-inch cast iron line from just north of 18th Street through West 29th Street. This upgrade will maintain system-wide water pressures, improve long-term reliability and reduce disruptions from water line breaks.

Stormwater improvements will be completed in parallel with the water line work. The stormwater utility will replace pipes, create new outlets to Lake Loveland for improved storm protection and reinforce the west banks of the lake to stabilize infrastructure and prevent erosion.



Construction is anticipated to begin in December 2025 and be completed by early June 2026. To facilitate construction safely and efficiently, the project will involve periodic road closures and alternate routing for vehicles and pedestrians. The City will provide regular updates to keep residents informed throughout the project. These improvements reflect Loveland's continued commitment to safe, reliable infrastructure and high-quality service for the community.

Find project info at go.lov.gov/TaftWaterStormProject



Last call for water rebates for 2025

Fall is a great time to cash in on rebates for water-efficient items like weather-based irrigation controllers, high efficiency toilets, showerheads and more. But hurry! Efficiency Works will not process water-only rebates after December 31, 2025. We'll be back with more rebates next spring. In the meantime, happy shopping!

For more information on available water rebates and programs, visit the City of Loveland Utilities website: lov.gov/rebates.