



Planning, Development & Transportation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

DATE: August 29, 2022

TO: Mayor and City Council

THRU: Kelly DiMartino, City Manager ^{DS}
Tyler Marr, Interim Deputy City Manager ^{DS}
Caryn Champine, Director of Planning, Development and Transportation ^{DS}
Paul Sizemore, Community Development and Neighborhoods Service Director ^{DS}

FROM: Marcy Yoder, Neighborhood Services Manager
Meaghan Overton, Housing Manager

CC: Josh Birks, Sustainability Services Deputy Director
Beth Yonce, Social Sustainability Director

RE: August 23, 2022, Work Session Summary – Housing Strategic
Plan Implementation: Rental Housing Strategies

The purpose of this item was to provide updates to Council about public engagement to date and present options for potential next steps to implement Housing Strategic Plan (HSP) strategies related to rental licensing/registration (Strategy 20) and occupancy ordinance revisions (Strategy 21). Key topics for each strategy included a brief overview of existing conditions, outcomes and themes from community engagement, a summary of recommendations and best practices, and potential next steps toward implementation. Staff sought direction from Councilmembers about which potential next steps should be pursued.

Feedback

Overall: Councilmembers had a robust discussion about the best ways to balance health and safety for renters, efficient use of existing housing stock, and regulation of nuisance/quality of life concerns. Several Councilmembers supported potential next steps that would create a rental housing program in Fort Collins and would include mandatory inspections. Several Councilmembers also supported changes to the occupancy ordinance that would better utilize existing housing stock and respond to changing community needs, however, there was not agreement on how the ordinance should be changed.

Specific Feedback

- Several Councilmembers supported rental registration, while several others supported rental licensing. There was general support for a rental housing program that includes proactive inspections.
- There was vigorous discussion regarding the changing demographics around occupancy and whether the regulations should be adjusted. Some Councilmembers strongly advocated keeping the occupancy ordinance as it is, or with minor adjustments. Others supported changes to the occupancy ordinance.
- Overall, Councilmembers appreciated the engagement and research done to date. There were requests for additional information regarding Minneapolis's tiered approach



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to rental regulation, data about nuisance complaints and occupancy violations in Fort Collins, information about resources needed for implementation, and questions about peer cities' approaches to rental inspection. Staff plans to provide additional data and resources in September as a follow-up from this work session.

- There was continued support for aligning policy and program development with data and best practices.

Next Steps

- *September 2022:* Additional data and resources in response to Councilmember inquiries from the August 23 work session.
- *Fall 2022:* Further work on options to reimagine the City's occupancy regulations and staff work to design a rental housing program in alignment with Council direction.
- *Fall 2022:* Memorandum updates to Council about progress on occupancy options and rental housing program design.
- *Winter 2022/2023:* Consideration on First Reading of potential occupancy changes and implementation of a rental housing program; simultaneous request for appropriation to allocate resources to implement rental housing program.



Utilities

electric · stormwater · wastewater · water
700 Wood Street
PO Box 580
Fort Collins, CO 80522

970.221.6700

970.221.6619 – fax
970.224.6003 – TDD
utilities@fcgov.com
fcgov.com/utilities

M E M O R A N D U M

DATE: September 1, 2022

TO: Mayor Arndt and Councilmembers

FROM: Kendall Minor, Utilities Executive Director
Jason Graham, Director of Water Utilities
Matt Fater, Engineering Director, Utilities

THROUGH: Kelly DiMartino, City Manager

RE: August 23, 2022, Work Session Summary – Potential Stormwater Property Partnership on North Mason

On August 23, 2022, staff presented Council with a potential land partnership between the Stormwater Utility and Bohemian Foundation. Mayor Arndt attended virtually while all other Councilmembers were in attendance. Staff present were Matt Fater, Kendall Minor and Ingrid Decker. The presentation included background on the North Mason Stormwater Project and the Hickory St. Detention Pond as well as opportunities associated with a land partnership.

