



AGENDA

THURSDAY, OCTOBER 2, 2025

6:00 PM - LOVELAND CITY COUNCIL SPECIAL MEETING
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

5:45 p.m. - City Council Social Huddle. No public business will be discussed.

Notice:

Regular meetings of the City Council are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Study Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to View this Meeting:



Meetings are open to the public and can be attended in-person by anyone.



Meetings are televised live on:

- Pulse TV Channel 16
- Comcast Channel 16/880

Meetings are available through Zoom by PC, laptop or phone:



- Webinar ID: 975 3779 6504
- Passcode: 829866
- 1 (719) 359-4580



Meetings are livestreamed on the City's website. You can find the link here: lovgov.org/tv

You can also now search Loveland TV on Apple TV and Roku.

Public Comment:

There are in-person and remote options for members of the public who would like to participate in Council meetings.

1. In-Person:

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.

- Individuals who wish to speak are asked to fill out a card provided in Chambers and give this to the City Clerk. The Mayor will call people up to comment in the order the cards were received. Cards are only required for the general public comment portion of the meeting. Each person will have three minutes to speak. Public comment is limited to residents of Larimer County, and individuals who own property or have business interests in the City.
- Individuals who wish to speak in-person but did not fill out a card may have a chance to comment once all in-person and online speakers who have registered are called on, if there is any time remaining. General Public Comment is limited to 60-minutes.

Regular Agenda Items:

- No cards are required for individuals wanting to provide public comment on items included on the Regular Agenda.
- If an individual comments on a Resolution item shown on the Regular Agenda during General Public Comment, no additional comment can be given once the item comes up for discussion on the Regular Agenda.
- Once a motion is made on an item shown on the Regular Agenda, the Mayor will ask for public comment. The Mayor will invite speakers to comment at that time. In-person comment will occur first, followed by online public comment.

2. Remote:

- Members of the public who wish to provide public comment remotely, can log in using the meeting ID provided above, or opening your [meeting app or accessing the web browser](#) and entering the Meeting ID shown above after 5:45 pm, at which time you will be muted and added to the meeting.
- Members of the public can also call 1 (719) 359-4580 and enter the meeting ID when prompted: 97537796504# followed by the meeting passcode: 829866#. If you would like to speak during public comment, please press *9. The moderator will call on the users' last 4 digits of the phone number, and you will press *6 when called on by the moderator.

General Public Comment:

- Members of the public can speak to any item that is NOT an ordinance on the regular agenda. Members may also request that any item on the Consent Agenda labeled as quasi-judicial, be placed on the Regular Agenda for discussion and public comment or testimony.
- Remote Individuals who wish to speak are asked to register online at lovgov.org/CouncilPublicComment by 12:00 noon on the day of the meeting. The Mayor will call on people to comment in the order the registrations were received. This will follow in-person comment. Online registration is only required for the General Public Comment portion of the meeting.
- To speak to an agenda item when public comment is called for, please choose the raise your hand feature on the application. The moderator will then individually unmute the speaker and the speaker will need to follow the moderator's instructions before making comment. This will include turning on video. Each person will have three minutes to speak. The line will be muted at the end of the three minutes. Public comment is limited to residents of Larimer County, and

individuals who own property or have business interests in the City.

- Individuals who wish to speak remotely but did not register may have a chance to comment once all in-person and online speakers who have registered are called on, if there is any time remaining. General Public Comment is limited to 60-minutes.

Regular Agenda Items:

- No online registration is required for individuals wanting to provide public comment on items included on the Regular Agenda.
 - If an individual comments on a Resolution item shown on the Regular Agenda during General Public Comment, no additional comment can be given once the item comes up for discussion on the Regular Agenda.
 - Once a motion is made on an item shown on the Regular Agenda, the Mayor will ask for public comment. The Mayor will invite speakers to comment at that time. In-person comment will occur first, followed by online public comment.
3. Members of the public wishing to have their comments emailed to City Council and published in the agenda packet may use the form provided at the link below. Comments sent to City Council before 12 p.m. on the Thursday prior to the regular or special meeting will be included in the agenda packet. Comments provided after such time or at the meeting will be posted in the agenda packet after the meeting. <https://www.lovgov.org/city-government/city-council/city-council-meetings/city-council-public-comment-form>

Notice of Non-Discrimination

It is the policy of the City of Loveland to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. It is the policy of the City of Loveland to provide language access services at no charge to populations of persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADACoordinator@cityofloveland.org or 970-962-3319.

