

September 15, 2026

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Regular Meeting – 6:00 PM

PROCLAMATIONS AND PRESENTATIONS

A) PROCLAMATIONS AND PRESENTATIONS

1. **Declaring the Day of September 24, 2026, as Bette Sears Bike Lane Appreciation Day.**
2. **Declaring the Week of September 17-23, 2026, as Constitution Week.**
3. **Declaring September 15-October 15, 2026, as Latinx/Hispanic Heritage Month.**

REGULAR MEETING

6:00 PM

B) CALL MEETING TO ORDER

Mayor Emily Francis called the regular meeting to order at 6:00 p.m. in the City Council Chambers at 300 Laporte Avenue, Fort Collins, Colorado, with hybrid participation available via the City's Zoom platform.

C) PLEDGE OF ALLEGIANCE

Mayor Emily Francis led the Pledge of Allegiance to the American Flag.

D) ROLL CALL

PRESENT

Mayor Emily Francis
Mayor Pro Tem Julie Pignataro
Councilmember Melanie Potyondy
Councilmember Amy Hoeven
Councilmember Chris Conway
Councilmember Anne Nelsen
Councilmember Josh Fudge

STAFF PRESENT

City Manager Kelly DiMartino
City Attorney Carrie Daggett
City Clerk Delynn Coldiron

E) CITY MANAGER'S AGENDA REVIEW

City Manager Kelly DiMartino provided an overview of the agenda, including:

- No changes to the published agenda.
- Items 1-19 on the Consent Calendar are recommended for adoption.
- One Discussion Agenda item.

F) COMMUNITY REPORTS – None.

G) PUBLIC COMMENT ON ANY TOPICS OR ITEMS OR COMMUNITY EVENTS

Peter Erickson spoke in support of adopting Ordinance No. 118, 2026, *Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses*, as written.

Joseph Izen spoke in opposition to the RP3 change to charge for the first vehicle to be parked in front of one's own residence.

Gabe Buckley spoke in opposition to scientific testing on animals.

Chelcie Barnnett spoke in opposition to scientific testing on animals.

Kate Conley spoke in support of adopting Ordinance No. 118, 2026, *Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses*, as written.

Adam Hirschhorn spoke about the Ad Hoc Committee on Affordable and Sustainable Growth and requested the minutes from the last meeting be amended to reflect direct or indirect accusations against the Committee.

Kevin Cross, Fort Collins Sustainability Group, spoke in opposition to the Platte River Power Authority Board's discussion of the rollback of its one hundred percent non-carbon electricity by 2030 goal.

Christina Swope spoke in opposition to the Platte River Power Authority Board's discussion of the rollback of its one hundred percent non-carbon electricity by 2030 goal.

Ben DeNardo spoke in opposition to the Platte River Power Authority Board's discussion of the rollback of its one hundred percent non-carbon electricity by 2030 goal.

George Weston spoke in opposition to the Platte River Power Authority Board's discussion of the rollback of its one hundred percent non-carbon electricity by 2030 goal.

Jacob Offen, Open Stage Theater, spoke in opposition to the upcoming budget's call for increased cost recovery for updated rental rates and user fees at the Lincoln Center and other City facilities.

H) PUBLIC COMMENT FOLLOW-UP

Councilmember Potyondy thanked the speakers for taking the time to comment.

Councilmember Hoeven thanked Mr. Izen for sharing his concerns and noted she requested a pause on the implementation of the new rates, which staff has been able to establish due to a few factors.

Mayor Pro Tem Pignataro thanked the speakers and noted there will be more to come on the issue around scientific testing on animals.

I) COUNCILMEMBER REMOVAL OF ITEMS FROM CONSENT CALENDAR FOR DISCUSSION

None.

J) CONSENT CALENDAR

1. Consideration and Approval of the Minutes of the September 1, 2026, Regular Meeting.

The purpose of this item is to approve the minutes of the September 1, 2026, Regular Meeting.

Approved.

2. Second Reading of Ordinance No. 111, 2026, Appropriating Prior Year Reserves and Authorizing Transfers of Appropriations in Support of the Utilities Customer Information Systems Project and Integrated Maximo Asset Management System Project.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates supplemental funding within the respective Utilities Fund for an extension of the Utilities Customer Information Systems ("CIS") Project and integrated Maximo Asset Management System Project.

