



MINUTES
LOVELAND CITY COUNCIL SPECIAL MEETING
Loveland Urban Renewal Authority Board of Directors
Wastewater Enterprise Board
Tuesday, December 13, 2016 6:30 PM

COUNCIL PRESENT:

Gutierrez, Fogle, McKean, Johnson, Krenning, Overcash, Ball and Clark.

COUNCIL ABSENT:

Shaffer

SPECIAL MEETING

1. INTRODUCTION

1.1 CALL TO ORDER

Mayor Gutierrez opened the December 13, 2016 Special Meeting at 6:31 p.m.

1.2 PLEDGE OF ALLEGIANCE

1.3 ROLL CALL

2. CONSENT AGENDA

Anyone in the audience will be given time to speak to any item on the Consent Agenda. Please ask for that item to be removed from the Consent Agenda. Items pulled will be heard at the beginning of the Regular Agenda. Members of the public will be given an opportunity to speak to the item before the Council acts upon it.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption of the staff recommendation for those items.

Anyone making a comment during any portion of tonight's meeting should come forward to a microphone and identify yourself before being recognized by the Mayor. Please do not interrupt other speakers. Side conversations should be moved outside the Council Chambers. Comments will be limited to no more than three minutes, the City Clerk

will start the timer once an introduction is made and a buzzer will sound when the three minutes have expired.

**LOVELAND POLICE DEPARTMENT
LARIMER HUMANE SOCIETY FEE INCREASE**

Moved by Councilor Krenning, seconded by Mayor Pro Fogle

A Motion to postpone Resolution R-135-2016 Approving An Increase In The Larimer Humane Society's Animal Cost Of Care Fees For The City Of Loveland to the January 3, 2017 Regular meeting agenda.

CARRIED UNANIMOUSLY.

CONSENT AGENDA CONSIDERATION

Items Removed from the Consent Agenda and considered on the Regular Agenda 2.1b, 2.11 and 2.12

Moved by Mayor Pro Tem Fogle, seconded by Councilor Clark

A Motion approving the Consent Agenda with the exception of items 2.1b; 2.11 and 2.12.

CARRIED UNANIMOUSLY.

**2.1 FINANCE
2016 BUDGET YEAR-END**

Each year in November, staff brings year-end budget "wrap-up" ordinances to address unresolved budget items remaining at year-end and ensure there are sufficient appropriations available to meet projected expenditures. Items may include simple transfers and administrative corrections or new appropriations (if warranted). These ordinances are necessary to finalize the 2016 budget and ensure that the budget remains balanced. Budget Office staff works with departments to resolve budget items throughout the year. The items included in these ordinances represent items that could not be resolved through preferred methods of being absorbed within existing appropriation or through budget transfers within a given department and single fund. Budget transfers can be made within a given department and single fund without City Council approval, however, the City Charter requires City Council approval of budget transfers between funds. The first reading of this ordinance was approved unanimously at the December 6, 2016 City Council meeting.

***1. A Motion to Approve, on Second Reading, Ordinance #6074
Enacting A Supplemental Budget And Appropriation To The 2016
City Of Loveland Budget For Year-End Appropriations.***

CARRIED.

**2.2 WATER & POWER
COL DEDICATION OF RIGHT OF WAY TO LARIMER COUNTY**

The purpose of this item is to dedicate a small portion of land to Larimer County to allow them to expand the right-of-way an additional 2,816 square feet (0.065 acres) of land along North County Road 29 near the Loveland Water Treatment Plant. In order to give or sell property owned by the City of Loveland, City Council approval is required along with the Mayor's signature. The first reading of this ordinance was approved unanimously at the December 6, 2016 City Council meeting.

***A Motion to Approve, On Second Reading, Ordinance #6076
Approving Dedication Of Right-Of-Way To Larimer County On
North County Road 29 Due To Hardening Or Armoring Required In
Post 2013 Flood Recovery Efforts.***

CARRIED.

