

RESOLUTION 84- 55
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING ADMINISTRATIVE POLICIES FOR SOLAR
ACCESS OVER CITY PROPERTIES

WHEREAS, the City Council recognizes the importance of access to sunlight for solar collection systems; and

WHEREAS, the City recognizes the need to protect City parks from shadows from tall buildings; and

WHEREAS, the City Council desires to protect homeowners' solar systems from adverse impacts of City projects; and

WHEREAS, the City desires to minimize negative impacts of street tree planting upon homeowners' solar access; and

WHEREAS, the City Council has the authority to grant easements over City property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the City of Fort Collins hereby approves and adopts certain administrative policies for solar access over City properties as follows:

1. Solar Easements Over City Property

City Council will grant solar easements over City property for existing residential and commercial solar energy systems and will carefully review requests for solar easements for proposed solar systems. In reviewing requests for solar easements over City property, the City Council shall weigh the private benefits against the present and future consequence of relinquishing rights to a portion of the airspace over the City property.

2. City Development and Redevelopment Projects

City departments will evaluate and mitigate to the extent practical, the negative impacts of shadows cast on existing or proposed solar energy systems located on properties to the north of City development and redevelopment projects. The City departments may mitigate adverse impacts of shadows through measures including but not limited to the following:

- a. Limiting the height of the proposed projects;
- b. Limiting the bulk of the proposed projects;
- c. Redesigning the building envelope of the proposed projects;
- d. Limiting or rearranging sidewalks, fences, plant materials or open space areas;

- e. Limiting or rearranging accessory structures and uses including fences, off-street parking, signs, etc.;
- f. Limiting or rearranging building projections including towers, antennas, chimneys, pipes, ventilators, heating and cooling apparatus, etc.;
- g. Trimming existing vegetation which has grown or will grow to block sunlight.

3. Street Tree Planting Policies

City departments shall consider the location of future trees and trimming of existing trees in City parks, medians, along City streets, and in other City areas which may shade potential and existing solar energy systems in terms of:

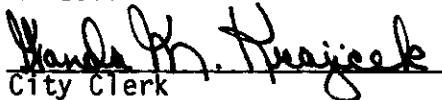
- a. Expanding species planting lists to include trees with maximum sunlight penetration;
- b. Providing guidelines in the Street Tree Regulations for siting of trees so that they do not block solar access;
- c. Adapting street tree plans to improve solar access;
- d. Expanding conditions for locating and pruning trees to include solar access.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins held this 3rd day of April, 1984.



Mayor

ATTEST:



City Clerk