Fort Collins Utilities is evaluating extending the software go-live date for the implementation of the new Utilities CIS. While replanning efforts are underway to determine an exact date, the project is recommended to be extended into the spring of 2027 for full system readiness and allow for comprehensive product development and testing. Consequently, this project requires additional budget appropriations to cover the extended project duration through 2026.

Adopted on Second Reading.

3. Items Relating to the Appropriation of Federal Funds in the Community Development Block Grant and HOME Investment Partnership Program Funds.

A. Second Reading of Ordinance No. 112, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the Community Development Block Grant Fund.

B. Second Reading of Ordinance No. 113, 2026, Making Supplemental Appropriations of Department of Housing and Urban Development Grant Funds in the HOME Investment Partnerships Grant Fund.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates the City's FY2026 Community Development Block Grant ("CDBG") Entitlement Grant and FY2026 Home Investment Partnerships Program ("HOME") Participating Jurisdiction Grant from the Department of Housing and Urban Development ("HUD"), CDBG program income from FY2024 & FY2025 and HOME Program Income from FY2024 & FY2025.

Both Ordinances Adopted on Second Reading.

4. Second Reading of Ordinance No. 114, 2026, Appropriating Art in Public Places Reserves for a Community Arts and Art in Public Places Master Plan.

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$103,500 from Art in Public Places ("APP") reserves to fund a Community Arts and Art in Public Places Master Plan (the "Master Plan"). The appropriation includes \$90,000 for consultant services and a 15% contingency of \$13,500. The planning process will build on the FoCo Creates Master Plan and prior APP and community arts work to evaluate programs, governance, funding

and reserve strategies, staffing and operational capacity, community engagement, partnerships, and public art policies. The final plan will provide actionable priorities, implementation strategies, and measures of success to guide the future of Community Arts and APP and will be referred to as the Community Arts and Art in Public Places Master Plan.

Adopted on Second Reading.

5. **Second Reading of Ordinance No. 115, 2026, Appropriating Unanticipated Grant Revenue from the Colorado Department of Natural Resources for the Fishing is Fun Grant Program and Authorizing a Transfer of Appropriations.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriates \$72,700 of unanticipated grant revenue from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Division, for the Fishing is Fun Grant Program. The funding will support improved angling opportunities, accessibility, and angler satisfaction in Northern Colorado by enhancing infrastructure and aquatic habitat at Arapaho Bend Natural Area. This item also appropriates \$44,700 from within fund 272 to meet the cost-share requirement of the grant.

Adopted on Second Reading.

6. **Second Reading of Ordinance No. 116, 2026 Appropriating Unanticipated Revenue From the Extended Producer Responsibility Program for Recycling Education and Outreach and Curbside Recycling Collection.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, appropriate \$5,525,525 in funds from the statewide Extended Producer Responsibility Program to conduct recycling and outreach education activities and offset the cost of residential recycling service.

Adopted on Second Reading.

7. **Second Reading of Ordinance No. 117, 2026, Amending Section 12-32 of the Code of the City of Fort Collins to Update the Residential Waste Collection Program.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, updates City Code to modify the Contracted Residential Waste Collection Program to clarify the City Manager's authority to approve necessary and appropriate contract amendments with the intent of streamlining administrative processes.

Adopted on Second Reading.

8. **Second Reading of Ordinance No. 119, 2026, Authorizing the Purchasing Agent to Enter into a Contract with HDR, Inc., for Professional Services for a Period Longer Than Five Years for the Design and Construction Support of the North Mason Stormwater Project.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the Purchasing Agent, pursuant to City Code Section 8-186(a), to enter into a contract with HDR, Inc., for a period longer than five years in length, for professional services for the design and construction support of the proposed North Mason Stormwater Project. Contracts authorized under the Ordinance would be extended up to the completion of the project. Design for the project began in 2019 and is expected to be completed in 2029, with pauses to better formulate the project. Under the current scenario, without the Ordinance, the existing contract would expire before the design could be completed, a situation that would result in logistical and cost ramifications for the project.

Adopted on Second Reading.