**ADJOURN AS CITY COUNCIL CONVENE AS THE CITY OF LOVELAND
WASTEWATER ENTERPRISE BOARD OF DIRECTORS**

**2.3 CITY MANAGER'S OFFICE
WASTEWATER TREATMENT PLANT REVENUE ENTERPRISE BONDS**

To issue debt to provide funding for capital improvements for the Wastewater Treatment Plant Expansion project requires approval of two ordinances, one by the Council acting as the governing body of the Wastewater Enterprise and the other by the Council acting on behalf of the City. This Ordinance is for the Council as the governing body of the Enterprise. This action is being done by the Wastewater Enterprise in accordance with Ordinance No. 4484, which in 1999, established and empowered the Enterprise to execute loans, bonds issues and other financial transactions. At previous study sessions, Council discussed and reviewed the improvements required for the Wastewater Treatment Plan and through the adoption of the capital plan in the 2016 budget supported the plan to issue \$24.9 million of bonds to support components of the project. Design work on the project began in July 2015 and is now 60% complete. Final design will be complete in March 2017. To award the contract, the Wastewater Utility needs to have all parts of the financing available. In addition to the \$24.9 million from the

bond, an additional \$12.45 million will be used from Wastewater Utility fund reserves.

The City received eleven proposals in response to a financing Request for Proposals process. A financing proposal from NBH Bank was determined to be the most advantageous. NBH presented a fixed rate financing plan for the full 20 year term, competitive rates, and a flexible draw schedule that will save on interest payments in the first two years. The final rate on the bond will be determined after second reading; at the time of the proposals the rate would have been at 3.20%. Rates have risen since the second week of November. The first reading of this ordinance was approved unanimously at the December 6, 2016 City Council meeting.

A Motion to Approve, On Second Reading, Ordinance #6077 Authorizing The Issuance And Sale Of The City Of Loveland, Colorado, Wastewater Enterprise Revenue Bond, Series 2017, Payable Solely Out Of The Net Revenues To Be Derived From The Operation Of The City's Wastewater Enterprise; And Providing Other Details Concerning The Bond, Including, Without Limitation, Covenants And Agreements In Connection Therewith.

CARRIED.

ADJOURN AS THE WASTEWATER ENTERPRISE BOARD OF DIRECTORS AND RECONVENE AS CITY COUNCIL

2.4 CITY MANAGER'S OFFICE

COL WASTEWATER TREATMENT PLANT REVENUE BONDS

To issue debt to provide funding for capital improvements for the Wastewater Treatment Plant Expansion project requires approval of two ordinances, one by the Council acting as the governing body of the Wastewater Enterprise and the other by the Council acting on behalf of the City. This Ordinance is for the Council as the governing body of the City. This action is being done by the Wastewater Enterprise in accordance with Ordinance No. 4484, which in 1999, established and empowered the Enterprise to execute loans, bonds issues and other financial transactions. In a separate action, the City acting as the Board of the Water Enterprise, considered on first reading the terms of the Wastewater Enterprise Revenue Bond, Series 2017. This proposed ordinance indicates the City Council's agreement to and authorization of the bond ordinance. The first reading of this ordinance was approved unanimously at the December 6, 2016 City Council meeting.

A Motion to Approve, On Second Reading, Ordinance #6078 Authorizing The Terms And Provisions Relating To The

Wastewater Enterprise Revenue Bond, Series 2017, To Be Issued By The City Of Loveland, Colorado, Wastewater Enterprise, To Finance Improvements To The City's Wastewater System, Including, Without Limitation, Covenants And Agreements Of The City In Connection Therewith.

CARRIED.

**2.5 FISCAL ADVISOR
SUSPENSION OF CAPITAL EXPANSION FEES**

Based on the master plans prepared by City Departments, a study demonstrating the results of using a "plans-based" approach to set capital expansion fees was completed. Results were presented to the City Council and additional information was requested on how the fees would be affected if the cost of borrowing for capital projects were to be included in the fee analysis. The borrowing analysis is not yet complete. The City Code Section 16.38.100 requires annual inflationary adjustments to Capital Expansion Fees. The proposed ordinance maintains the fees at their current 2016 levels, except for the Streets Capital Expansion Fee. The Colorado Department of Transportation inflation adjustment is 2.33%.

A Motion to Approve, On First Reading, An Ordinance Suspending Annual Increases In Capital Expansion Fees, Excepting The Street Capital Expansion Fee, Pursuant To Loveland Municipal Code Section 16.38.110 For 2017.

CARRIED.

**2.6 DEVELOPMENT SERVICES
PUBLIC HEARING
WARD WEST LLP EASEMENT VACATION**

This is a public hearing to consider an ordinance on first reading, vacating 20' by 10' pedestrian and bike locker access easements. The easements were established when bike lockers were placed on the property for public use. The bike lockers have been removed and the easements are no longer needed for their intended purpose. The property is generally located on the south side of E. 8th Street between Lincoln Avenue and Cleveland Avenue (220 E 8th Street and 745 N. Lincoln Avenue). The applicant is Ward West LLP represented by the City of Loveland Public Works Engineering.

