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Fort Collins, Colorado

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Darin Atteberry, City Manager
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WORK SESSION
February 12, 2013
after the Adjourned Meeting

1. Call Meeting to Order.
2. Capital Improvements Expansion Fee Update. (staff: Jessica Ping-Small, Mike Beckstead; 1 hour discussion)

Capital Improvement Expansion Fees were first implemented in 1996. In the fall of 2012, staff initiated a comprehensive review of the original study. The goal of the review was to ensure that the methodology first implemented was still applicable and to assess the fee structure to confirm that it was consistent with the current level of service. To assist with the review, Finance staff contracted with Duncan Associates, a nationally known firm that specializes in impact fees.

3. Eastside and Westside Neighborhoods Character Study. (staff: Pete Wray, Sherry Albertson-Clark; 1 hour discussion)

The *Eastside and Westside Neighborhoods Character Study* process included extensive public outreach that identified neighborhood objectives and issues, and defined the character and context of the neighborhoods. The Study process and findings are summarized in a final Strategy Report, dated November 15, 2012. This report also includes staff recommendations to implement five strategy options that were presented to

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City Council at the work session on November 27, 2012. The staff recommendations at that time did not include revising existing Floor Area Ratio (FAR) standards, because it did not reflect a mutually agreeable solution from the public. City Council directed staff to proceed with implementation of the five strategy options, including development of a formula to revise the existing maximum FAR standard.

In preparation for this work session, staff prepared two alternatives for Council to consider for the proposed package of potential Land Use Code (LUC) amendments included in the Ordinance:

1. Option A reflects a package of Land Use Code amendments that implement the five recommended strategy options as well as a revision of existing FAR standards using a new formula.
2. Option B reflects a package of Land Use Code amendments that implement the five recommended strategy options, but does not include a revision to existing FAR standards.
4. Other Business.
5. Adjournment.