9. **Second Reading of Ordinance No. 120, 2026, Approving the Second Amendment to the PUD Master Plan Development Agreement for the Montava Planned Unit Development Overlay and Master Plan.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, considers the Second Amendment to Planned Unit Development (“PUD”) Master Plan Development Agreement for the Montava PUD Overlay and Master Plan. The amendment would extend the contingency for closing of the Developer’s purchase from the Anheuser-Busch Foundation for up to two additional years.

Adopted on Second Reading.

10. **Second Reading of Ordinance No. 121, 2026, Authorizing the Conveyance of a Permanent Easement and Temporary Construction Easements on Parks Property.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, authorizes the conveyance of one Permanent Easement (the “PE”) and two Temporary Construction Easements (the “TCEs”) (the “Easements”), being a portion of City property owned by Parks, for the abandonment of a septic vault and installation of a sewer line.

Adopted on Second Reading.

11. **Second Reading of Ordinance No. 122, 2026, Amending Section 2-76 of the Code of the City of Fort Collins to Update the Board and Commission Member Residency Requirement and Directing Amendments to the Boards and Commissions Manual.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, amends Section 2-76 of the Code of the City of Fort Collins to allow board and commission members to temporarily relocate outside the Fort Collins Growth Management Area for up to 90 days without losing their board or commission membership. If adopted, the City Clerk will amend the Boards and Commissions Manual to reflect the revised residency requirement and incorporate recent changes to the Code of Conduct.

Adopted on Second Reading.

12. **Second Reading of Ordinance No. 123, 2026, Making a Supplemental Appropriation from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund and Appropriating Wastewater Fund Reserves for the Septage Receiving Facility Project.**

This Ordinance, unanimously adopted on First Reading on September 1, 2026, will appropriate the grant award revenue from DOLA, as well as amounts from the Wastewater Fund reserves, to expend for the Septage Receiving Facility Project.

Adopted on Second Reading.

13. **First Reading of Ordinance No. 124, 2026, Appropriating Unanticipated Philanthropic Revenue Received Through City Give.**

The purpose of this item is to request an appropriation of \$53,200.88 in philanthropic revenue received through City Give. These miscellaneous gifts to various City departments support a variety of programs and services and are aligned with both the City’s strategic priorities and the respective donors’ designation.

In 2019, City Give, a formalized enterprise-wide initiative was launched to create a transparent, non-partisan governance structure for the acceptance and appropriations of charitable gifts.

Adopted on First Reading.

14. **First Reading of Ordinance No. 125, 2026, Appropriating Unanticipated Grant Revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program.**

The purpose of this item is to appropriate \$17,638.83 of unanticipated grant revenue from the Department of Justice Office of Justice Programs for the Edward Byrne Memorial Justice Assistance Grant Program. The funding will support Fort Collins Police Services as a partner agency of the Northern Colorado Drug Task Force with supplemental overtime and investigative resources necessary to conduct complex, multi-agency investigations targeting drug trafficking organizations.

Larimer County applied for and was awarded \$55,357 through the Edward Byrne Memorial Justice Assistance Grant (JAG) program in support of operating the Northern Colorado Drug Task Force (Attachment 1). Fort Collins Police Services, as a subrecipient, will receive \$17,638.83.

Adopted on First Reading.

15. **Items Relating to Appropriating Additional Funds for 2026.**

A. *First Reading of Ordinance No. 126, 2026, Making Supplemental Appropriations in Various City Funds.*

B. *First Reading of Ordinance No. 127, 2026, Appropriating Prior Year Reserves in Various City Funds.*

C. *First Reading of Ordinance No. 128, 2026, Approving a Transfer of an Appropriation in the Conservation Trust Fund.*

The purpose of this item is to combine dedicated and unanticipated revenues or reserves that need to be appropriated before the end of the year to cover the related expenses that were not anticipated and therefore not included in the 2026 annual budget appropriation. The unanticipated revenue is primarily from fees, charges, rents, contributions and grants that have been paid to City departments to offset specific expenses.

These were reviewed with the Council Finance Committee favorably in the August 31, 2026, meeting.

All Ordinances Adopted on First Reading.

16. **First Reading of Ordinance No. 129, 2026, Amending the Landmark Designation of the J.M. Morrison House and Carriage House, 718 West Mountain Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Carriage House and Rename the Landmark as the J.M. Morrison Property.**

The purpose of this item is to request amendments to the landmark designation of the J.M. Morrison House and Carriage House at 718 West Mountain Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of references to significance Standard 1 (Events) in the area of community planning and

development, the removal of the carriage house as a contributing building on the historic property, and the related change of the historic property name to the J.M. Morrison Property.