A Motion to Approve, on First Reading, An Ordinance Vacating Pedestrian And Bike Locker Easements Located On, Over And

Across A Portion Of Block 6 Of Loveland (Original Town), City Of Loveland, County Of Larimer, State Of Colorado.

CARRIED.

2.7 PARKS AND RECREATION

This action allows for the payment of additional design and engineering services that were completed for the flood plain mapping requirements for Federal Emergency Management Agency (FEMA) and final revisions for the conditional letter of map revision (CLOMR) approval required to move the river during and after construction to the location shown in the final construction plans. The additional services contract also provides a time and expenses only budget for the required construction administrative services. The construction administration budget will provide funding for required site inspections, reports and final mapping and reports required to complete the map revisions and modeling for the FEMA national flood insurance maps. Although construction administration services were initially in the Logan Simpson contract this item was never detailed or scoped thoroughly in 2015, nor did we understand all the requirements for completing the CLOMR and final required maps and reports due to FEMA at the end of the project. The Viestenz-Smith Mountain Park Reconstruction (Phase I) Flood Recovery Project is a very complex project and due to the FEMA and DOLA grants, requires additional construction administration and monitoring for compliance during and post construction. The amendment to the Logan Simpson contract will provide supplemental funding to meet the Federal requirements and allows the City to provide construction management and administrative services that staff cannot or is not capable of providing. Due to the authorization limits for funding, this contract amendment requires Council approval of the contract amendment and authorizes the City Manager to execute the contract amendment. The amendment will be funded through previously appropriated funds within the 2016 budget. No additional funding is required for this contract amendment. Funding comes from the Parks and Recreation Department's flood recovery funds and the Kiewit Infrastructure Group (General Fund) will be used for the contract amendment. None of the design and engineering fees are reimbursable from CIRSA (Insurance), FEMA and DOLA grant funds.

A Motion to Adopt Resolution R-130-2016 Approving An Amendment To The Logan Simpson Contract For Additional Design And Engineering Services And Construction Administration Support For The Viestenz-Smith Mountain Park Reconstruction Flood Recovery Project.

CARRIED.

**2.8 PARKS AND RECREATION
VIESTENZ-SMITH MOUNTAIN PARK CONSTRUCTION CONTRACT
AWARD**

This action will award a construction contract for the Viestenz-Smith Mountain Park Reconstruction (Phase I) Flood Recovery Project to American Civil Constructors, LLC, doing business as ACC Mountain West for the amount of \$2,998,851.00. This price includes an approved bid alternate for \$36,576.00. The project includes all Phase I work at the historic mountain park in the Big Thompson Canyon, including relocation of the river for approximately one-half mile with a creating a more resilient flood plain, bank stabilization and restoration, replacement of the pedestrian bridge crossing the Big Thompson River, a 26 car new parking lot, two pre-fabricated vault toilet structures, five picnic shelters, a new fishing platform, hydro-electric generator memorial plaza, sidewalks and soft paths, and new drought tolerant landscaping in the upland areas of the park. Repairs to electrical service and a new dry fire hydrant will be installed in the river for emergency services. The project will be funded through previously appropriated funds within the 2016 budget. Funding comes from the Parks and Recreation Department's flood recovery funds, Kiewit Infrastructure Group (General Fund), CIRSA (Insurance), FEMA and DOLA grant funds. Construction costs are partially reimbursable by FEMA and the DOLA grants.

A Motion Adopting Resolution R-129-2016 Awarding The Viestenz-Smith Mountain Park Reconstruction Flood Recovery Project Construction Contract To American Civil Constructors, LLC, Dba ACC Mountain West.

CARRIED.

