

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 16

DATE: December 16, 2008

STAFF: Steve Olt

SUBJECT

Resolution 2008-128 Making Findings of Fact and Conclusions Pertaining to the Appeal by Randy Whitman of the October 16, 2008, Determination of the Planning and Zoning Board to Deny the Whitman Storage Facility – Addition of Permitted Use.

RECOMMENDATION

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY

On November 5, 2008, an appeal of the October 16, 2008 decision of the Planning and Zoning Board to deny the Whitman Storage Facility – Addition of Permitted Use was filed by the Appellant Randy Whitman.

On December 2, 2008, City Council voted to uphold the decision of the Planning and Zoning Board. In order to complete the record regarding this appeal, the Council should adopt a Resolution making findings of fact and finalizing its decision on the appeal.

BACKGROUND

The Appellant's notice of appeal was based on the allegation that:

“The Planning and Zoning Board failed to properly interpret and apply relevant portions of the City Land Use Code and Charter.”

At the December 2, 2008 hearing on this matter, Council considered the testimony of City staff, the Appellant, a supporter of the Appeal, and the opponent to the Appeal. In subsequent discussion at this hearing, Council determined that the Planning and Zoning Board did properly interpret and apply relevant portions of the City Land Use Code and Charter.

City Council determined to uphold the decision of the Planning and Zoning Board.

RESOLUTION 2008-128
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING FINDINGS OF FACT AND CONCLUSIONS PERTAINING TO
THE APPEAL BY RANDY WHITMAN OF THE OCTOBER 16, 2008,
DETERMINATION OF THE PLANNING AND ZONING BOARD TO DENY
THE WHITMAN STORAGE FACILITY - ADDITION OF PERMITTED USE

WHEREAS, on October 16, 2008, the City's Planning and Zoning Board (the "Board") denied a request for the addition of a permitted use of Whitman Storage Facility - Addition of a Permitted use Project #11-08B (hereafter, the "Project"); and

WHEREAS, on November 5, 2008, an Amended Notice of Appeal of the Board's decision was filed with the City Clerk by Randy Whitman (the "Appellant"); and

WHEREAS, on December 2, 2008, the City Council, after notice given in accordance with Chapter 2, Article II, Division 3, of the City Code, considered said appeal, reviewed the record on appeal, heard presentations from the Appellant and, after discussion, upheld the decision of the Board; and

WHEREAS, City Code Section 2-56(e) provides that no later than the date of its next regular meeting after the hearing of an appeal, City Council shall adopt, by resolution, findings of fact in support of its decision on the appeal.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that, pursuant to Section 2-56(e) of the City Code, the City Council hereby makes the following findings of fact and conclusions:

1. That the grounds for appeal as stated in the Appellant's Amended Notice of Appeal conform to the requirements of Section 2-48 of the City Code.
2. That the Board did not fail to properly interpret and apply the relevant provisions of the Land Use Code in denying the Project.
3. That, for the foregoing reason, the decision of the Board denying Project is upheld.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins held this 16th day of December, A.D. 2008.

Mayor

ATTEST:

City Clerk