Adopted on First Reading.

17. **First Reading of Ordinance No. 130, 2026, Amending the Landmark Designation of the Marsh/Geist House and Garage, 1006 Laporte Avenue, Fort Collins, Colorado, a Fort Collins Landmark Pursuant to City Code Chapter 14, to Remove the Garage and Rename the Landmark as the Walker/Geist Property.**

The purpose of this item is to request amendments to the landmark designation of the Marsh/Geist House and Garage at 1006 Laporte Avenue. In cooperation with the property owners, City staff and the Historic Preservation Commission (the "Commission") have determined that amendments are necessary to bring this property's historic designation into conformance with best practices for historic preservation. Such amendments include the removal of the garage as a contributing building on the historic property and the change of the historic property name to the Walker/Geist Property.

Adopted on First Reading.

18. **First Reading of Ordinance No. 131, 2026, Amending Portions of Section 1-15 of the Code of the City of Fort Collins Concerning General Penalties to Allow Restitution for Victims of Misdemeanors, Petty Offenses, and Civil Infractions, to Clarify what can be Requested as Restitution, and to Correct Cross References to Section 1-15.**

The purpose of this item is to amend City Code Section 1-15 to align its restitution provision.

City Code currently expressly allows for restitution for victims of misdemeanor offenses. This has been the language in the Code since 2005. Because the recent sentencing Code updates have reclassified many prior misdemeanor offenses as civil infractions or petty offenses, the Code must be amended to provide clarity of the intention to allow for restitution on offenses now classified as infractions and petty offenses, which include commonly charged offenses such as theft under \$300, criminal mischief under \$300, animal at large, and public nuisance.

The proposed amendments ensure that restitution can be made to victims of all non-traffic offenses and clarifies the categories of expenses that can be compensated through restitution.

There is also an error in the lettering of Section 1-15. This proposed amendment would correct that error to re-letter the Restitution section to subsection (f) and the Penalties section to subsection (g).

The Ordinance also directs the codifier of the Code of the City to amend sections of the City Code to remove references to specific subsections of Section 1-15 and replace such references with general references to Section 1-15.

Adopted on First Reading.

19. **Resolution 2026-113 Setting the Dates of the Public Hearings on the 2027 and 2028 Proposed City of Fort Collins Budget.**

The purpose of this item is to set two public hearing dates for the proposed 2027-2028 budget that the City Manager has filed with the City Clerk pursuant to Article V, Part I, Section 2 of the City Charter. Further, the Charter requires Council to set a date for a public hearing on the proposed budget and to cause notice of the hearing to be published, per Article V, Par I, Section 3 of the Charter. This Resolution sets two public hearing dates: the first for Council's regular

meeting on October 6, 2026, and the second for its regular meeting on October 20, 2026. The Resolution also directs the City Clerk to publish the notice of these two hearings that is attached as Exhibit "A" to the Resolution.

Adopted.

END OF CONSENT CALENDAR

Mayor Pro Tem Pignataro moved, seconded by Councilmember Nelsen, to approve the recommended actions on items 1-19, on the Consent Calendar.

The motion carried 7-0.

K) CONSENT CALENDAR FOLLOW-UP

None.

L) STAFF REPORTS – None

M) COUNCILMEMBER REPORTS

Councilmember Amy Hoeven

- Participated in the 9/11 Memorial Stair Climb on Friday.
- Attending Fight the Stigma fundraiser supporting mental health at Avogadro's Number on Saturday.

Councilmember Melanie Potyondy

- Noted a successful fundraiser was recently held for Neighbor to Neighbor.

Councilmember Josh Fudge

- Attended a fundraiser for the Poudre River Library District.
- Attended the Boards and Commissions staff liaison appreciation event.

N) CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR FOR INDIVIDUAL DISCUSSION

None.