**2.9 FINANCE
PUBLIC HEARING
VIESTENZ SMITH MOUNTAIN PARK SUPPLEMENTAL APPROPRIATION**

Staff is requesting to re-appropriate funding approved in 2016 for Viestenz-Smith Mountain Park Reconstruction (Phase I) for expenditure in 2017. Five funding sources totaling estimated project cost is \$4,029,725 are contributing to cover the cost of this project, all of which have been appropriated in the 2016 budget. To date in 2016, \$50,063 of the \$4,029,725 has be spent. Thus, it is requested that the remaining balance of \$3,979,662 be re-appropriated for continued expenditure in 2017. This project was delayed due to Federal Emergency Management Agency (FEMA) and Community Development Disaster Recover Block

Grant (CDBG-DR) requirements. Because time is of the essence, due to requirements and deadlines outside of City control (FEMA and grant deadlines), Parks and Recreation needs to move forward quickly to complete this project on schedule. Any delay to start construction beyond January would limit our ability to do needed construction in the river before spring thaw and could greatly affect our timeline on the project. This delay in project completion could also affect our CDBG-DR Watershed grant funding which requires that the project must be completed by December 2017. All funds for this project were appropriated in the 2016 Budget as we expected that these funds would be encumbered by the end of 2016. Since unspent appropriation will not be encumbered by the end of 2016, it will revert to fund balance, therefore, this re-appropriation does not negatively impact the 2017 budget.

A Motion to Approve An Ordinance, on First Reading, Enacting a Supplemental Budget and Re-Appropriation (Rollover) to the 2017 City of Loveland Budget for Viestenz-Smith Mountain Park (Phase I) Design and Reconstruction Project.

CARRIED.

**2.10 PUBLIC WORKS
ANNUAL FLEET FUEL CONTRACT**

This contract with Hill Petroleum for \$1,500,000 is for 2017 diesel and unleaded fuel purchases from February 1, 2017 to February 28, 2018 at various City locations including the City of Loveland Service Center [main fueling center], golf courses, water and wastewater treatment plants, and Fort Collins-Loveland Airport. Tonight's item authorizes the City Manager to sign the contract which includes allowing the Public Works Director to lock prices if determined to be in the best interest of the City. Budget dollars are available in various departments with the bulk (\$1.4 million) in the Public Works Fleet Management Operations Fund: 501-23-261-1905-42030. Should City Council approve this recommended award of contract and fuel prices remain favorable, City staff intends to pursue the price lock in option.

A Motion to Adopt Resolution R-131-2016 Authorizing A Notice Of Award To Hill Petroleum For The Annual Fleet Division Fuel Contract And Authorizing The City Manager To Execute The Contract.

CARRIED.

2.11 CITY CLERK

SPECIAL ELECTION FOR WARD III

This item was considered on the Regular Agenda 5.1.2

3. CITY CLERK READS TITLES OF ORDINANCES ON THE CONSENT AGENDA

4. PUBLIC COMMENT

Anyone who wishes to speak to an item NOT on the Agenda may address the Council at this time.

Bill Mawhiney, Larimer County resident, expressed concern regarding Detective Koopman's continued employment.

Stacy Lynne, Larimer County resident, expressed concern regarding the trial of Berthoud police officer Jeremy Yachik.

5. BUSINESS FROM CITY COUNCIL

This is an opportunity for Council Members to report on recent activities or introduce new business for discussion at this time or on a future City Council agenda.

Overcash requested with three other a Study Session to discuss Boards and Commissions; Cautioned the public that the use of the word "confidential" when distributing documents to Council members, is not necessarily a guarantee that the documents will be treated as confidential. They have to meet the Statutory definition as confidential if requested under CORA.

McKean expressed concern regarding the use of personal email by elected officials, reminding them if they use their personal email those emails are subject to the City retention, destruction and open records policies

Krenning with full Council support, requested the City Manager give employees a paid holiday on December 23, 2016.

Fogle reminded Council that the Boards and Commissions Summit would be held on March 9, 2017.

6. REGULAR AGENDA

PROCEDURAL INFORMATION

Anyone in the audience will be given time to speak to any action item on the Regular Agenda before the Council acts upon it. The Mayor will call for public comment following the staff report. All public hearings are conducted in accordance with Council Policy.

When Council is considering adoption of an ordinance on first reading, Loveland's Charter only requires that a majority of the Council quorum present vote in favor of the ordinance for it to be adopted on first reading. However, when an ordinance is being considered on second or final reading, at least five of the nine members of Council must vote in favor of the ordinance for it to become law.

6.1 CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

**6.1.1 FINANCE
2016 BUDGET YEAR-END - LURA**

ADJOURN AS THE BOARD OF THE LOVELAND URBAN RENEWAL AUTHORITY (LURA) AND RECONVENE AS CITY COUNCIL AT 7:15 P.M.