Notificación en contra de la discriminación

La política de la Ciudad de Loveland es proveer servicios, programas y actividades iguales sin importar la raza, color, origen nacional, credo, religión, sexo, orientación sexual, discapacidad, o edad y sin importar el uso de los derechos garantizados por la ley estatal o federal. La política de la Ciudad de Loveland es proveer servicios gratis de acceso de lenguaje a la población de personas con dominio limitado del inglés (LEP, por sus iniciales en inglés) y a las personas con discapacidades quienes reciben servicios de la ciudad.

Si desea recibir más información en contra de la discriminación o si desea ayuda de traducción, por favor comuníquese con el Coordinador del Título VI de la Ciudad en TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad hará acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Americanos con Discapacidades (ADA, por sus iniciales en inglés). Si desea más información acerca de la ADA o acerca de las acomodaciones, por favor comuníquese con el Coordinador de ADA de la Ciudad en ADACoordinator@cityofloveland.org o al 970-962-3319.

Title VI and ADA Grievance Policy and Procedures can be located on the City of Loveland website at:

Password to the public wireless network (colguest) is accesswifi

1. SPECIAL MEETING

1.1. INTRODUCTION

(6:00) 1.2. CALL TO ORDER

1.3. PLEDGE OF ALLEGIANCE

1.4. ATTENDANCE REPORT OUT

1.5. PROCEDURAL INFORMATION

This meeting is subject to and incorporates by reference this evening's City of Loveland Agenda including without limitation all policies, rules, and procedural and legal statements therein.

Anyone using the phone number or meeting ID and link at the front of the agenda must be a Larimer County resident or an individual who owns property or has a business interest in the City. The caller should choose the raise your hand feature or press *9 to let the moderator know you wish to speak.

Anyone making an in-person comment during any portion of tonight's meeting should come forward to a microphone. 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.

Please identify yourself and your city of residence.

2. PUBLIC COMMENT

Anyone who wishes to speak may address the Council at this time. Only residents of Larimer County, persons owning property in Loveland, or persons with a stated business interest in Loveland shall participate in Public Comment.

Public Comment is intended to provide citizens with an opportunity to address Council directly. We encourage speakers to give public comment in a manner that promotes civil discourse. Generally, Council will not respond to public comment other than to seek clarification of the matter raised and defer such matter to the City manager for review and resolution.

3. AGENDA

3.1. CITY COUNCIL

(presenter: Mayor Marsh)

MAYOR MARSH - DISCUSSION ON AMENDING THE UNIFIED DEVELOPMENT CODE FOR EXTENSION OF THE SOUTH RAILROAD FACILITY TEMPORARY PERMIT

A motion to approve on first reading, Ordinance No. 6790 amending Title 18, specifically, Code Section 18.02.05.04 of the Loveland Municipal Code also known as the Unified Development Code

The purpose of this item is for City Council to discuss amending the Unified Development Code to allow for the extension of the South Railroad Facility Temporary Permit or to approve a variance of the Code for the South Railroad Facility.

[Ordinance](#)

[Mayor Marsh - Special Meeting Request](#)

[Written Public Comment - Alex Woodchek](#)

[Written Public Comment - Jonathan Hicks](#)

[Written Public Comment - Paul Hughes](#)

[Written Public Comment - Darin Barrett](#)

4. ADJOURN

FIRST READING: October 2, 2025

SECOND READING: _____

ORDINANCE NO. 6790

AN ORDINANCE AMENDING TITLE 18, SPECIFICALLY, CODE SECTION 18.02.05.04 OF THE LOVELAND MUNICIPAL CODE ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, the City of Loveland Unified Development Code (“UDC”), which constitutes Title 18 of the Loveland Municipal Code, was adopted by City Council in November of 2018. At the time of adoption, City of Loveland (“City”) staff committed to continually monitor and update the UDC to correspond with the community’s needs, new development trends, process improvements, and to align with the Colorado Revised Statutes; and

WHEREAS, the City of Loveland Unified Development Code (“UDC”), which constitutes Title 18 of the Loveland Municipal Code, provides for the issuance of temporary use permits; and

WHEREAS, Section 18.02.05.04 of the UDC governs the term of temporary use permits; and

WHEREAS, the current language of Section 18.02.05.04 provides the maximum duration for which a temporary use permit may be issued, which is a total of two (2) years; and

WHEREAS, the City Council has determined that it is in the public interest to change the maximum term of a temporary use permit to ensure consistent application of the Code and to provide certainty for the City, applicants, and the public; and

WHEREAS, this amendment is intended to explicitly state that a temporary use permit may be issued for a period not to exceed three (3) years.