O) CONSIDERATION OF ITEMS PLANNED FOR DISCUSSION

20. **First Reading of Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.**

*The purpose of this item is to bring an amendment to the Land Use Code. At the Ad Hoc Committee on Affordable and Sustainable Growth meetings on July 8, 2026, and August 5, 2026, the Committee directed Staff to bring an amendment to the Land Use Code that moves the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review. The Committee requested staff make these amendments to the Land Use Code in alignment with the Council priority related to affordable, sustainable growth. City Council also discussed potential changes to permitted uses at the July 14, 2026, work session. **Staff recommends that Council adopt an alternative to what the Ad Hoc Committee requested and this recommended alternative is included in the Ordinance.***

The recommended alternative changes the Land Use Code level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to Basic Development Review ("BDR") in most zone districts that currently permit these uses. However, different from what the Ad Hoc Committee directed, staff recommends not changing the level of review for single-unit dwelling, single-unit attached dwelling, and two-unit dwelling in commercial and employment districts since City Plan envisions denser development in these corridors. The Planning & Zoning Commission voted 5-0 to recommend that Council adopt staff's recommended Land Use Code changes with comments.

If Council wishes to adopt the staff recommended Land Use Code changes, the Ordinance as presented should be adopted. This option does not change the level of review to BDR for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units in the commercial and employment zone districts.

If Council wishes to adopt the version the Ad Hoc Committee requested which would change the level of review for single-unit dwelling, single-unit attached dwelling, two-unit dwelling, multi-unit dwelling, and mixed-use dwelling units to BDR in all zone districts as shown in Attachment 2, Council will need to adopt the Ordinance with Attachment 2 substituted for the table currently in the Ordinance.

STAFF PRESENTATION

Clay Frickey, Planning Director, stated the purpose of this item is to better align residential project review levels with the desire of the Ad Hoc Committee for housing to move through the process more quickly. He noted the proposed Code changes would move the level of review to Basic Development Review (BDR) for single-unit detached, single-unit attached, two-unit, multi-unit, and mixed-use dwellings in zone districts where those uses are already permitted. He discussed the alignment of the proposed changes with other City policies and noted the staff recommendation would keep the lower-density residential uses at their current review level for commercial zones in order to add a process incentive for denser development where it is contemplated in City Plan.

Frickey noted Basic Development Review has previously been associated with less complex projects and stated there would be revenue impacts associated with this change. Additionally, the changes would eliminate Planning and Zoning Commission review and neighborhood meetings for many projects. Frickey stated the Planning and Zoning Commission recommended that Council consider a threshold between large and small multi-unit and mixed-use projects given the differing impacts of larger projects. He stated staff is recommending adoption of the staff recommended Land Use Code changes.

PUBLIC COMMENT

Jamie Thorpe spoke in support of adopting Ordinance No. 118, 2026, *Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses*, as written.

Joe Rowan congratulated Council on the formation of the Ad Hoc Committee on Affordable and Sustainable Growth and spoke in support of adopting Ordinance No. 118, 2026, *Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses*, as written.

Adam Hirschhorn commented on the appropriate threshold for requiring a higher level of review.

COUNCIL QUESTIONS/COMMENTS

Councilmember Potyondy expressed support for the goals of the housing work and appreciation for the work of the Ad Hoc Committee. She stated she would like to move quickly to make development review more predictable, efficient, and less expensive, and stated she may ultimately feel confident in these proposed changes. She noted she raised a concern at the last meeting about the process that was used to formulate the recommendations that led to this ordinance and commented on the importance of the full Council having ample opportunity to understand alternatives, tradeoffs, and reasoning. She stated an Ad Hoc Committee should inform judgement of Council, not substitute for it, and noted there will be steps taken such as providing Council with minutes of the Committee meetings and discussing Planning and Zoning Commission recommendations.

Councilmember Hoeven echoed Councilmember Potyondy's comments and noted she supports the Council priority of promoting affordability, sustainable growth, and making the development and permitting process more predictable, efficient, and cost effective. She also stated she is interested in better understanding the goals and strategies that lead to these types of discussion items and proposals. She stated she supported the establishment of the Ad Hoc Committee based on her understanding that the full Council would be continuously and constantly updated and would be able to participate in discussions about suggestions. She also stated this Committee is the only Council Committee in which the discussions happen on Teams, but are not recorded, and have no meeting minutes. She acknowledged that the Committee is new and the first steps have been fluid, stating she believes it was a mistake to bring this item forward on the Consent Agenda with two options to consider. She stated it may be too soon for her to vote to decide on this item tonight as she has not yet had enough time to understand the information and have a discussion.