Each year in November, staff brings year-end budget "wrap-up" ordinances to address unresolved budget items remaining at year-end and ensure there are sufficient appropriations available to meet projected expenditures. Items may include simple transfers and administrative corrections or new appropriations (if warranted). These ordinances are necessary to finalize the 2016 budget and ensure that the budget remains balanced. Budget Office staff works with departments to resolve budget items throughout the year. The items included in these ordinances represent items that could not be resolved through preferred methods of being absorbed within existing appropriation or through budget transfers within a given department and single fund. Budget transfers can be made within a given department and single fund without City Council approval, however, the City Charter requires City Council approval of budget transfers between funds. The first reading of this ordinance was approved unanimously at the December 6, 2016 City Council meeting.

Moved by Mayor Pro Tem Fogle, seconded by Councilor Clark

1. LURA - A Motion to Approve, on Second Reading, Ordinance #6075 Enacting A Supplemental Budget And Appropriation To The 2016 Loveland Urban Renewal Authority Budget For Redistribution Of Property Tax.

CARRIED UNANIMOUSLY.

ADJOURN AS THE LOVELAND URBAN RENEWAL AUTHORITY BOARD OF DIRECTORS AND RECONVEN AS CITY COUNCIL AT 7:35 P.M.

6.1.2 CITY CLERK

SPECIAL ELECTION FOR WARD III

This is a resolution calling for a special election to be held on April 11, 2017. This election is to complete the term of vacancy in Ward III, created by Council member McKean's resignation, effective December 31, 2016. The Special election shall be conducted as a Mail Ballot Election. If Council approves the Resolution on December 13, 2016, qualified candidates may obtain and begin circulating petitions January 10, 2017. The signed petitions must be filed with the City Clerk's Office, no later than 5:00 p.m. on January 30, 2017. Funds are currently available in the 2017 budget to conduct this Ward III election. City of Loveland Council Regular Election is scheduled for November 2017, which may result in the need for additional funds. Larry Sarner, Ward 2 resident spoke in opposition.

Moved by Mayor Pro Tem Fogle, seconded by Councilor Clark

A Motion to Adopt Resolution R-132-2016 Calling For A Special Municipal Election To Be Held On April 11, 2017, For The Purpose Of Filling A Council Vacancy In Ward III And To Conduct This Special Election As A Mail Ballot Election.

Moved by Councilor Krenning, seconded by Mayor Pro Tem Fogle

A Motion to end discussion and call the question.

CARRIED UNANIMOUSLY.

Moved by Councilor X, seconded by Councilor Y

Roll was called on the original motion.

CARRIED UNANIMOUSLY.

6.2 ECONOMIC DEVELOPMENT

THE BRANDS AGREEMENT WITH POSSIBLE EXECUTIVE SESSION

Eagle Crossing Development, Inc (Developer) is requesting a thirty-year, \$258 million business assistance agreement with the City of Loveland to build a high-end, mixed use lifestyle center at the northeast corner of I-25 and Crossroads Boulevard. The resolution would approve an agreement that would waive all building permit fees and material use tax for 25 years and would rebate a portion of the City sales tax. The proposed incentives would only apply to the retail elements of the project and is performance based. The development, as currently proposed, would include a mixed-use retail center, IMAX Theater, multi-family apartment development, restaurants, commercial office spaces

and a full-service hotel. If the agreement is approved, the developer is projecting to start the project in the 4th quarter of 2017 on the site located east of I-25. The full build out is projected to occur over the next five years. In addition, the developer is proposing to include property on the west side of I-25 off of Byrd Drive.

Building Permit Fees and Material Use Tax would be waived on the retail elements of the project for 25 years plus a 5 year ramp up. A portion of the City Sales tax collected by the retail entities would be rebated for 25 years. No appropriation from the City's Economic Incentive Fund or General Fund will be required. Scott Johnson, Loveland resident, spoke in opposition; Gary Lindquist, spoke in opposition; Roger Weidemann, Ward 4, spoke in opposition; Darren Barrett, Ward 2, spoke in opposition, Larry Sarner, Ward 2, spoke in opposition; Jackie Marsh, Rabbask Designs, downtown, spoke in support.

Moved by Mayor Pro Tem Fogle, seconded by Councilor Krenning

A Motion to Adopt Resolution R-133-2016 Approving A Business Assistance Agreement Between The City Of Loveland And Eagle Crossing Development, Inc., Regarding Development Of The Brands And The Brands West.

CARRIED UNANIMOUSLY.

