

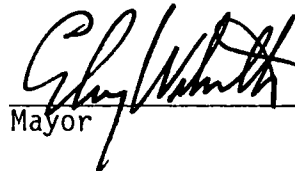
RESOLUTION 82- 36  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
BEING A RESOLUTION ADOPTING CRITERIA FOR AMENDING  
THE FORT COLLINS URBAN GROWTH AREA BOUNDARY

WHEREAS, there exists a need for the establishment of criteria to be utilized in evaluating amendment requests concerning the Fort Collins - Larimer County Urban Growth area boundary, and

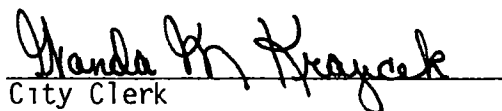
WHEREAS, the Planning and Zoning Board, together with the Larimer County Planning Commission and Planning staffs of both the City and County have established criteria to be used for this purpose

NOW THEREFORE BE IT RESOLVED by the Council of the City of Fort Collins that those certain criteria established for the purpose of evaluating amendment requests concerning the Fort Collins - Larimer County Urban Growth area boundary be, and they hereby are, adopted

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 9th day of March, 1982

  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

## CRITERIA FOR AMENDING THE FORT COLLINS URBAN GROWTH AREA BOUNDARY

Requests for amending the Fort Collins Urban Growth Area boundary will be heard on a quarterly basis during March, June, September, and December. Information concerning the request must be submitted by at least the month preceding the hearing.

In order for the Larimer County Commissioners and the Fort Collins City Council to approve a Fort Collins UGA boundary amendment request, it must be determined that the change is in the best interest of the community as a whole, and not simply in the best interest of the petitioner or a specific group.

The initial "burden of proof" for establishing the need for a change to the UGA boundary rests with the petitioner. It must be noted that the burden of proof to address these and other issues is on the petitioner.

The following issues and criteria are among those considered in an analysis and evaluation of amendment requests:

1. The primary criteria for evaluating an UGA boundary amendment request is compliance with elements of the Larimer County and the City of Fort Collins Comprehensive Plans, specifically, but not limited to, adopted land use plans and policies.
2. If elements of the adopted Comprehensive Plans lack specific guidance for the boundary amendment request, the request must be justified through the following considerations:
  - a. Has there been substantial change of conditions in the vicinity of the property in question? Have time and experience demonstrated that the existing UGA boundary is unwise or in need of change?
  - b. Are there adequate existing transportation, recreation, educational, utility and other facilities to accommodate the potential uses permitted in the requested UGA boundary amendment area or are there adopted plans to extend necessary services and facilities in the requested UGA boundary amendment area?
  - c. What might be the impact of this boundary amendment request upon the immediate neighborhood, vicinity, and the community as a whole?
3. A UGA boundary amendment request can be granted when proof is presented of a technical mistake in delineating the present UGA boundary.