

## AGENDA ITEM SUMMARY

City Council



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### STAFF

Rupa Venkatesh, Assistant City Manager  
Ginny Sawyer, Policy and Project Manager

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### SUBJECT

**Resolution 2025-082 Referring Ordinance No. 141, 2025, Expressing Support for the Recommendations of the Civic Assembly and Adopting a Conceptual Framework for the Use and Management of the Hughes Stadium Site to a Vote of the Registered Electors of the City at the Next Regular General Election on November 4, 2025.**

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### EXECUTIVE SUMMARY

This item has been amended to include 6 protests received on September 1, 2025, before the noon deadline.

The purpose of this item is to refer Ordinance No. 141, 2025, relating to the recommendations of the Civic Assembly for the use and management of the Hughes Stadium Site, to the November 2025 ballot.

Pursuant to Section 7-156 of the City Code, any registered elector desiring to protest the proposed ballot title or submission clause for this item, must file such protest with the City Clerk no later than noon on Monday, September 1, 2025. The form and additional information on how to file a protest is located at this link: [fcgov.com/elections/ballot-title-protest](http://fcgov.com/elections/ballot-title-protest).

Because this date falls on a holiday:

By Email: Protests may be emailed to [cityclerk@fcgov.com](mailto:cityclerk@fcgov.com) by the noon deadline on September 1.

In Person: Protests intended for in-person delivery may be submitted by 5:00 p.m. on Friday, August 29 or an appointment may be scheduled for the September 1 holiday by contacting 970-221-6515 before 5:00 p.m. on August 29.

If a protest is filed, a hearing on the protest will be added to the agenda item and will take place before City Council adopts the Resolution setting the ballot title and submission clause.

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### STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

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### BACKGROUND / DISCUSSION

One of the identified 2024-2026 Council priorities is to develop a Hughes Site Master Plan for the approximately 165-acre site by engaging in an inclusive process to determine desired future uses on the site. Implementation of this priority resulted in a Civic Assembly process. Twenty delegates were randomly

selected from across Fort Collins to reflect the city's demographic diversity in terms of age, Council district, housing status, household income, and educational attainment.

The Assembly convened for two full weekends: April 12-13 and May 3-4 to answer the following question:

“Informed by the diverse needs of our community, what use of the Hughes site will contribute most

effectively to Fort Collins’ long-term vitality and meet the requirements outlined in the 2021 ballot measure?”

In 2021, voters approved a ballot measure related to the Hughes Stadium Site. As a reminder, the voter-approved 2021 ballot measure is as follows:

*“Shall the City enact an ordinance requiring the City Council of the City of Fort Collins to immediately rezone upon passage of the ordinance a 164.56-acre parcel of real property formerly home to the Hughes Stadium from the Transition District to the Public Open Lands District, and requiring the City to acquire the property at fair market value to use said property for parks, recreation, and open lands, natural areas, and wildlife rescue and restoration, and further prohibiting the City from de- annexing, ceasing acquisition efforts or subsequently rezoning the property without voter approval of a separate initiative referred to the voters by City Council, and granting legal standing to any registered elector in the City to seek injunctive and/or declaratory relief in the courts related to City noncompliance with said ordinance?”*

Based on Council feedback from the May 27 and July 8, 2025, Work Sessions and the August 19, 2025, Council regular meeting, staff is proposing the following ballot language for consideration.

Ordinance No. 141, 2025, Expressing Support for the Recommendations of the Civic Assembly and Adopting a Conceptual Framework for the Use and Management of the Hughes Stadium Site (the “Council-Adopted Ordinance”), was adopted by the City Council on September 2, 2025, and differs from the Citizen-Initiated Ordinance on the November 2025 ballot (which would require 100% of the Hughes Site to be designated as a City Natural Area) by:

- requiring multi-use development and management for the approximately 165-acre Hughes Site;
- requiring the City to consult with Native American tribes and the Indigenous community throughout the process;
- requiring site plans to feature native and xeric vegetation and a naturalistic architectural palette, and include the following new amenities for the Hughes Site:
  - a City natural area, up to 60 acres;
  - dedicated space and facilities for environmental education and wildlife conservation, to include wildlife rescue and rehabilitation, up to 30 acres;
  - a trail system throughout the site connected to nearby City natural areas and parks;
  - a City park with a community bike park up to 35 acres, a community gathering area and appropriate related facilities;
- including continuing existing uses, such as disc golf and winter sledding; and
- requiring the City to manage these uses over time as planning, design and funding allow, in accordance with regular City planning and review processes, and consistent with the Public Open Lands zoning.

Shall the Council-Adopted Ordinance for multi-use of the Hughes Site be approved?

### **CITY FINANCIAL IMPACTS**

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Development and redevelopment of the Hughes Site will proceed over time once a site plan has been approved and as planning, design, and funding allow. Funding will be identified over time.

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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During their regular meeting on July 23, 2025, the Land Conservation and Stewardship Board recommended that Council not adopt the Civic Assembly recommendations and Council not refer the Resolution to the ballot. The Board minutes were included in the August 14, 2025, Council packet.

### **PUBLIC OUTREACH**

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None.

### **ATTACHMENTS**

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1. Protest – Babbit
2. Protest – Dubiel 1 et al
3. Protest – Dubiel 2 et al
4. Protest – Farnsworth et al
5. Protest – Patterson
6. Protest - Rosas
7. Presentation
8. Resolution 2025-082