Council feedback was supportive of a land partnership between the City and Bohemian Foundation for the Hickory St. Stormwater Detention Pond. Council also supported achieving the land partnership through a land exchange. The Council discussion included:

- Ensuring the land exchange will be financially equitable given the potential difference in property values.
- The importance of the North Mason Stormwater Project coordinating with the other Stormwater, Natural Areas and Parks priorities along the Poudre River.
- Ensuring that the existing tree grove be preserved to the extent the trees are still healthy.
- Clarification that the detention pond area would still meet the stormwater objectives if the land was exchanged and the 24/7 shelter did not move forward.
- Clarification that orienting the 24/7 shelter along North Mason is considered more efficient use for the property because fewer access roads would be needed than the scenario without partnership.
- Clarification that the design of the detention pond would include a public engagement process so the project is designed to be an amenity for the neighborhood.
- Verification that new developments that benefit from the stormwater project would be required to contribute to the overall cost of the project.

Staff appreciates the direction, feedback and questions.








**Community
Development &
Neighborhood
Services**
Planning & Development
Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO
80522.0580
970.221.6376
970.224.6111- fax

MEMORANDUM

Date: September 8, 2022

To: Mayor and City Councilmembers

Thru: Kelly DiMartino, City Manager ^{DS}
Tyler Marr, Interim Deputy City Manager ^{DS}
Caryn Champine, Director of Planning, Development and Transportation ^{DS}
Paul Sizemore, Director of Community Development and Neighborhood Services ^{DS}

From: Will Lindsey, City Planner ^{DS}

Re: August 23, 2022 Work Session Summary: Wireless Telecommunications Code Update

On August 23, 2022 City Planners, Will Lindsey and Kai Kleer, presented on the status and key policy questions for the ongoing Wireless Telecommunications Code Update. This Code Update is part of the implementation of the Wireless Telecommunications Master Plan which was adopted in October 2021. The purpose of the presentation and discussion was to obtain feedback and direction from Council on potential changes to the Land Use Code to ensure they align with the objectives of the recently adopted Plan and address feedback received from Council at the January 25th Work Session.

Specifically, staff was asking Council the following:

1. Should wireless facilities be permitted on non-residential properties in residential zone districts?
2. Should certain City-owned properties be available for the siting of wireless telecommunication facilities?
3. Does Council support staff's recommendation for context-based standards to regulate facility design?

Council's feedback on the questions is summarized below:

1. Should wireless facilities be permitted on non-residential properties in residential zone districts?
 - Support from Council to permit towers in areas where they haven't previously been permitted provided that the contextual-based standards for facility design are found to be adequate at the time the item comes back for first reading. Council was generally supportive of permitting towers on non-residential properties in the LMN, MMN, and HMN zone districts at minimum as staff analysis highlighted those areas as having significant coverage and capacity issues.
2. Should certain City-owned properties be available for the siting of wireless telecommunication facilities?

- Support from Council to explore this option as a means for addressing some coverage and capacity gaps. There was a recognition that even with non-residential properties in residential zone districts being available to site towers, sometimes parks, golf courses, or other City-owned properties might be the only viable option. Council expressed a desire that open spaces and natural areas not be part of this consideration.
3. Does Council support staff's recommendation for context-based standards to regulate facility design?
- Strong support from Council to use an enhanced context-based approach for tower design. Council expressed a preference for this method of regulating design as it seems the most flexible compared to more prescriptive design requirements to regulate height, color, material, etc.

Overall, Council was supportive of the potential policies and direction of the Code Update.

Next steps following the work session discussion include:

- Staff to obtain feedback on the three questions from the Planning & Zoning Commission at the September 9th Work Session.
- Staff to move forward with drafting changes to the Land Use Code as they relate to the policy questions posed to Council.
- Staff to bring Code update to Council for adoption in Q4 2022.