6.3 WATER & POWER BROADBAND UPDATE WITH POSSIBLE EXECUTIVE SESSION

This update on Loveland's broadband initiative will include:

- An update on the broadband environment in Loveland based on public outreach
- Review of the most feasible business models
- Preliminary financial feasibility analysis for most feasible business models

This information only item was continued to February. Staff will be bringing an item to Council on January 3, 2017 regarding the establishment of a Board or Commission.

6.4 ECONOMIC DEVELOPMENT THE FOUNDRY DEVELOPMENT AND REDEVELOPMENT AGREEMENT (DRA)

The item is a resolution to approve the Disposition and Redevelopment Agreement (DRA) with the Brinkman Partners for the development of the Foundry Project in Downtown Loveland. The agreement is the result

of nine months of negotiation between the City and the Brinkman Partners with input and participation from the Loveland Downtown Partnership (LDP). The project, if approved, would include a five screen, 625 seat movie theater, a 53,000 square foot hotel, 142 residential units, and roughly 15,000 square feet of new retail. The project will also include a 460 space parking structure and a 26,000 square foot public plaza. Under the terms of the agreement, the City would invest \$17.6 million in public improvements including the parking structure. In addition, the City will provide an additional \$2.2 million over ten years as an incentive for the movie theater.

The City has appropriated \$3 million for the project. In addition, \$17.1 million will be lease financed with capitalized interest to limit the City's General Fund Contribution in the first few years. The Urban Renewal Authority and the Metro District will contribute to the payment of the lease transaction. In addition, the City is committing to a \$2.2 million incentive to the developer for the movie theater from general fund sources. Staff estimates that the total cost to the City over 30 years, will be \$14.4 million.

In addition, the City will receive an additional \$200,000 per year in revenue from a .50 cent per ticket surcharge on movie tickets and other sources for use of the parking structure.

Gary Lindquist, Loveland resident, spoke in opposition; Darren Barrett, Loveland resident spoke in opposition; Patty Kennedy owner of S&S Sanitation, spoke in opposition, Stacy Lynne, Larimer County resident, spoke in opposition; Ms. DeMarco, Larimer County, spoke in opposition; Jay Hardy, Brinkman Partners, spoke in support, Jackie Marsh, Downtown property owner, spoke in support.

Moved by Councilor Clark, seconded by Mayor Pro Tem Fogle

A Motion to Adopt Resolution R-134-2016 Approving A Disposition And Redevelopment Agreement Between The City Of Loveland And The Foundry Loveland, LLC Regarding Development Of The Foundry Project.

CARRIED 7-1: No vote: Krenning.

7. REPORTS

None

8. ADJOURN TO STUDY SESSION

Mayor Gutierrez adjourned the December 13, 2016 Special Meeting into the Study Session at 11:17 P.M.

9. STUDY SESSION

Council Present: Gutierrez, Fogle, Clark and Johnson.

Council Absent: McKean, Krenning, Ball, Overcash and Shaffer

9.1 DEVELOPMENT SERVICES

UNIFIED DEVELOPMENT CODE - SIMPLIFIED PROCEDURES

As part of the 2015 budget, City Council approved a supplemental budget request of \$185,000 to hire a consultant to assist City staff in a major update of the City's development codes. The primary objectives as stated in the supplemental request form were to:

1. Implement City Council policies contained in the newly adopted 2015 Comprehensive Plan;
2. Develop infill standards that allow for context sensitive flexibility;
3. Develop standards to promote mixed use development and property reinvestment along Loveland's major transportation corridors;
4. Develop standards tailored to sub-areas of the community;
5. Develop new zoning districts to encourage a mix of residential densities where appropriate;
6. Reconstruct the Special Review process;
7. Update and eliminate outdated components of Loveland's Site Development Standards; and
8. Streamline the process for vacating easements to avoid taking them to City Council.

This study session will give the project team an opportunity to review with City Council the second working draft of the recommended Development Review Procedures for the Unified Development Code (UDC) project. The proposed procedures are Task 2 of the overall work plan that includes four subsequent tasks: Infill and Corridor Development Standards; New Residential Districts; Development Standards; and General Modernization. The UDC project is scheduled for completion in the fourth quarter of 2017.

10. ADJOURN

Adjourned at 12:07 A.M.

Respectfully Submitted,




Teresa G. Andrews, City Clerk


Cecil A. Gutierrez, Mayor