WHEREAS, the City Council reviewed the proposed amendments to the UDC, and desires to adopt such amendments in furtherance of improving the health and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO, THAT:

Section 1. Section 18.02.05.04 – Term of Temporary Use Permit – is hereby amended and shall read as follows:

Except as otherwise provided in Table 18.02.05.02, the Director may issue, or renew, temporary use permits for a total period of three (3) years from the date of the first temporary permit issuance. The Director has the discretion to issue, or renew, a temporary use permit for a lesser period, but under no circumstances shall the temporary use extend, or be renewed, beyond three (3) years from initial issuance of the temporary use permit. Notwithstanding the aforementioned, the City Council may, via resolution, renew a temporary use permit for one (1)

additional year beyond the three (3) year temporary use permit limitation issued by the Director. The temporary use operation shall not be substantively altered from the time of issuance. The Director may revoke a temporary use permit, at any time, if the temporary use operation is substantively altered from the time of issuance.

Section 2. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

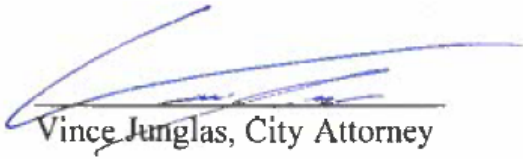
ADOPTED this ___ day of October, 2025.

Jacki Marsh, Mayor

ATTEST:

Ashley Macdonald, City Clerk

APPROVED AS TO FORM:



Vince Junglas, City Attorney

AN ORDINANCE AMENDING TITLE 18, SPECIFICALLY, CODE SECTION 18.02.05.04 OF THE LOVELAND MUNICIPAL CODE ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE

Chad Thompson

From: Jacki Marsh - Mayor
Sent: Monday, September 29, 2025 12:36 PM
To: Jim Thompson; Vince Junglas; Ashley Macdonald
Cc: Temp CCMail
Subject: Request a Special Meeting

Please accept this email as my formal request to schedule a Special Meeting, ASAP, for City Council to discuss and to vote on amending the UDC Code to allow for the extension of the SRF Temporary Permit or to approve a variance of the Code for the SRF.

In light of this request, please consider continuing the SRF, as it currently functions, until City Council has an opportunity to meet.

Jacki

[Get Outlook for iOS](#)

'Emails to or from City Council are subject to public disclosure under the Colorado Open Records Act (CORA), with limited exceptions. All emails addressed to or sent from City Council, including email addresses, will be visible in an online system in order to promote transparency, except those considered confidential under CORA. Emails with "#private#" in the subject line will appear in the online system, but the content and subject line will be restricted from view. However, the City of Loveland cannot guarantee that an email marked "#private#" will remain private under CORA

Chad Thompson

From: City of Loveland <enotify@cityofloveland.org>
Sent: Thursday, October 2, 2025 12:01 PM
To: Clerk; City Council
Subject: [External] *NEW SUBMISSION* City Council Public Comment Form (Revised 2023)

City Council Public Comment Form (Revised 2023)

Submission #: 4366522
IP Address: 38.15.61.238
Submission Date: 10/02/2025 12:00
Survey Time: 3 minutes, 41 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Contact Information

Full Name

alex woodchek

Email

alex.woodchek@gmail.com

Phone

Would you like Staff to follow up with you? If yes, email or phone is required.

No

Section Break

Select Your Ward

Read-Only Content

Select your Ward

Section Break

Meeting Information

Please identify the date of the meeting you wish to leave a comment.

Meeting Date

10/02/2025 12:00 AM

If your comment is not a general public comment, please tell us which agenda item(s) your comment pertains to:

Section Break

Type of Comment

Please remember that if you plan to share your comments in-person, do not complete this form. There will be an opportunity to register in-person to speak before each meeting.

How would you like to provide your comment?

Written comment for publication in the agenda packet

Please leave your comment here:

I worked at a Loveland domestic violence shelter for two years, often answering the phone for calls to the crisis lines. The amount of unhoused people seeking services, especially for long term housing solutions, is incredibly high. All of our neighbors in Loveland are our neighbors no matter if they have a shelter or not and it is imperative to human empathy and an optimistic future for the city of Loveland to find housing solutions for our neighbors in need. Please listen to the voices of your community asking for support.

