



Karen Weitkunat, Mayor  
Kelly Ohlson, District 5, Mayor Pro Tem  
Ben Manvel, District 1  
Lisa Poppaw, District 2  
Aislinn Kottwitz, District 3  
Wade Troxell, District 4  
Gerry Horak, District 6

Council Chambers  
City Hall West  
300 LaPorte Avenue  
Fort Collins, Colorado

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on the Comcast cable system

Darin Atteberry, City Manager  
Steve Roy, City Attorney  
Wanda Nelson, City Clerk

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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.

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## ADJOURNED MEETING

July 24, 2012

6 p.m.

1. Call Meeting to Order.
2. Roll Call.
3. Resolution 2012-063 Authorizing the City Manager to Execute the 2012 Grant Agreements with the Federal Aviation Administration for Improvements and Equipment Acquisitions at the Fort Collins-Loveland Municipal Airport. (staff: Jason Licon, Josh Birks; 3 minute staff presentation; 10 minute discussion)

This Resolution authorizes the City Manager to execute two grant agreements with the Federal Aviation Administration. The first grant is in the amount of \$339,964 and the second grant is in the amount of \$248,000\*\*. The first grant will be used to pay the costs of design services for a capital construction project in 2013 to rehabilitate the general aviation apron aircraft parking area. The second grant will be used to acquire FAA mandated snow removal equipment.

*\*\*Note: The \$248,000 is an estimate at time of agenda printing; the finalized cost will be provided to Council in its Read-Before packet prior to the July 24 meeting.*

4. Resolution 2012-064 Making Findings of Fact Regarding Two Appeals of the Hearing Officer's June 5, 2012 Decision to Approve the Aspen Heights Project Development Plan (PDP #110018). (staff: Ted Shepard; 5 minute presentation; 30 minute discussion)

In December 2011, Breckenridge Land Acquisition, LLP, submitted a Project Development Plan (PDP # 110018) for a combination of single family detached, two-family and multi-family dwellings in the CCN, Community Commercial North College zone district. As proposed, the project consists of 221 dwellings on 31 acres, located south of Conifer Street, west of Redwood Street and north of Old Town North subdivision.

On May 21, 2012, the Hearing Officer conducted a public hearing in consideration of Aspen Heights PDP. On June 5, 2012, after testimony from the applicant, the public and staff, the Hearing Officer issued a written decision approving the PDP, with one condition ensuring proper submittal of a landscape plan for the clubhouse.

On June 19, 2012, Mr. Eric Sutherland filed a Notice of Appeal, which was superseded by an Amended Notice of Appeal, filed July 10. On June 19, 2012, Tom Lawton and Lori Nitzel filed a Notice of Appeal, which was superseded by an Amended Notice of Appeal, filed July 10. Both appeals seek redress of the Hearing Officer's decision.

The two appeals allege that the Hearing Officer failed to conduct a fair hearing and that the Hearing Officer failed to properly interpret and apply relevant provisions of the Land Use Code. Among several other claims, the Sutherland appeal as amended alleges that the Hearing Officer failed to follow established procedures because there was no recording made of the administrative hearing from which a verbatim transcript could be produced. Among other claims, the Lawton/Nitzel appeal alleges that the Hearing Officer failed to follow established procedures based on questions raised as to whether signs required to be posted at the site were in place for the entire period specified in the Land Use Code.

The appeals have been consolidated, and the threshold question of whether the matter should be remanded for a new hearing has been scheduled for Council consideration pursuant to the Mayor's authority under City Code Section 2-56(e).

5. Other Business.
6. Adjournment.

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## **WORK SESSION**

**July 24, 2012**

### **After the Adjourned Meeting**

1. Call Meeting to Order.
2. Request by Citizens to Consider Implementing a “Student Housing” Moratorium. (staff: Karen Cumbo, Laurie Kadrich, Seth Lorson, Beth Sowder; 1 hour discussion)

At City Council’s direction, the Community Development & Neighborhood Services Department analyzed the concerns expressed by some citizens about the impacts of multi-family housing (primarily intended as student housing) in areas adjacent to single family neighborhoods. Staff also prepared geographic information locating current and proposed developments in the city and the West Central Neighborhood area to analyze whether the intensity of this development is greater than what was planned for in City Plan.

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

At the May 24, 2011 Work Session, City Council directed the Planning Department to formulate a project that takes a fresh look at neighborhood character and change in the

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core area neighborhoods near downtown. This direction was in response to citizens' continued concerns about changes to the character of the neighborhoods related to demolitions and new construction.

The new study is a more wide-ranging and in-depth inquiry about all of the various attributes that define character in different parts of the neighborhoods, and what citizens value. The new approach focuses on discussion and collaboration with people in the neighborhoods and other interested citizens. The approach is to proceed in three main phases, with each phase shaped by ideas that emerge along the way.

The purpose of this work session item is to gain Council feedback on: (1) initial results from the first phase; and (2) proceeding to the next phase.

4. Environmental Sustainability. (staff: Bruce Hendee, Lucinda Smith; 45 minute discussion) **- ITEM POSTPONED TO AUGUST 14, 2012**

This work session will provide an update on environmental sustainability initiatives. In the future, staff plans to provide progress updates on all three legs of sustainability (environment, society, and economy) at the same time, recognizing the integrated nature of these components.

Significant progress is being made on environmental sustainability initiatives of the City organization and the community. Below are several highlights:

- Community carbon emissions were 14.7% below 2005 by 2011
- Municipal carbon emissions were 7.4% below 2005 by 2011
- 2011 Waste Diversion rate was 47.9%; Paper carton recycling and junk mail suppression campaign underway in 2012
- *Keep Fort Collins Great* has provided funding for the following initiatives:
  - Unified carbon accounting system and data management plans are in place.
  - Healthy Sustainable Homes Program has graduated 36 program volunteers, conducted 72 “training assessments”, completed 38 home assessments, and logged over 1200 volunteer hours.
  - Waste Reduction and Recycling Program (WRAP) had the 1,000 unit Rams Village apartment join the program
- Collaboration between Sustainability Services and Utilities continues on solar garden opportunities, vehicle electrification, green building, and planning tools for FortZED.

This work session will provide an update on these initiatives and more, and will seek Council feedback.

5. Other Business.

6. Adjournment.