

Jeff Hansen, Chair
Michelle Haefele, Vice Chair
Per Hogestad
David Katz
Jeff Schneider
Ted Shepard
William Whitley

City Council Chambers - City Hall West
300 Laporte Avenue
Fort Collins, Colorado

Virtual (Zoom or Telephone)
Cablecast on FCTV Channel 14 & Channel 881
on the Comcast cable system

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Regular Hearing

October 15, 2020

6:00 PM

Participation for this remote Planning and Zoning Board meeting will be available online, by phone, or in person.

Public Participation (Online): Individuals who wish to address the Planning & Zoning Board via remote public participation can do so through Zoom at <https://zoom.us/j/98360941149>. Individuals participating in the Zoom session should also watch the meeting through that site.

The meeting will be available to join beginning at 5:45 p.m. on October 15, 2020. Participants should try to sign in prior to 6:00 p.m. if possible. For public comments, the Chair will ask participants to click the "Raise Hand" button to indicate you would like to speak at that time. Staff will moderate the Zoom session to ensure all participants have an opportunity to address the Board.

In order to participate:

Use a laptop, computer, or internet-enabled smartphone. (Using earphones with a microphone will greatly improve your audio).

You need to have access to the internet.

Keep yourself on muted status.

If you have any technical difficulties during the hearing, please email smano@fcgov.com.

Public Participation (Phone): If you do not have access to the internet, you can call into the hearing via phone. Please dial: 253-215-8782 or 346-248-7799, with Webinar ID: 983 6094 1149.

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The meeting will be available beginning at 5:45 p.m. Please call in to the meeting prior to 6:00 p.m., if possible. For public comments, the Chair will ask participants to click the “Raise Hand” button to indicate you would like to speak at that time – phone participants will need to hit *9 to do this. Staff will be moderating the Zoom session to ensure all participants have an opportunity to address the Committee. Once you join the meeting: **keep yourself on muted status**. If you have any technical difficulties during the hearing, please email smanno@fcgov.com.

Public Participation (In Person): To participate in person, individuals should come to City Hall and be prepared to follow strict social distancing, sanitizer and facial covering guidelines. Staff will be present to provide guidance.

Documents to Share: If residents wish to share a document or presentation, City Staff needs to receive those materials via email by 24 hours before the meeting. Please email any documents to smanno@fcgov.com.

Individuals uncomfortable or unable to access the Zoom platform or unable to participate by phone are encouraged to participate by emailing general public comments you may have to smanno@fcgov.com. Staff will ensure the Board or Commission receives your comments. If you have specific comments on any of the discussion items scheduled, please make that clear in the subject line of the email and send 24 hours prior to the meeting.

ROLL CALL

- **AGENDA REVIEW**
- **CITIZEN PARTICIPATION**

Individuals may comment on items not specifically scheduled on the hearing agenda, as follows:

- Those who wish to speak are asked to sign in at the podium if they are in person, or use the raise hand function if they are on Zoom or on the phone.
- The presiding officer will determine and announce the length of time allowed for each speaker.
- Each speaker should state their name and address and keep their comments to the allotted time.
- Any written materials should be provided to the Secretary for record-keeping purposes.
- In person participants will hear a timer beep once and the time light will turn to yellow to indicate that 30 seconds of speaking time remains and will beep again and turn red when a speaker's time to speak has ended. Phone and Zoom participants will be told verbally when their allotted time has ended.

- **CONSENT AGENDA**

The Consent Agenda is intended to allow the Planning and Zoning Board to quickly resolve items that are non-controversial. Staff recommends approval of the Consent Agenda. Anyone may request that an item on this agenda be “pulled” for consideration within the Discussion Agenda, which will provide a full presentation of the item being considered. Items remaining on the Consent Agenda will be approved by the Planning and Zoning Board with one vote.

The Consent Agenda generally consists of Board Minutes for approval, items with no perceived controversy, and routine administrative actions.

1. Draft Minutes for the P&Z September Hearing

The purpose of this item is to approve the draft minutes of the September 17, 2020, Planning and Zoning Board hearing.

2. Draft Minutes for the P&Z Special September Hearing

The purpose of this item is to approve the draft minutes of the September 3, 2020, Planning and Zoning Board Special hearing.

3. CSU Raw Water Site Plan Advisory Review (Smith)

This is a request for a Site Plan Advisory Review (SPAR) for a raw water utility main.

4. Affordable Housing Fee Waiver Process Update (Currell, Shaw, Beck-Ferkiss)

This is a request to modify the Land Use Code language in relation to Affordable Housing Fee Waiver administration by the City.

5. Maple Hill Park Minor Amendment (Kimberlin)

This is a request for a Minor Amendment to expand the existing pump house in Maple Hill Public Neighborhood Park, also known as Crescent Park.

● **DISCUSSION AGENDA**

6. Sun Communities Modifications of Standard

PROJECT DESCRIPTION: This is a request for two stand-alone modifications to the City of Fort Collins Land Use Code for a proposed manufactured home project (The Foothills) located east of S College Ave and south of E Trilby Rd at 6750 S College Avenue.

APPLICANT: Nikki Jeffries
Sun Land Development
Two Towne Square, Ste 700
Southfield, MI 48034

STAFF ASSIGNED: Meaghan Overton, City Planner

7. Block 23

PROJECT DESCRIPTION: This is a request for a Project Development Plan (PDP) to develop a 4-story mixed use building and three level parking garage at 300 N. Mason St, 303, 331 and 343 N. College Avenue.

APPLICANT: Cathy Mathis
TB Group
444 Mountain Ave
Berthoud, CO 80513

STAFF ASSIGNED: Jason Holland, City Planner

8. Manufactured Housing

PROJECT DESCRIPTION: This is a City-initiated request to rezone six properties containing manufactured housing communities from the Low Density Mixed-Use Neighborhood (LMN) zone district to the Manufactured Housing (MH) zone district.

APPLICANT: City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

STAFF ASSIGNED: Ryan Mounce, City Planner
Cameron Gloss, Long Range Planning Manager

9. Annual Land Use Code Update

PROJECT DESCRIPTION: This is a request for a Recommendation to City Council regarding an update to the Land Use Code. There are proposed revisions, clarifications and organization to the Code that address specific subject areas that have arisen since the last update in the Fall of 2019.

APPLICANT: City of Fort Collins
PO BOX 580
Fort Collins, CO 80522

STAFF ASSIGNED: Noah Beals, Interim Development Review Manager

- **OTHER BUSINESS**
- **ADJOURNMENT**