Thank you,
City of Loveland

This is an automated message generated by Granicus. Please do not reply directly to this email.



Chad Thompson

From: City of Loveland <enotify@cityofloveland.org>
Sent: Thursday, October 2, 2025 1:37 PM
To: Clerk; City Council
Subject: [External] *NEW SUBMISSION* City Council Public Comment Form (Revised 2023)

City Council Public Comment Form (Revised 2023)

Submission #: 4366954
IP Address: 207.229.110.8
Submission Date: 10/02/2025 1:37
Survey Time: 18 minutes, 33 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Contact Information

Full Name

Jonathan Hicks

Email

jahicks101@gmail.com

Phone

(336) 662-5698

Would you like Staff to follow up with you? If yes, email or phone is required.

No

Section Break

Select Your Ward

Read-Only Content

Select your Ward

Ward 3

Section Break

Meeting Information

Please identify the date of the meeting you wish to leave a comment.

Meeting Date

10/02/2025 12:00 AM

If your comment is not a general public comment, please tell us which agenda item(s) your comment pertains to:

S Railroad Homeless Shelter Closure

Section Break

Type of Comment

Please remember that if you plan to share your comments in-person, do not complete this form. There will be an opportunity to register in-person to speak before each meeting.

How would you like to provide your comment?

Written comment for publication in the agenda packet

Please leave your comment here:

Good evening, and thank you for taking my comment on this matter. My name is Jonathan Hicks and I am a resident of Loveland in Ward 3, very close to the sight of the current shelter. So my experience is that of someone who drives by and interfaces with it, and the area around it daily. I feel that a shelter that offers a safe and warm place to sleep for those in need is a necessary and important part of keeping our city healthy. My experience visiting many places in our country is that homelessness is an issue in every society in our Union. And it's the responsibility of every city to tackle the issue how they see fit based on their specific situation. I am writing in support of a homeless shelter in Loveland, and to extend the length of time they are allowed to operate under the current conditions. We need a solution to the problem, a Loveland solution. Closing the shelter without a potential recourse is not a solution, ignoring the problem is not a solution, and bussing individuals elsewhere is a temporary and ineffective solution. The reality as we all know, is we are in a period of economic difficulty, the realities that bring about homelessness are very possibly going to get worse. Therefore I don't feel closing the shelter is the correct move going forward, and I feel it's the responsibility of the city council to represent the interests of the citizens of Loveland to work with leaders to create a solution for this issue. If the way forward that is chosen is a closure, and a lack of a response to the issue going forward. It will constitute a failure of the city council to provide for the citizens of Loveland and ultimately live up to their mandate to find a solution in this particular matter. I believe in the ability of the city council to find a solution, and I believe in Loveland. I would call on the members of the council and city leaders to craft a meaningful way forward to create a sustainable and long term solution to the issue. Thank you again.

Thank you,
City of Loveland

This is an automated message generated by Granicus. Please do not reply directly to this email.



Chad Thompson

From: City of Loveland <enotify@cityofloveland.org>
Sent: Wednesday, October 1, 2025 8:48 PM
To: Clerk; City Council
Subject: [External] *NEW SUBMISSION* City Council Public Comment Form (Revised 2023)

City Council Public Comment Form (Revised 2023)

Submission #: 4365275
IP Address: 38.175.168.184
Submission Date: 10/01/2025 8:48
Survey Time: 14 minutes, 38 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Contact Information

Full Name

Paul Hughes

Email

BeautyGoodnessTruth@Gmail.com

Phone

(970) 617-6040

Would you like Staff to follow up with you? If yes, email or phone is required.

No

Section Break

Select Your Ward

Read-Only Content

Select your Ward

Section Break

Meeting Information

Please identify the date of the meeting you wish to leave a comment.

Meeting Date

10/02/2025 12:00 AM

If your comment is not a general public comment, please tell us which agenda item(s) your comment pertains to:

Loveland's South Railroad Overnight Homeless Facility

Section Break

Type of Comment

Please remember that if you plan to share your comments in-person, do not complete this form. There will be an opportunity to register in-person to speak before each meeting.

How would you like to provide your comment?