Councilmember Hoeven stated she would like to understand the goals clearly enough to be able to measure success over time. She asked how many new housing units will need to be built to lower rents on a sustained, long-term basis if the goal is to provide affordable and sustainable growth. She commented on doing research on Austin, Texas and its efforts to pursue building units in order to lower rents, noting it built 12.5% of its housing stock in two years and had rents decrease by 7%, though the city is now experiencing a decades-low level of growth, a 75% reduction in housing starts, and stabilizing rents. She went on to discuss Fort Collins statistics related to housing permits and noted 12.5% of its housing stock would be approximately 10,000 units.

Councilmember Hoeven asked if this proposal would increase the number of units built and/or lower rents, and if so, by how much. She commented on The Mark project stating it is not likely its rents would have been reduced due to a \$10,000 reduction in fees, which would have been the fee reduction under this proposal according to staff.

Councilmember Hoeven questioned the reduction of oversight and community involvement that would result from the proposed changes and concurred with the statement provided by the Planning and Zoning Commission about neighborhood meetings and public hearings providing transparency and meaningful engagement. She reiterated her support for promoting affordability and sustainability and for the Ad Hoc Committee's work on the Council priority.

Mayor Francis stated this ordinance is not about a fee reduction, but rather about fulfilling the Committee's charge to help make development more predictable, efficient, and cost effective, and streamlining the process helps meet those goals. She noted the Committee was not tasked with reducing rents and suggested it is difficult to compare the situation in Austin with Fort Collins. She stated her focus is on the supply issue, noting Fort Collins is already behind on supply. She also stated the Committee is getting its footing and is committed to continuously updating Council.

She stated this proposal has been identified in multiple plans as one way to make development more predictable and efficient. She added that not all Committees have meetings that are recorded or have minutes, though the Ad Hoc Committee has committed to providing minutes, a six-month calendar, and regular reporting to Council. Mayor Francis commended staff's thoughtful recommendation and stated she is happy to support it.

Councilmember Fudge thanked Councilmember Hoeven for her comments and research and stated this proposal will help to make the development process easier and more predictable. He noted the City does not have a silver bullet in solving housing affordability. He also stated a series of smaller items such as this will allow for discussion about individual changes. He asked if the Harmony Corridor will eventually be added to the transit-oriented development overlay zone. Frickey replied in the affirmative.

Councilmember Fudge noted he was undecided on this matter at the September 1st meeting and was considering making an amendment with a threshold; however, he is now in agreement with the staff recommendation. He reiterated this does not change what is allowed to be built in various zone districts but will help get already allowed projects done more quickly.

Councilmember Conway stated he was excited to support this proposal, particularly given housing affordability has risen to the top of the list of concerns for Fort Collins residents. Additionally, he stated the issue of community engagement is important at the right point in the process.

Mayor Pro Tem Pignataro expressed support for the ordinance as written and commended her colleagues on their research.

Councilmember Nelsen commended her colleagues and expressed support for the ordinance as written. She noted the time, cost, and complexity of development is all currently higher here than in peer communities. She stated she believes this is a minor change to the Land Use Code and the level of public engagement remains comprehensive and appropriate. She reiterated that this does not change what is allowed to be built in various zone districts.

Mayor Pro Tem Pignataro moved, seconded by Councilmember Nelsen, to adopt Ordinance No. 118, 2026, Amending the Land Use Code of the City of Fort Collins to Change the Type of Review for Certain Residential Uses.

The motion carried 5-2.

Yeas: Mayor Francis, Mayor Pro Tem Pignataro, Councilmembers Conway, Fudge, and Nelsen.

Nays: Councilmembers Hoeven and Potyondy.

P) RESUMED PUBLIC COMMENT (if applicable)

Q) OTHER BUSINESS

OB 1. Possible consideration of the initiation of new ordinances and/or resolutions by Councilmembers.

(Three or more individual Councilmembers may direct the City Manager and City Attorney to initiate and move forward with development and preparation of resolutions and ordinances not originating from the Council's Policy Agenda or initiated by staff.)

R) ADJOURNMENT

There being no further business before the Council, the meeting was adjourned at 7:26 p.m.

Mayor

ATTEST:

City Clerk

DRAFT