Written comment for publication in the agenda packet

Please leave your comment here:

I understand that this facility was closed Sept 30, ostensibly due to zoning and funding. This did not have to happen — the City of course has the power to let it stay open, grant an extension on its previous ability to stay open, renew whatall needs to be given as an exception — apologies if I don't have the terms correct ... The homeless or unhoused are properly part of a community, and a rich, robust place to live includes all levels of society, all kinds of people. Reasons to strong degrees aren't necessarily relevant in every conversation, tho certainly a longer term series / set of solutions could get into that — results might surprise in fact. Beyond that, an overnight shelter means fewer homeless in the ER, or scooped up and housed overnight in your jails, or, since it's getting a little cold out, huh?, dying on the street. So the direct, specific point here is that one: we're coming onto winter. In fact, I venture to say this very morning folks no doubt noticed the leaves fallen on their driveway. You are cutting off needed shelter *at literally the exact moment when it's needed to the greatest degree by the most people* ... and will help the city — as opposed to costing it time, money, effort. This is, not to be too technical, dumb. The opposite of 'well, that makes sense.' Good news is you now have a chance to do correct the mistake. Thanks much. Kindly, Paul Hughes 970 617 6040

Thank you,
City of Loveland

This is an automated message generated by Granicus. Please do not reply directly to this email.



2026

OPERATING PLAN FOR HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE

A. Requirements for this Operating Plan

The Business Improvement District Act, section 31-25-1201, *et seq.*, C.R.S., as amended (the "Act"), and specifically section 31-25-1211, requires that the Historic Loveland Business Improvement District (the "District") file an operating plan and proposed budget with the City Clerk of the City of Loveland (the "City") no later than September 30 of each year. This is the District's operating plan and proposed budget for 2026 (the "Operating Plan").

Under the Act, the City is to annually approve an operating plan and proposed budget within 30 days of the submittal of all required information, but not later than December 5 of each year.

The District will operate under the authorities and powers allowed under the Act, as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan

Pursuant to the provisions of the Act, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of the bonds to be issued by the District, if any; and (5) such other information as the City may require.

C. Purposes

The ongoing and contemplated purposes of the Historic Loveland Business Improvement District for 2026 include:

- Provide operational and administrative resources to support the management of Downtown Loveland;
- Coordinate and leverage resources with the City of Loveland and Loveland Downtown Development Authority (DDA) to provide Downtown safety and security and homeless services support;
- Deliver Downtown beautification and placemaking services, including but not limited to landscaping, maintenance, lighting, holiday décor, and other enhancements; and
- Support Downtown programming and activation through events and activities and marketing.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. Organization

The District was organized by Ordinance No. 4466, adopted on September 7, 1999.

Historic Loveland Business Improvement District
Operating Plan and Proposed Budget

Council Copy

Dan Barrett

10.2.2025

Property Tax Search

2024 Property Taxes: Payable in 2025

Property Information

Owner Name	SAFEWAY STORES INC
Property Address	860 N CLEVELAND AVE LOVELAND, CO 80537
Total Taxable Value (May or May Not Include Exemptions)	\$4,720,000.00
Total Assessed Value	\$1,316,880.00

Tax Year: 2024

Account/Schedule Number: **0385425**
 Parcel Number: **95132-40-001**
 Property Type: **REAL PROPERTY**

Payment Information

Levied Taxes	\$111,680.65
Non-Levied Taxes	\$0.00
Fees	\$0.00
Assessment Liens	\$0.00
Total Tax Liability	\$111,680.65
Tax Lien Status	No
Certificate of Taxes Due - Issue Date	9/08/2023

Statutory Payment Deadlines:

Period	Due	Amount
Full Amount	4/30/2025	\$111,680.65
First Half	2/28/2025	\$55,840.33
Second Half	6/16/2025	\$55,840.32
Property Balance		\$0.00
Payment Received Dates	6/3/2025, 2/20/2025	

Calculate Current Amount Due

All amounts listed do not include delinquent interest

Where My Taxes Go

Tax District	22185
Mill Levy	84.807

Levy	Tax Authority	Amount
38.808	THOMPSON R2-J GEN FUND	\$51,105.48
22.461	LARIMER COUNTY	\$29,578.44
9.564	LOVELAND	\$12,594.64
6.075	THOMPSON R2-J BOND PYMT	\$8,000.05
5.000	HISTORIC LOVELAND BUS IMP DISTRICT	\$6,584.40
1.757	THOMPSON VALLEY HLTH SVC DST	\$2,313.76
1.000	N COLO WATER CONS DIST	\$1,316.88
0.142	LARIMER CO PEST CTRL DST	\$187.00
0.000	LOVELAND DOWNTOWN DEV AUTH	\$0.00

Special assessments, fees and state assessed taxes not shown here

COUNCIL COPY

Dawn Barrett

10.2.28